

# SDNPA Planning Committee – 14 October 2021

## Update Sheet



Agenda Item	Page No	Para	Update	Source/Reason
3	8	73 & 74	<p>73. It was proposed and seconded that planning permission be refused for the following reasons with the final form of words delegated to the Director of Planning in consultation with the Chair of Planning Committee:</p> <ol style="list-style-type: none"> <li>1. The proposals would amount to an overdevelopment of the site, notably to Huckers Lane, and would therefore have an unacceptable impact on the landscape character of the area and the Conservation Area.</li> <li>2. It had not been demonstrated that the proposed alternative community facilities to be provided were <b>meeting a local need or</b> were of an equivalent or better quality to those lost and the proposal was therefore contrary to Policy SD43 of the South Downs Local Plan.</li> </ol> <p>74. <b>RESOLVED:</b> That planning permission be refused for the following reasons:</p> <ol style="list-style-type: none"> <li>1. It had not been demonstrated that the proposed alternative community facilities to be provided were <b>meeting a local need or</b> were of an equivalent or better quality to those lost and the proposal was therefore contrary to Policy SD43 of the South Downs Local Plan; and</li> <li>2. The proposals would amount to an overdevelopment of the site, notably to Huckers Lane, and would therefore have an unacceptable impact on the landscape character of the area and the Conservation Area.</li> </ol> <p>The final form of words delegated to the Director of Planning in consultation with the Chair of the Planning Committee.</p>	Proposed amendment to the minutes of the previous meeting
7 & 8	N/A	N/A	<p><b>UPDATE:</b></p> <p>The SDNPA received advice in the form of a position statement from Natural England on the 14th September 2021 regarding potential impacts on the Arun Valley SAC, SPA and Ramsar designated sites arising from groundwater abstraction serving the Sussex North Water Resource Zone area.</p>	Update

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			<p>Natural England advise that increased groundwater abstraction serving new proposals may be contributing to adverse effects on the Arun Valley designations. The Habitats Regulations and associated case law require development to demonstrate that they will not contribute further to the adverse effects. Natural England advise applications demonstrate ‘water neutrality’ to achieve this. Water neutrality means that use of water in the supply area before the development is the same or lower after the development is in place.</p> <p>The Sussex North Water Resource Zone area includes parts of Chichester, Horsham and Arun areas of the SDNP. This is an issue for this area and is relevant to all applications in the area.</p> <p>There is no moratorium on decision taking in the affected area, however it is necessary for the Natural England position statement to be considered for new planning applications.</p> <p>In light of the above, <b>the application SDNP/21/02751/FUL The Granary is hereby withdrawn from the agenda.</b> SDNP/21/00924/CND Land at Rotherlea remains on the agenda because the matters for consideration and nature of the variations before members do not affect water neutrality.</p>	
7	17 & 26 (para 10.1)	Recommendation	<p><u>Amend first bullet point as follows:</u></p> <ul style="list-style-type: none"> <li>• <del>14</del> <b>12</b> affordable social rented and <del>20-22</del> shared ownership dwellings.</li> </ul>	Correction
7	20	3.5	<p>An alternative tenure is proposed, which would need to be secured via a S106 legal agreement. <b>The social rented tenure would be increased in favour of paying an off-site contribution.</b> <del>additional social rented by 1 unit (a 1 bed flat) to total 14, rather than the previously approved 13 units plus an off-site contribution.</del> The approved open market units are proposed to become shared ownership properties. These changes are summarised below.</p>	Correction

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				Extant Permission	Current proposals	
			Social rented	9 + £79,800 off site contribution	12	
			Shared Ownership	4	22	
			Open market	21	0	
			Total	34	34	
7	21	4.2	Update response: <b>Landscape Officer:</b> No objection, amended plans address concerns.			Update
8	45	Condition 13	Remove this condition. It only applies to larger developments of 10 dwellings or more.			Update
8	46	Condition 15	<p>Amend wording as below, following further advice from the County Archaeologist:</p> <p><del>Notwithstanding the details provided, no development shall take place until the implementation of a programme of archaeological investigation and recording has been submitted to and approved in writing by the Local Planning Authority. These approved details shall thereafter be implemented in full.</del></p> <p><b>The development hereby approved shall be undertaken in full accordance with the submitted Heritage Statement, Written Scheme of Investigation, and Archaeological Watching Brief prepared by Chris Butler Archaeological Services Ltd, dated January 2021.</b></p> <p>Reason: To enable sites of archaeological interest to be adequately investigated and recorded.</p>			Update

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8	35	4.2	Updated response: <b>Ecology Officer:</b> No objection.	Update
9	65	8.18	<del>Elements of this proposal would be CIL liable and the final calculations for this would be completed post decision, should the application be approved, by the CIL team. In order to secure the use of Barn 1 and 2 as a diversification project associated with the agricultural holding known as Drews Farm it is proposed a Section 106 is attached to any permission granted. Officers have applied the test detailed within NPPF paragraph 57 and this planning obligation accords with the test as it will ensure the development is acceptable in planning terms, is directly related to the development and reasonably related to the scale and kind of development.</del>	Correction
9	65	9.1	In conclusion, the proposals are acceptable in terms of the South Downs Local Plan (2019), the NPPF (2021) and the South Downs Partnership Management Plan (2019). The proposals are considered acceptable in terms of impact on the landscape character of the site and wider area, Dark Night Skies, Neighbouring Amenity and farm diversification. Permission is therefore recommended subject to the conditions <del>and Section 106</del> detailed in section 10 below.	Correction
9	n/a	n/a	A further letter of representation in support was received by the National Farmers Union which provides further detail on agricultural diversification and this will be detailed within the Case Officer's presentation.	Further information
10	71	2.2	Addition to final sentence, 'CIL is then to be used to deliver infrastructure in the National Park, working in partnership <u>with those organisations responsible for providing the infrastructure</u> '.	Clarity
10	76	4.5	Correction to Table 5, Project Number 5 'Sustainability Centre, Droxford <u>Road, East Meon</u> '	Correction