

SDNPA Planning Committee – 11 November 2021

Update Sheet



Agenda Item	Page No	Para	Update	Source/Reason
7	17	4.10	<p>Further consultation response from East Hants Arboricultural Officer:</p> <p>Following concerns regarding the impact of the new drainage on trees on the site, the applicant is advised to revisit the Arboricultural Method Statement made in 2020 to take account of the proposed drainage routes.</p> <p>Officer Comment: This has been addressed in the update under paragraph 8.14 below.</p>	Further comment from Consultee
7	21	8.7	<p>Amend paragraph as follows: "...the SDNPA Landscape Officer continues to raise an objection on this scheme and reiterates that their objection comments from the previous application."</p>	Correction
7	21	8.9	<p><u>Amended paragraph, as follows:</u></p> <p>Development is required to accord with SD4 (Landscape) and SD5 (Design) to ensure they provide a landscape led approach which seeks to respond positively to local character. It is considered that the resubmission is still a departure from the settlement pattern where buildings are positioned parallel with the landform and routes. This established settlement pattern minimise the need for excavation and engineered changes to levels. The proposal should aim to work with the existing contours and respect the topography and this is not considered to have been achieved within this application due to the minimal changes proposed. The proposal is still considered to promote an urbanisation of a rural road through scale and appearance, including the footpath, swales and accesses and through the loss of the existing hedgerow. <u>Whilst it is appreciated that development in line with the allocation policy, the SDNPA do not agree with the applicant's justification that the Coombe Road has already been significantly degraded and therefore the rural character of Coombe Road has changed to an urban character. It is important that any development on this site seeks to enhance the rural character of Coombe Road to provide a landscape benefit.</u> As such it is not considered that this proposal accords with South Downs Local Plan polices, particularly SD4 and SD5.</p>	Update
7	21	8.11	<p><u>Amended bullet points in this paragraph as below:</u></p>	Correction

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			<p>The application is supported by a sustainability statement which commits to:</p> <ul style="list-style-type: none"> • Compost bins for ground floor floor private gardens of 50m² or above; 	
7	22	8.14	<p><u>Amended paragraph as follows:</u></p> <p>The applicant has worked on these concerns since the refusal and within this resubmission have provided detailed hydraulic calculations which satisfied the Lead Local Flood Authority (LFA) who require conditions to be applied should the application be approved. East Hants Drainage Engineer has also assessed the new information and they confirm that their previous concerns have also been addressed and that the drainage proposals are suitable to serve the proposed development. <u>It is acknowledged that the applicant has addressed the drainage concerns raised by the LFFA and East Hants Drainage Engineer. In addressing these concerns however this has led to a substantial suburban and engineered frontage. It is also noted that there appears to be a conflict between the submitted drainage details and the submitted Arboricultural Report including Arboricultural Method Statement (AMS) and Tree Protection Plan dated February 2020 Ref 2020021 v2.0. Elements of the drainage scheme appear to intersect the canopies and within the tree protection fencing. As such a further consultation comment has been received from East Hants Arboricultural Officer who has advised to revisit the Arboricultural Method Statement made in 2020 to take account of the proposed drainage routes.</u></p>	Update
7	22	8.17	<p><u>Amended paragraph in response to independent review of applicant’s viability appraisal, as follows:</u></p> <p>The applicant’s viability assessment concludes that it would not be viable to achieve 50% affordable housing on site and as such it is offering 33% (4 units instead of 6). This is a marked change from the previously proposed affordable housing units in the last application which proposed 50%. <u>The applicant’s viability assessment has been appraised by Bruton Knowles. The applicant is offering 33% affordable housing which Bruton Knowles has concluded is viable. The applicant has stated they are not offering 50% affordable housing as this is unviable,</u></p>	Update

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			<p>Bruton Knowles has concluded that provided 50% affordable housing is viable and can be provided. As such this is not in accordance with SD28 of the South Downs Local Plan. Furthermore, the site is on a greenfield site but within both the settlement boundaries of the East Meon Neighbourhood Development Plan (EM2) and the South Downs Local Plan (SD25). Therefore, not meeting the required 50% of affordable housing is unacceptable.</p>	
7	23	8.18	<p><u>Amend paragraph as follows:</u> <u>Nitrate Nutrient Neutrality</u></p> <p>There were previous concerns on the refused application regarding nutrient neutrality and that this was not addressed via a Section 106. However, within this application further information has been provided to demonstrate that nutrient neutrality could be achieved through the additional provision of mitigation land to the south of the site which is not within the planning red line but is in the applicant's control. The applicant is committed to providing mitigation land for nutrient neutrality and they propose this land would be planted with native broadleaved woodland. It is also proposed that native species are planted to infill gaps in existing hedgerows to provide benefits to hazel dormice and bats. Finally, they provide proposals for two in-built and two tree-mounted bat boxes. Therefore, should this planning permission be granted then nutrient neutrality could be secured through a Section 106 and as such the concerns for nitrate neutrality have been satisfied.</p>	Correction
8		Letter from Applicant's agent	<p>Letter received from the Applicant's consultants (available online). It does not add any new considerations that are not covered in the report. It outlines that:</p> <ul style="list-style-type: none"> • the site has been vacant for many years; • the scheme would deliver its regeneration and provide 50 local jobs. • re-iterates and supports the points outlined in the report in relation to policy considerations, marketing evidence, a robust retail assessment has been undertaken, a detailed Transport Assessment addresses highways considerations, the acceptability of the proposed design, and conditions. 	Update

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8	36	5.1	Revised number of objections received: 53 57 objections and 7 responses in support have been received;...	Correction
8			<p>One third part objection received post publication of the committee report. Objector has previously commented and raises the following additional points:</p> <ul style="list-style-type: none"> • Conditions do not address local concerns. • 88% of representations object to the proposals. • Aldi's community consultation results 'cherry picked' the positive responses in their submission and objections submitted to the application should be given greater weight. • Concerns of objectors raised at the last SDNPA meeting were not given sufficient consideration and community views, including from a town councillor, should have a greater say and evaluation in the decision-making. • Traffic assessment now out dated and the situation of the roads and car parks now different. Up to date traffic assessment required. - Application needs to be determined on the evidence. • If approved, additional requirements should be included; Aldi to undertake continued traffic monitoring on surrounding roads and any issues that arise regarding increased traffic be addressed by Aldi. 	Update
8	57 & 80	Recommendation & 10.1	<p><u>Update to point 3 of the recommendation</u></p> <p>That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the S106 Agreement is not completed or satisfactory progress is not being made within 6-3 months of the 10th June 2021 11th November 2021 Planning Committee meeting.</p>	Update
8	42	6.8	Update to sub-heading:	Correction

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			<u>National Planning Policy Framework (NPPF) 2019 2021</u>	
8	45	8.4	Update to last sentence: “It is a material consideration that has been afforded some but limited weight in the recommendation.”	Update
8	46	8.16	Update to last sentence: “The Authority’s PPS, which is a material consideration , provides some relaxation of marketing requirements; however, this is afforded very limited weight.”	Update
8	47	8.26	Update to reference: “The NPPF (paragraph 85 86)...”	Correction
8	48	8.30	Update to NPPF paragraph references: “...two aspects of the NPPF (paragraph 89 90) listed below have been considered. Where these tests are not met paragraph 90 91 of the NPPF advises that proposals should be refused.”	Correction
8	48	8.31	Update to NPPF paragraph reference: “In addition to the above, the NPPF (para 86 87)...”	Correction
8	55	10.2	<u>Revised condition no.10</u> 10. Prior to development above slab level, a detailed information in a design stage sustainable construction report which addresses the criteria below shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in full accordance with these agreed details. <ul style="list-style-type: none"> i. Interim stage BREEAM NC certification and associated assessment report ii. SBEM calculations iii. product specifications iv. Grown in Britain or FSC certificates; 	Update

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			<p>v. sustainable material strategy</p> <p>vi. building design details</p> <p>vii. demonstrating that the development will:</p> <p>viii. achieve BREEAM NC excellent standard</p> <p>ix. reduce predicted CO2 emissions by 20% due to on site renewable energy compared with the maximum allowed by building regulations.</p> <p>x. provide at least 4 EV charge points with a minimum power rating output of 7kW and a universal socket together with cable routes for 20 passive spaces.</p> <p>Achieve these specific BREEAM NC credits:</p> <ul style="list-style-type: none"> • Ene 01 – ‘outstanding’ mandatory credits (minimum 6). • Ene 04 (passive design analysis); • Wst 01 (diversion of resources from landfill credit); • At least half of Material credits; • Pol 03 credit (minimum no.2 SUDs credits achieved); • Wst 05 credit; • Provision of green roof. • for timber used, shall be certified ‘Grown in Britain’ timber where possible, and where not possible, FSC or PEFC certified. <p>shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with these agreed details.</p>	

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			Reason: To ensure the development demonstrates a high level of sustainable performance to address mitigation of, and adaptation to, predicted climate change.	
9		Representation	<p>Additional representation received by a third party who has previously commented on the application. They raise the following additional comments:</p> <ul style="list-style-type: none"> Abuse of the planning system to submit recurring applications that do not substantially differ from proposals previously rejected. Proposals impact on the integrity of the conservation area and greater protection of unique landscapes is required in the National Park. 	Update
11	112	10.2	<p><u>Condition 4</u></p> <p>The use of the indoor hospitality area as defined on the approved hospitality suite ground and first floor plans shall be limited to the following:</p> <ul style="list-style-type: none"> Corporate room hire 8am-10pm Tues-Thus; Shop 11am-4pm 7 days per week Jan-Mar; 11am-6pm 7 days per week Apr-Dec; Wine tours 11am-6.30pm Fri-Thus-Mon <p>Reason: In the interest of amenity and to enable the Local Planning Authority to regulate and control the development and use of land.</p>	Correction
11	112	10.2	<p><u>Condition 10</u></p> <p>Subject to Condition 8, live music shall only be played between the hours of 3pm 12am (noon) and 9pm.</p> <p>Reason: In order to protect the amenity of the surrounding area</p>	Correction
11	113	10.2	<p><u>Condition 11</u></p> <p>ii) A complaints procedure <i>for local residents</i>, including management contact details during operational hours of the site, to be displayed prominently on the proprietor's website and means of notifying</p>	Correction

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			<i>residents of how to make a complaint, which shall be instigated prior to first use of the development permitted. All complaints and actions must be logged and made available to the Local Planning Authority on request;</i>	