

## Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
7	17	4.20	<p><u>Updated consultee response received:</u></p> <p>Public Rights of Way (HCC): No objection, <b>subject to a financial contribution to mitigate increased recreational pressure from the development upon the local PROW network and Queen Elizabeth Country Park.</b></p> <p><u>Officer comment:</u></p> <p>Given the lateness of this response and no robust justification provided for what a contribution would amount to and where/how it would be specifically spent (e.g. on a planned project) no further reason for refusal is recommended.</p>	Update
7	18	5.1	<p><u>Update to total number of representations</u></p> <p><b>76</b> Objections and <b>16</b> representations in support have been received.</p> <p><u>Officer note:</u></p> <p>The summaries of representations in paragraphs 5.2 and 5.3 cover the further comments received. In particular, objections have been received from individuals and Petersfield Town Council. The Rotherfield Estate (within East Hampshire area of the National Park) support the application on environmental/sustainability grounds and express an interest in providing biogas fuel for the scheme.</p>	Update
7	26	8.26	<p><u>Amend typo (see bold):</u></p> <p>“This aspect of the proposals would, therefore, be contrary to not only policy SD<b>5</b> but also SD23...”</p>	Correction
7	28	Recommendation	<p><u>Update to reason for refusal no.4 following feedback from the Highways Authority:</u></p> <p>Insufficient information and justification has been provided to demonstrate that the proposals would <b>operate safely and</b> provide for safe access and egress of the site and would not cause a severe impact upon highway safety. The proposals are therefore contrary to policies SD19 and SD21 of the South Downs Local Plan 2019, and the National Planning Policy Framework 2021.</p>	Update

Agenda Item	Page No	Para	Update	Source/Reason
7	.	.	<p><u>The following further information/commentary has been received from the Applicant:</u></p> <ol style="list-style-type: none"> <li>1. A response to Highways Authority’s consultee advice.</li> <li>2. A response to Dark Night Skies Officer’s objection with a technical note and updated lighting strategy, which seeks to further reduce potential impacts from proposed lighting.</li> <li>3. Commentary that a survey of people passing the site has been undertaken, which shows broad support for the scheme and its findings will be submitted to the SDNPA.</li> <li>4. Commentary that the ecologist’s concerns are being addressed, including an assessment of ground level trees for roosting bats, reptile mitigation and biodiversity net gain, and this will be provided.</li> </ol> <p><u>Officer comments:</u></p> <ol style="list-style-type: none"> <li>1. The Highways Authority are unable to respond on the additional information at short notice and require a reasonable period of time to assess it. On this basis and given the timing of this submission, reason for refusal no.4 remains. It is considered that the highways concerns raised cannot be conditioned, as requested by the Applicant.</li> <li>2. Given the timing of this additional information, it is not possible for the Dark Night Skies Officer to comment further but it is noteworthy to highlight that they have raised a fundamental objection to the scheme, summarised at paragraph 4.4 of the report. Therefore, it would not be acceptable to condition a lighting scheme.</li> <li>3. No survey details have been received.</li> <li>4. No details have been submitted. In any event, there is insufficient time to consider any additional information and receive further comments from the ecologist.</li> </ol>	Update
8	31	Recommendation	<ol style="list-style-type: none"> <li>I) That permission be granted subject to the conditions set out in paragraph 10.1 of the report and a legal agreement, the final form of which is delegated to the Director of Planning, to secure:             <ol style="list-style-type: none"> <li>i) Proceeds from the sale of the land for essential maintenance works to the Centre;</li> <li>ii) A water neutrality offsetting strategy to be submitted and approved in writing prior to <del>first occupation of the development</del> commencement of development along with an obligation to implement the approved strategy;</li> </ol> </li> </ol>	Amendment

## SDNPA Planning Committee – 14 April 2022

Agenda Item	Page No	Para	Update	Source/Reason
			2) That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the legal agreement is not completed or sufficient progress not made within six months of the Planning Committee meeting of 14 April 2022.	
8	33	4.2	<p>4.2 <b>Natural England:</b> No objection to original scheme; no further comments received in regard to issues of water neutrality.</p> <ul style="list-style-type: none"> <li>The Position Statement issued in September 2020 2021 setting out the need for new development within the Sussex North Water Supply Zone to demonstrate water neutrality is the general position of Natural England in relation to all planning applications.</li> </ul>	Correction
8	35	9.3	It is therefore also appropriate to secure the submission and approval in writing of a Water Neutrality Offsetting Strategy via the emerging s106 legal agreement prior to <del>first occupation of the development,</del> commencement of development along with an obligation to implement the approved strategy which would bind the third party land into the future.	Amendment
8	36	10.1	<p>The application is recommended for approval subject to the following conditions including new conditions 21-23 relating to water neutrality and a legal agreement, the final form of which is delegated to the Director of Planning, to secure:</p> <ul style="list-style-type: none"> <li>i) Proceeds from the sale of the land for essential maintenance works to the Centre;</li> <li>ii) A water neutrality offsetting strategy to be submitted and approved in writing prior to commencement of development along with an obligation to implement the approved strategy;</li> </ul> <p>If the legal agreement is not completed or sufficient progress not made within six months of the Planning Committee meeting of 14 April 2022, it is recommended that authority be delegated to the Director of Planning to refuse the application.</p>	Amendment
10	93	1.4	This report specifically considers the current arrangements in place for the publicity of Pre-application Enquiries that are made to the Authority by potential applicants and puts forward recommendations to remove publicity for such enquiries. <i>The only exceptions to this relate to consulting with Parish Councils on sites which have been allocated in Neighbourhood Plans or when an application proposes a locally significant development in that relevant designated area.</i>	Amendment