

# SDNPA Planning Committee – 14 July 2022

## Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/ Reason
6	Section 4	Consultee responses	<p>Consultee responses have been received from the following who re-iterate their previous views and raise no further information: Natural England, Southern Water, EHDC Housing Team, HCC Archaeologist and HCC Flood and Water Management Team.</p> <p>Additionally, a further consultee response has been received from Greatham Parish Council, which re-iterates overarching points already summarised in the report plus further comments summarised below:</p> <ul style="list-style-type: none"> <li>• Fabric first approach to energy efficiency is best way to deliver carbon reductions.</li> <li>• Opportunity to improve site access and public realm on main road missed, including new pedestrian crossing.</li> <li>• Need further access to adjacent PROW at the north east corner of the site.</li> <li>• Bakers Field residents concerned about noise from pumping station and surface water run off.</li> <li>• Improved fenestration to flank wall of plot 15 needed.</li> <li>• Additional 1.8m brick boundary walls appear imposing and not typical of Greatham.</li> <li>• Use of ironstone in the village also utilises lime mortar.</li> <li>• SPDs need to be applied in addition to Local Plan policy and developer argues that the Sustainable Construction SPD is guidance only.</li> </ul>	Update
6	Section 5	Representation	<p>Three representations have been received since the publication of the report from persons who have previously commented. These raise no new issues beyond those already included in the report apart from further specific concern relating to the proposed housing mix and concern over whether study rooms should be counted as bedrooms.</p>	Update
6	.	.	<p>Correspondence has been received from the Applicant via their agent requesting a deferral of determining the application to discuss the viability considerations further with officers, notwithstanding their views on the viability of the scheme.</p> <p><u>Officer response:</u> The Applicant has had the opportunity to respond to the viability appraisal review undertaken by Bruton Knowles for the SDNPA. Following receipt of a further appraisal and supporting commentary, the original affordable housing offer of 8 shared ownership dwellings has not improved. Consequently, following a review of this further information, officers consider that the differences of opinion regarding the scheme's viability are unlikely to be satisfactorily resolved.</p>	Update