

SDNPA Planning Committee - 8 September 2022

Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
6	10	Executive Summary	<p>The key considerations for this application are:-</p> <ul style="list-style-type: none"> the site is allocated for redevelopment as part of the strategic site 'North Street Quarter and adjacent Eastgate Area, Lewes', within Policy SD57 of the South Downs Local Plan; the lack of any direct contribution (either land or financial) to the re-provision of bus facilities; the lack of any affordable housing; the proposal's design (including the impact on landscape / townscape character and the Lewes Conservation Area), and the lack of information to confirm the scheme's acceptability on impacts to flood risk / drainage, air quality and archaeological matters. 	Correction and Update
6	13	5.1	Five further letters of objection have been received since the publication of the report (two of which were submitted using the wording from the standard template response). These raise issues already addressed in the Officer's report.	Update
6	18	7.20	<p>A letter was received on 6 September from the applicant's viability consultant highlighting:</p> <ul style="list-style-type: none"> concerns with how the applicant's viability appraisal has been dealt with by Bruton Knowles (the Authority's adviser) and the SDNPA; disagreeing with assumptions used by Bruton Knowles and alleging errors in their analysis; ultimately still concluding the scheme cannot provide any affordable housing (which has been their position throughout), and drawing attention to current adverse economic climate with, for example, rising build costs, slowing of demand and potential impact on property values. <p>Officers remain of the view that the proposal can accommodate affordable housing. However, no affordable housing is proposed, therefore reason for refusal No. 2 remains.</p>	Update

6	24	7.56	<p>Since writing the report, the applicant has provide adequate information to demonstrate that there is no impact on a distribution mains and the proposed new development does not lie over any Southern Water distribution apparatus.</p> <p>Southern Water have been re-consulted but at the time of writing this update sheet no comments have been received. However, Officers are satisfied with the information provided.</p>	Update
6	24	7.57	<p>Since writing the report, the applicant, on 31 August, has provided an updated air quality monitoring report, which states the measured concentrations of NO₂ are well below the annual mean NO₂ objective at all monitoring sites. Therefore, it considered that future residents and users of the proposed development will experience reasonable air quality without the need for mitigation measures and that the site is suitable for its proposed use (residential and commercial).</p> <p>The Air Quality Adviser (based at Lewes District Council) has been re-consulted but at the time of writing this update sheet no comments have been received.</p> <p>Given the proposal is for a change of use from a bus interchange to residential and commercial uses (with relatively low level of parking), Officers are satisfied with the conclusions of the revised report. Therefore, the scheme accords with SD54 and a reason for refusal due to air quality impacts could not be sustained. Consequently reason for refusal No. 5 should be amended.</p>	Update
6	25	8.2	<p>However, there are a number of significant issues and concerns relating to the lack of contribution to and finalisation of where the re-provision for the bus facilities takes place, lack of affordable housing, design and impacts on the Conservation Area and setting of Listed Buildings, archaeology, air quality, ecology and biodiversity with the application as submitted, leading to the conclusion that the application should be refused.</p>	Update

6	26	9.1	<p>Reason for refusal No. 5 has been amended as the applicant has demonstrated there will be no detrimental impacts to proposed occupiers in terms of air quality.</p> <p>The reason for refusal has been amended too</p> <p><u>Insufficient information has been submitted to satisfactorily demonstrate that the proposal would not have a harmful impact on archaeological heritage assets and that satisfactory mitigation measures can be achieved. The proposal is therefore contrary to Policies SD16 and SD57 of the South Downs Local Plan 2014-33 and the National Planning Policy Framework.</u></p>	Update
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