

## SDNPA Planning Committee - 9 February 2023



### Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
6	11	Recommendation	Remove (ii) in light of comments now being received from Natural England	Update
6	15	4.3	<p>Comments on latest plans provided by CDC Drainage Engineer, summarised as follows:</p> <p>Insufficient ground investigation and testing evidence to support moving down the drainage hierarchy (infiltration as the priority). Earlier evidence suggests infiltration may be viable, if so this should be used to the maximum extent that is practical. If infiltration is not viable, surface-level conveyance and open attenuation features with a restricted discharge to a watercourse would be acceptable. The condition of the piped system to connect to the watercourse is a concern, and clarification is required as to the responsible party. The climate change allowance is 45% not 40% as submitted.</p> <p>Should the application be approved, recommend conditions requiring full details of the surface water drainage system including management and maintenance. Additional consent will be required from the Lead Local Flood Authority for discharging to a watercourse.</p> <p><u>Officer comment:</u></p> <p>As explained under paragraph 7.25, the proposed development integrates a range of methods to manage water sustainably before discharging the residual water to the watercourse in a controlled manner. The scheme represents a significant improvement on the current arrangement which discharges in full directly to pipes and the watercourse. The proposal would provide 52% more permeable surfaces than existing and will reduce overall site run-off significantly. The proposal is considered to be acceptable in this regard with details being secured by condition using pre-commencement condition 7, which is proposed to be amended to include “The scheme shall include an allowance of 45% for climate change” at the end of paragraph 2.</p>	Consultation response

6	16	4.10	<p>Comments on SDNPA's Appropriate Assessment have been received from Natural England in respect of water neutrality, summarised as follows:</p> <p>Further information is required to determine impacts on designated sites. The assessment does not provide enough information or certainty to justify its conclusion and SDNPA should not grant permission at this stage.</p> <p>Natural England agrees with SDNPA's assessment of baseline water use of the existing site and agrees to the proposed water usage of the residential dwellings. Its objection is solely concerned with the commercial element of the scheme and whether that prevents the scheme from being 'water neutral'. Natural England considers insufficient evidence is provided to justify commercial water use and notes that commercial water usage also has to take business use into account along with employee use.</p> <p><u>Officer comment:</u></p> <p>Natural England accept the existing water usage of the site of 826,360 litres per year and the proposed residential water usage of 543,850 litres per year. Natural England's concerns relate to the mains water usage of the commercial premises only.</p> <p>The balance (282,510 litres per year), it is agreed, is available for the commercial use. This is above the BREWAT01 calculation total (255,750 litres per year), an accepted method of calculating water usage.</p> <p>Applying a further condition to require the commercial operations to not exceed 270,000 litres per year in total, taking into account both personal employee usage and business usage, would be practical, achievable, enforceable and capable of being monitored as each unit would have a water meter and the site would have a management company. This would exceed the standard calculator's expectations and also allow for a buffer of approximately 12,500 litres per year for the remainder of the site. This represents good practice and provides the necessary certainty required by the Habitat Regulations. Certainty and enforceability would also be achieved through the existing condition 9 (sustainable construction and water use) and a proposed new condition 28:</p> <p style="padding-left: 40px;">The combined mains water usage from the total commercial floorspace hereby permitted, to include personal employee and business purpose usage, shall at</p>	Consultation response
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			<p>no time exceed 270,000 litres per year. This shall be evidenced by water meter readings to be made available on request to the Local Planning Authority.</p> <p>Reason: To ensure the use of the site in terms of its use of mains water does not have an adverse effect on the integrity of the Arun Valley SPA, SAC and Ramsar site.</p>	
6	16	5.2	<p>One further objection received:</p> <ul style="list-style-type: none"> <li>- Frontage commercial building poor, amended roof not a suitable response to the site</li> <li>- Concerns about the materials proposed, light coloured timber not characteristic of Bury</li> </ul>	Additional representation
6	17	5.3	<p>One further positive comment received:</p> <ul style="list-style-type: none"> <li>- Current plans considerably scaled down and concerns raised by neighbours accommodated</li> </ul>	Additional representation
6	17	5.4	<p>One further neutral comment received:</p> <ul style="list-style-type: none"> <li>- Existing drainage pipe runs under neighbouring driveway</li> <li>- Note adjacent residents concerned about privacy</li> </ul>	Additional representation
9	127	2.4	<p><del>'Taking into account of Evidence of past delivery is also positive, so LPAs will are not longer be penalised where there has been greater delivery of new homes'</del></p>	Clarity
9	130	2.21	<p><del>'Not considered entirely inappropriate €'</del> To be effective, fair and practical this should be tightly defined in scope'.</p>	Addressing editing error