

## SDNPA Planning Committee - 13 July 2023

### Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
3	3		Numbering of minutes should start at 143 rather than 110.	Correction
6	9	Recommendation	<b>That planning permission be granted subject to the conditions set out in paragraph 10.1 of the report and the 13 July Committee Update Sheet, and a legal agreement etc.</b>	Update
6	16	5.2	<p><b><u>Further Representations</u></b></p> <p>Four further letters of support have been received, raising the following concerns:</p> <ul style="list-style-type: none"> <li>• Impacts on amenity of Badgers;</li> <li>• The use of The Avenue for parking;</li> <li>• Unsafe access onto Ashcombe Lane;</li> <li>• No reduction in the amount of dwellings to be provided;</li> <li>• Contrary to SD1, SD2, SD3 and criteria of SD74;</li> <li>• Objections from ecology, landscape, flood risk and highways consultees have been ignored;</li> <li>• Residents not consulted on field access.</li> </ul>	Further representations received
6	26	Condition 5	viii) Soft-felling of trees <i>with bat roost potential</i> to avoid impact on bats	Clarification
6	28	Condition 13	<del>Prior to the commencement of the development hereby permitted</del> <i>any development above slab level</i> , details of the green roofs shall be submitted to and approved in writing by the Local Planning Authority. The details shall include loading requirements and evidence as to how the four criteria to meet 'Good' condition in Technical Annex 1 (TAB 22) of Defra's Biodiversity Metric version 4 have been met. Thereafter the roofs shall be constructed prior to the first occupation <i>of Unit 9 or 10</i> in accordance with the approved details and shall be retained and maintained as agreed thereafter.	Amendment

			Reason: To ensure that the measures considered necessary to compensate for the loss of habitats and deliver appropriate sustainable drainage solutions and habitat net gain in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006, policies SD2, SD4, SD9 of the South Downs Local Plan, the SDNPA Design Guide SPD, and the NPPF. <del>This is required to be a pre-commencement condition because it is necessary to have agreed such details prior to commencing any building works.</del>	
6	29	Condition 16	ii) Passive house <del>verification report</del> <u>design details</u> for unit 10;	Correction
6	30	Condition 18	Prior to the commencement of development hereby permitted, details of the proposed foul drainage and means of disposal, which shall demonstrate a flow rate no greater than 0.08 litres per second <u>or such other rate as imposed/agreed by the relevant water authority</u> , shall be submitted to and approved in writing by the Local Planning Authority [etc.]	Amendment
6	31	Condition 21	Prior to <del>the commencement of the development hereby permitted</del> <u>any development above slab level</u> , a maintenance and management plan for the entire drainage system [etc].	Amendment
6	32	Condition 25	Prior to <del>the commencement of the development hereby permitted</del> <u>any development above slab level</u> , a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The LEMP shall <u>have regard to the details approved under Conditions 12 (Landscaping) and 24 (Ecological Design Strategy) and</u> include the following areas [etc.]	Amendment
7	51 & 64	Recommendation Front page and para 9.1.	<p>Delete point no.1 from recommendation following the Highways Authority confirming they have no objection to the application proposals – Applicant has addressed their concerns recorded at paragraph 4.9 of the report.</p> <p>Amended recommendation as follows:</p> <p><b>Recommendation: That approval of all Reserve Matters relating to phase II works of SDNP/18/06292/OUT be granted, subject to:</b></p> <p><del>1) No objections being received from the Highways Authority which cannot be overcome, the consideration of which is delegated to the Director of Planning.</del></p>	Update

			<b>2) The conditions as set out in paragraph 9.2 of this report.</b>	
7	56	4.4	<p><u>Further Design Officer response following receipt of amended plans:</u></p> <ul style="list-style-type: none"> <li>• Previous comments still stand and remain unaddressed.</li> </ul>	Update
7	57	4.10	<p><u>Further landscape officer response following receipt of amended plans:</u></p> <ul style="list-style-type: none"> <li>• Overall improvements to the original scheme.</li> <li>• Planting includes more and predominantly native species, with biodiversity and amenity benefits.</li> <li>• Additional rainwater gardens in car parks supported.</li> <li>• Green walls and climbers still not part of the overall landscape strategy.</li> <li>• Question the need for multiple accesses through northern boundary hedge.</li> <li>• The extent of pedestrian pathways and surfacing materials acceptable.</li> <li>• Bollards add visual clutter; bunding or spaced trees could deter ad hoc parking.</li> <li>• Fencing between units B and C unsatisfactorily enclose the retained hedgerow.</li> <li>• Landscape Management Plan acceptable.</li> </ul>	Update
7	64	9.2	<p><u>Amend condition 2, as follows:</u></p> <p>The development shall only be used for the purposes with Use Class E(c)(g) (commercial, business and service) and Use Classes <b>B2 (general industrial) and B8</b> (Storage and Distribution) as defined in the Use Classes Order 2015, as amended by the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 (SI 2020 no.757) or any order revoking and re-enacting that order with or without modification). <b>Building E, as identified on approved Site Plan P21025-RFT-00-00-DR-A-0101.P13, shall only be used for purposes within Use Classes E(c)(g) and B8.</b></p> <p>Reason: To ensure the use of the building does not have a harmful environmental effect and in the interests of amenity and to create a flexible approach for the multiple uses permitted on site.</p>	Update

7	65	9.2	<p><u>Amend condition 4 as follows, following receipt of updated landscape plans:</u></p> <p>No development above slab level shall take place <b>until the following details of the a detailed Scheme of Soft and Hard Landscape Works</b> have been submitted to and approved in writing by the Local Planning Authority. These details shall include:</p> <ol style="list-style-type: none"> <li>a. <del>Written specifications (including cultivation and other operations associated with plant and grass establishment;</del></li> <li>b. <del>Planting methods, tree pits &amp; guying methods;</del></li> <li>c. <del>Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;</del></li> <li>d. <del>Retained areas of trees and hedgerows;</del></li> <li>e. Details of all hard-surfaces, including paths, roads, kerb edges, access ways, boundary treatments, parking and manoeuvring spaces, including their appearance, dimensions and siting;</li> <li>f. Details of the siting, specifications and management of the Sustainable Urban Drainage systems;</li> <li>g. Details of bin and cycle stores (including green roofs);</li> <li>h. Details/specification of the green roof for building E;</li> <li>i. <del>A landscape schedule for a minimum period of 5 years including details of the arrangements for its implementation;</del></li> <li>j. <del>A timetable for implementation of the soft and hard landscaping works.</del></li> <li>k. A landscape plan with services shown.</li> </ol> <p>The development shall, thereafter, be implemented in full accordance with these agreed details and the following approved plans and detail:</p> <ul style="list-style-type: none"> <li>• DD539L02 Rev D (Landscape General Arrangement Plan)</li> <li>• DD539L03 rev A (Detailed Planting Plan 1 of 3)</li> <li>• DD539L04 Rev B (Detailed Planting Plan 2 of 3)</li> <li>• DD539L05 Rev B (Detailed Planting Plan 3 of 3)</li> <li>• DD539L06 Rev A (Tree Root Volume/Services Coordination Plan 1 of 2)</li> <li>• DD539L07 Rev A (Tree Root Volume/Service coordination Plan 2 of 2)</li> </ul>	Update
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			<p><del>The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.</del></p> <p>Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and provide a setting for the new development.</p>	
7	65	9.2	<p><u>Replace condition 6 as follows, in response to the submission of an acceptable plan:</u></p> <p>The approved landscape scheme pursuant to condition 4 shall be undertaken and managed in full accordance with the Landscape Management Plan (Phase 2 Commercial) by Deacon Design (ref: DD539R01 rev A) dated 27.06.2023.</p> <p>Reason: To conserve and enhance biodiversity.</p>	Update
9	Front cover & headers	N/A	<p>Incorrect text 'conservation-based land management plan' to be removed from the document header throughout.</p>	Correction