

## SDNPA Planning Committee - 9 November 2023



### Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
6	13	General	The applicant has submitted a letter providing further information regarding the impact on neighbouring properties, dated 01 November 2023 and a briefing note for Planning Committee received 06 November. 2 plans previously submitted as part of the Transport Statement have also been submitted separately, for inclusion in the approved plans list. These details have not had any further bearing on the officer's assessment.	Additional Information
6	15	1.2	At end of first sentence, please insert 'East Hants District Council Offices'.	Omission
6	17	3.7	Please amend the fourth sentence to the following: "This car park would accommodate <b>35</b> spaces, including <b>2</b> disabled spaces, with additional planting to break up the form and layout".	Typographical Error
6	27	Recommendation	<p>Wording to condition 7 updated to enable a more proportionate and reasonable approach:</p> <p>Prior to the commencement of the development hereby approved, a method statement and programme of implementation for the clearance of the existing ditch and boundary watercourse shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To protect the existing water features and in the interests of conserving and enhancing the natural environment.</p>	Amendment
6	28	Recommendation	<p>The following wording is proposed to be added to the first paragraph of condition 13, with the indicated wording removed:</p> <p>No development shall be carried out above ground floor slab level until a detailed scheme of soft landscaping, including planting and details of replacement and enhanced tree planting, <b>and subject to a programme for implementation,</b></p>	Amendment

			have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Landscape General Arrangement Plan (drawing number SO-2798-3-LA-0007 Rev 08). The scheme shall prioritise native species suitable to the location, climate and soils of the site and take climate change into account. The development shall be carried out in accordance with the approved details and programme for implementation. <del>All such work as may be approved shall be fully implemented within the first planting season that contains or follows the date of approval of details, whichever is the earlier and completed strictly in accordance with the approved details.</del>	
6	31	Recommendation	Conditions 23, 24 and 27 shall be amended to refer to the 'Assisted Living Apartment Block' specifically and not the 'development' or 'site'.	Amendment
7	37	Recommendation	<p><b><u>Recommendation</u></b></p> <p>1) That authority be delegated to the Director of Planning to grant planning permission subject to the conditions set out in paragraph 10.1 of the report and a legal agreement, the final form of which is also delegated to the Director of Planning, to secure:</p> <p>i) 16no affordable homes of the following mix and tenure:</p> <ul style="list-style-type: none"> <li>• 6no. 2 bed and 6no. 3 bed units (affordable rental)</li> <li>• 2no. 2 bed and 2no. 3 bed units (shared ownership); and</li> </ul> <p>ii) A Water Neutrality Offsetting Strategy to be submitted and approved (in writing) and implemented in accordance with an agreed timetable prior to commencement of the development</p> <p>iii) <i>Highway works to complete the access into the site</i></p>	Omission
7	40	4.5	<p><b><u>Environment Agency Consultee Response</u></b></p> <p>No objection subject to conditions</p>	Further Consultee Response
7	41	5.1	<p><b><u>Further Representation Received</u></b></p> <p>Proposal will not provide homes for local people and will put undue strain on local services</p>	Further Representation

7	58	10.1	<p><b>Further Conditions</b></p> <p>31. Piling and any other penetrative methods of construction shall not be carried out unless a risk assessment, demonstrating that disturbance of the aquifer will be avoided, is first submitted to and approved in writing by the Local Planning Authority. Any approved piling shall be implemented in accordance with the approved details.</p> <p>Reason: To protect the strategic water supply from any possible effects of land contamination in accordance with policies SD2, SD54 and SD55 of the South Downs Local Plan (2014-33) and the NPPF.</p> <p>32. Prior to the commencement of the development hereby permitted, a risk assessment and management strategy for any boreholes installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of the of how redundant boreholes will be decommissioned and how any retained for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of the development.</p> <p>Reason: To protect the strategic water supply from any possible effects of land contamination in accordance with policies SD2, SD54 and SD55 of the South Downs Local Plan (2014-33) and the NPPF.</p> <p>33. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.</p> <p>Reason: To protect the strategic water supply from any possible effects of land contamination in accordance with policies SD2, SD54 and SD55 of the South Downs Local Plan (2014-33) and the NPPF.</p>	As Required by Environment Agency
8	77	General	The application has been withdrawn.	Update

9	Background Document: Rowlands Castle NDP Referendum Version (p33)	Background Document: Rowlands Castle NDP Referendum Version (Map 14)	NDP Map 14 (p33) – The location of the Ice House (Old Idsworth Garden, Old Idsworth) has been corrected. The correction was received on the afternoon of Monday 30 October, and published on the SDNPA website on Tuesday 31 October 2023.	NDP Mapping Correction
9	Background Document: Rowlands Castle NDP Referendum Version (p44)	Background Document: Rowlands Castle NDP Referendum Version (Map 16)	<p>NDP Map 16 (p44) – The parish council explained during Examination that they were not proposing to revise the settlement policy boundary (SPB) established in the East Hampshire Local Plan Second Review 2006. However, despite the above, SDNPA officers noted (after the referendum) that the field to the rear of 63/65 Links Lane – which is in the National Park and was previously outside the SPB - had been included in the SPB.</p> <p>The parish council reiterated to SDNPA officers via email that they:  <i>“had made no changes to the SPB in the NP and it has always been the intention to use the SPB as defined by EHDC. It would appear that the anomaly you have pointed out is an error on the NP map 16. The field to the rear of 63/65 Links Lane should be outside the SPB in accordance with EHDC’s Local Plan.”</i></p> <p>The SPB has been corrected to the SPB defined in the Adopted East Hampshire Local Plan Part 2 (2016). The correction was received on the afternoon of Monday 30 October, and published on the SDNPA website on Tuesday 31 October 2023.</p>	NDP Mapping Correction

10	141	-	<p>Itchen Valley Parish Council has commented:</p> <p><i>The Oil and Gas Exploration site at Mattingly is within our Parish. In view of the fact that planning permission has been granted on appeal for oil exploration at Mattingly, despite the site being within the SDNP, the Climate Change Emergency adopted by Hampshire County Council in 2019 and the SDNP 2020 commitment to a Climate Change Strategy and Action Plan, we do not consider that the proposed update to the Hampshire Minerals and Waste Plan is definitive enough when considering applications for oil and gas exploration. The update should simply say that “Oil and Gas applications will not be permitted, with no exceptions”.</i></p> <p>Responses should be submitted during the consultation period.</p>	PC Response
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