

SDNPA Planning Committee - 14 March 2024

Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
6	16	3.4	<p>The application proposes the removal of a number of trees within the conservation area and 2 outside of the conservation area. Of these trees T13(Ash), T43 (Birch), T44(Ash), T45 & 46 (Pine), T50 & 52 (Cherry), G55 (4 Pine) and T63 & 65 (Pine) are removed for arboricultural and safety reasons and their removal has previously been agreed via SDNP/23/03578/TCA.</p> <p>Within this application additional trees, T6 (Horse Chestnut), T18 (Sycamore), T38 (Pine) T69 (Ash), T79 (Oak) and T108 (Rowan) are proposed for removal. T38 and T108 are removed directly to facilitate the development works, the other trees are removed for safety and arboricultural reasons.</p>	Tree refs corrected and clarification provided
6	18	4.10	Parish Councillor Tony Higginson for Colden Common and Twyford - Objection	Correction
6	19	7.1	<p>Twyford Neighbourhood Plan Policy BE3(I) supports development proposals related to the educational needs of the School provided they incorporate measures for access and movement which manage both the use of the car and the impact of pupil related traffic on the village and local roads. Policy SD19 of the SDNP Local Plan supports development proposals where they promote the use of sustainable modes of transport.</p>	Update to include policy Ref BE3(1a) of Twyford Neighbourhood Plan
6	19	7.5	<p>The extended and proposed parking areas are formed of a mixture of tarmac and gravel, each individual space being gravel to improve drainage and the areas to access them formed from tarmac. The development is located within the school grounds and already largely hidden from public view. Additional tree planting and hedge planting is proposed along the boundary with Borne Lane and the High Street and a range of ecosystems services measures are proposed, including bat boxes and bird boxes. The parking areas are of a scale and design that reflects their functional nature and landscaping improvements are included where possible. Additionally the proposals include for 2 new EV charging points and incorporate appropriate sustainable drainage systems (details to be subject to condition). Therefore, the development is</p>	Update to include policy Ref BE3(1a) of Twyford Neighbourhood Plan

			considered to accord with policy BE3 (1a) of the Neighbourhood Plan and SD19 and SD22 of the Local Plan.	
6	22	8.2	<p>Additional Conditions re Archaeology:</p> <p>10. No development shall take place until the applicant has implemented a programme of archaeological work, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the archaeological and historical interest of the site is safeguarded.</p> <p>11. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (10) and that any appropriate provision for analysis, publication and dissemination of results and archive deposition has been secured.</p> <p>Reason: To ensure that the archaeological and historical interest of the site is safeguarded.</p>	Update to include archaeological conditions as omitted from original report
6	26	Appendix I	<p>The Twyford Neighbourhood Plan</p> <p>The Twyford NDP is a part of the Development Plan of the SDNPA Local Planning Authority area as defined by the Neighbourhood Area Designation by the SDNPA in 2015. Policies of most relevance include:</p> <ul style="list-style-type: none"> • BE3 – Twyford Preparatory School • LHE2 – Landscape and Views • LHE3 – Twyford Conservation Area • LHE5 – Local Biodiversity, trees and woodlands, Dark Night Skies 	Update to include reference to Twyford Neighbourhood Plan

7	27, 42	Front page and paragraph 9.1	<p><u>Update to recommendation:</u></p> <p>1) That authority be delegated to the Director of Planning, in consultation with the Chair of the Planning Committee, to grant planning permission subject to:</p> <ul style="list-style-type: none"> i) The satisfactory resolution of the technical matters of the surface water drainage scheme. ii) i) The satisfactory resolution of the issue of water neutrality. iii) ii) A S106 legal agreement, the final form of which is delegated to the Director of Planning, to secure: <ul style="list-style-type: none"> • One affordable dwelling. • Water neutrality mitigation measures (as necessary) iv) lii) The conditions set out in paragraph 9.2 of the report and update sheet. any amendments or other conditions required to address surface water drainage matters. <p>2) That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons, if matters relating to surface water drainage and water neutrality have not been resolved, or the legal agreement is not completed, or insufficient progress made, within six months of the 14 March 2024 Planning Committee meeting.</p>	Update following further information and drainage engineer consultee advice.
7	32	4.5	<p><u>Further consultee advice from drainage engineer, in response to amended drainage plans:</u></p> <ul style="list-style-type: none"> • Having looked closely at the topographical data, comfortable with the location of the SUDs and concerns that its capacity could be compromised by overland flows have been suitably allayed. • Amended drainage design will help protect the site's SUDs from inundation by excess surface flood water. • The provisional surface water drainage designs provide sufficient confidence that the development can be appropriately and sustainably drained, once a full 	Update/further information

			<p>detailed design and construction details have been submitted and agreed via recommended conditions.</p> <ul style="list-style-type: none"> • No objection, subject to conditions. 	
7	45	9.2	<p><u>Replace condition 10 (surface water drainage) with the revised condition below, following further drainage consultee advice:</u></p> <p>No development shall commence until the full details of the surface water drainage scheme have been submitted to, and approved in writing by, the Local Planning Authority. The design and details shall:</p> <ol style="list-style-type: none"> Follow the hierarchy of preference for different types of surface water drainage disposal systems, as set out in Approved Document H of the Building Regulations and the SUDs Manual produced by CIRIA. Include winter groundwater monitoring, to establish the highest annual ground water levels, and winter percolation testing, to BRE 365 or a similar approved method, to support the design of infiltration drainage. Include full details of the maintenance and management of the SUDS system, to be set out in a site-specific maintenance manual. <p>The development shall, thereafter, be undertaken and operated in full accordance with the agreed details and no dwelling shall be occupied until the surface water drainage system has been completed in full.</p> <p>Reason: To ensure that the development demonstrates a high level of sustainable performance to address mitigation of, and adaptation to, predicted climate change.</p>	Update
8	58	7.3 and Appendix 5	Number of PPS now 40 following submission of Hassocks and Upham.	Update