

Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
06	11	Recommendation (2)	2) That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons if (i) surface water drainage matters are not resolved and/or the legal agreement is not completed, or insufficient progress made on either matter , within six months of the 13 February 2025 Planning Committee meeting.	Update in bold
06	15	4	<p>Add in: Findon Parish Council: OBJECTION; letters of objection received from the PC to both the original scheme and the revised scheme these are summarised below:</p> <ul style="list-style-type: none"> 20/2/2024 – Object to the scheme and require further information with regards to Affordable housing and surface water drainage and future management of surface water. A CEMP is also required. The PC dispute that the development would give rise to ‘very little traffic movements. Development would be visible from many footpaths and adversely impact views. There is a badger sett on the land. 20/01/25 unanimous objection from the PC. Responses as per 20th February 2024 remain and the PC still have concerns about surface water drainage and the future management of surface water and what the developer’s indemnity policy is regarding the above. The visual impact with regards to the proposed three storey block of flats and a different shape, which will led to loss of privacy and drainage concerns with nearby impacted properties. Southern Water revised Surface Water Management Policy was received by FPC on 16 January 2025 and includes a significant change in how Southern Water assess surface water discharge into the ‘foul only’. 	<p>Omitted in error from final report. Members to note that the objections of FPC are available online and have been throughout the process. All of the material considerations raised by FPC were considered in the main body of the report.</p>

06	15	4	WSCC Highways; Updated highway response. No objections, condition requested to secure highways works.	
06	15	5	Further representations received from two neighbouring properties who have already commented. Raise further objections on the grounds of flood risk, placement of spoil, risk to two TPO's Ash Trees either side of the proposed entrance, vehicles blocking the driveways during construction, water run off from the current field running onto Elm Rise.	Additional representations
06	23	9 Add condition 23	No part of the development shall be first occupied until such time as the vehicular access serving the development and dropped kerb/tactile paved crossings have been constructed in accordance with the details shown on drawing titled 'Proposed Site Plan' (2034-LRA-DR-A-100 Rev. B) and 'Crossing Points' (ERF/SR/6050 Rev. B). Reason: In the interests of road safety.	To update following highways response
07	35	Recommendation	Update to recommendation (bold) to secure the works to the heritage assets: 1) That planning permission be granted subject to: i. A S106 legal agreement, the final form of which is delegated to the Director of Planning, in consultation with the Chairman of the Planning Committee, to secure: <ul style="list-style-type: none"> the creation and dedication of a Public Right of Way connecting Itchen Valley Footpath 44 with the HCC Itchen Valley Rail Path along the route of the disused railway line adjacent to the north boundary of the development site. the creation and dedication of a Public Right of Way for a route that would run west from Itchen Valley Footpath 29 to the field entrance on the south side of the B3047 opposite the southern access to Itchen Valley Footpath 44. 	To secure heritage assets

			<ul style="list-style-type: none"> • The works to the heritage assets to secure their optimum viable use. <p>ii. The other conditions set out in Section 9 of the report</p> <p>2) That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons, if the legal agreement is not completed, or insufficient progress made, within six months of the 13 February 2025 Planning Committee meeting.</p>	
07	41	4.13-4.14	Members to note that Easton Parish Council and Itchen Valley Parish Council support the development. Members also to note that suggested footpath link from the development to Easton Village is provided as a permissive footpath.	To provide clarity.
07	55	9 Add condition 13	<p>Development shall only proceed in accordance with the measures set out in Section 4 of the Biodiversity Management Plan and those set out within Section 4.3 'Mitigation Requirements' of the Bat Roost Survey Report (Enims, August 2021), unless varied by a European Protected Species (EPS) licence or a Bat Mitigation Class Licence (BMCL) issued by Natural England. Thereafter, the replacement bat roost features and enhancements shall be permanently maintained and retained in full accordance with the approved details.</p> <p>Reason: To identify and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development.</p>	Revised condition 13 (see bold) to ensure additional mitigation measures for protected species.
07	58	9 Add condition 25	New Condition (25) Prior to commencement of development, an updated survey for badgers should be undertaken to ensure that no new setts are present. The findings of the survey and any additional mitigation measures proposed shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in full accordance with any additional mitigation measures approved.	New condition to ensure protection of badgers

			<u>Reason:</u> To identify and ensure the survival of species protected by legislation that could be adversely affected by the development.	
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