

## SDNPA Planning Committee – Thursday 10 July 2025

### Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
6	17	.	<p><u>Amendment to application description:</u></p> <p><del>Change of use from forestry to suitable alternative natural Greenspace</del> <b>Use of site as Suitable Alternative Natural Greenspace (SANG) and continued forestry</b>, and associated minor facilitation works including the erection of fencing, improvements and enhancement of existing paths, creation of additional footpaths, siting of information boards, dog/litter bins, and heathland restoration</p> <p><u>Officer note:</u> Amended to clarify that forestry activities would continue on site, which is already outlined in the SANG Management Plan.</p>	Update/clarification
6	17 & 34	Recommendation	<p><u>Amend bullet point in part (1):</u></p> <ul style="list-style-type: none"> <li>Financial contribution of £150,000 <b>(or amended figure to be agreed with the Applicant)</b> towards the Authority's monitoring of the site in perpetuity (80 years).</li> </ul> <p><u>Officer note:</u> Applicant agrees in principle to a contribution. There is ongoing discussion and clarification between the case officer and Applicant on the final amount. These discussions are common within a range of applications when determining sums to be agreed in S106 Agreements.</p>	Update
6	22	4.8	<p><u>Consultation received:</u></p> <p><b>Historic England:</b> Defer to local conservation and archaeological consultees.</p>	Update
7	58	Condition 15	<p><b>15. With the exception of the alterations to the clubhouse, no development shall commence above slab level until an external lighting</b></p>	To provide clarity and to aid progression of the scheme on site

			<p>scheme has been submitted to and approved in writing by the Local Planning Authority. This shall include;</p> <ol style="list-style-type: none"> <li>Details of the mitigation screen at 1m height from the court finish along the external glazed walls of the padel courts, consisting of a face applied vinyl in a translucence finish (obscure glazing effect), or a solid/opaque vinyl with a pattern/wording and;</li> <li>Internal lighting in the padel courts to be on a timer that switches on the lights at dusk and switches them off automatically at the end of opening hours.</li> </ol> <p>The submitted scheme shall specify the type and location of all external lighting to be installed throughout the site. All external lighting on the <b>cabins</b> shall be restricted to down lighters that do not exceed 1000 lumens, which shall be designed and shielded to minimise upwards light spillage.</p> <p>The measures shall thereafter be implemented in full accordance with the approved details.</p> <p><u>Reason:</u> To conserve dark night skies</p>	<p>and allow the internal and minor external changes to be made the clubhouse prior to the discharge of condition. Changes in <b>bold</b>.</p>
8	65	(Recommendation)	<p>Recommendation:</p> <ol style="list-style-type: none"> <li><b>That planning permission be granted subject to:</b> <ol style="list-style-type: none"> <li>The satisfactory completion of a S106 agreement, <b>the final form of which is to be delegated to the Director of Planning, in consultation with the Chair of the Planning committee to secure:</b> <ul style="list-style-type: none"> <li>8 Affordable Housing Units as set out in the report which will either be of a shared ownership/discount market sale tenure or social rented/shared ownership tenure</li> <li>£55,779 financial contribution towards the provision of affordable housing in the South Downs National Park.</li> </ul> </li> </ol> </li> </ol>	<p>To provide clarity and bring in line with other reports. Changes in <b>bold</b></p>

			<ul style="list-style-type: none"> <li>• The creation and dedication of a Byway across the site as set out in the report.</li> <li>• Financial contribution of £62,962 towards the Pulens Lane Improvements Plan</li> <li>• Public open space management scheme</li> <li>• Biodiversity Net Gain Plan and Monitoring Fee of £35,000</li> </ul> <p>ii. The conditions set out at Paragraph 9.1 of the report and any amendments or other conditions required to address technical matters.</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 10 July 2025 Planning Committee meeting.</p>	
8	81	8.1	<p>It is recommended;</p> <p>1) <b>That planning permission be granted subject to:</b></p> <p>i. The satisfactory completion of a S106 agreement, <b>the final form of which is to be delegated to the Director of Planning, in consultation with the Chair of the Planning committee to secure:</b></p> <ul style="list-style-type: none"> <li>• 8 Affordable Housing Units as set out in the report which will either be of a shared ownership/discount market sale tenure or social rented/shared ownership tenure</li> <li>• £55,779 financial contribution towards the provision of affordable housing in the South Downs National Park.</li> <li>• The creation and dedication of a Byway across the site as set out in the report.</li> </ul>	<p>To provide clarity and bring in line with other reports. Changes in <b>bold</b></p>

			<ul style="list-style-type: none"> <li>Financial contribution of £62,962 towards the Pulens Lane Improvements Plan</li> <li>Public open space management scheme</li> <li>Biodiversity Net Gain Plan and Monitoring Fee of £35,000</li> </ul> <p>ii. The conditions set out at Paragraph 9.1 of the report and any amendments or other conditions required to address technical matters.</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 10 July 2025 Planning Committee meeting.</p>	
12	172	4.1	Following the submission of further information, the County Archaeologist has withdrawn their objection and is recommending the details of any archaeology investigation / assessment is secured by suitably worded conditions.	Update
12	172	4.7	In response to the comments from the sustainable construction consultee, the applicant has written to confirm that the proposal will comply with Policy SD48 and that any concerns regarding affordability should be understood in the context of the Future Homes Standard 2025 (which will obligate the use of low carbon technologies and eliminate the use of gas). They also state that proposed houses would be airtight, well-insulated and equipped with solar panels, therefore running costs will be low.	Response from Applicant
12	185	9.2 – amendment to Condition 23	<p>In light of the revised comments from the County Archaeologist, Condition 23 as set out on page 186 is deleted to be replaced with the Condition set out below:</p> <p><b>23. No development shall take place until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted to and</b></p>	Update and revised Condition

			<p><b>approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details.</b></p> <p><b>A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.</b></p> <p><b>Reason: To enable the recording of any items of historical or archaeological interest.</b></p>	
16	359	Covering Email to Response to Consultation on Improving the implementation of Biodiversity Net Gain for minor, medium and brownfield development	<p><b><u>Covering Email to Response to Consultation on Improving the implementation of Biodiversity Net Gain for minor, medium and brownfield development</u></b></p> <p>The South Downs National Park Authority seeks to support appropriate development and use its planning powers to deliver on its nature recovery and climate action priorities. An example of this approach is the Nature-based Solutions initiative, which has secured approximately 500 hectares of land for habitat banks, unlocking the delivery of over 3,000 homes both within and outside the National Park. Most of those developments will be for SME builders who are not able to provide mitigation on their sites and therefore rely on off-site habitat banks.</p> <p>This initiative was launched in 2022 and utilises the SDNPA's expertise and relationships to support landowners in bringing forward land for habitat banks, typically converting intensive agriculture on poor quality farmland to new space for nature aligned to the Lawton Principles of nature recovery. Developers can then purchase credits to meet their planning obligations to address nutrient mitigation and biodiversity net gain.</p> <p>Officers work closely with landowners to share knowledge and experience on setting up habitat banks, supporting the design of each nature restoration scheme, advising on habitat management plans and marketing plans for</p>	Update response

			<p>units/credits. The habitat banks are then secured through s106 agreements, which also commit SDNPA to monitor the delivery of the habitats for a monitoring fee.</p> <p>The Nature-based Solutions initiative is a prime example of how good development and nature recovery can be achieved together and SME builders can be supported to deliver in and around National Parks.</p>	
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