

Supplementary report to the Planning Applications Committee
on 6 September 2023

LW/23/0417 - Land west of A275, South Common, South Chailey
(Pages 5 - 38)

Proposed Additional Conditions:

1. The established hedgerow bisecting the site east/west as illustrated in the Design and Access Statement (p 17 Fig 3.5 “No 1” and on p30 Development Framework Plan Fig 5.1 p 30), will be retained and
 - a) the central gap will be limited to a new access route only, including vehicle, cycling and pedestrian access, and
 - b) as part of any Reserved Matters application, further investigation will be undertaken to seek opportunities for ecological enhancement as part of any Biodiversity Net Gain agreement and Landscape Condition submission.

Reason: To support LP Part 1 Core Policy 10 Natural Environment and Landscape Character; Core Policy 11 High Quality Design and LP Part 2 DM24 Protection of Biodiversity and DM 25 Design.

2. As part of any Reserved Matters application, best endeavours will be used to appropriately adjust and/or relocate, and/or underground the overhead electrical cables. (It is noted that a “wayleave agreement” for “lifting and shifting” the cables exists on the site).

Reason: To support community safety and good design as set out in Core Policy 11 High Quality Design and LP Part 2 DM 25 Design.

Proposed Additional Informative:

1. As part of any future Reserved Matters application and the requirement to carry out a Road Safety Audit, the applicant, with the Highway Authority, will assess the need for “new junction warning signs” on the A275.

SDNP/23/02127/HOUS - 50A North Way, Lewes, BN7 1DJ (Pages 39 - 44)

Nothing to add.

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