



MID SUSSEX
DISTRICT COUNCIL

Agenda Update Sheet

District Planning Committee

Date 9th November 2017

Agenda Section 5: Applications

Part I Recommended for Approval

ITEM: 1

APPLICATION NO: DM/17/1966 and DM/17/1955

Pg 25 and 43 Informatives

Additional informatives setting out the approved drawings

ITEM: 2

APPLICATION NO: DM/17/2570

Pg.49 Additional representations received as follows:

East Grinstead Post Referendum Campaign (PRC)

Raising concerns that the impact on the Ashdown Forest SAC due to increased atmospheric pollution from increased traffic generated is not fully addressed in the committee report.

Additional neighbour representation:

- Concerned that application is going back to committee and suggest that this is illegal.
- Accessed via the internet to East Grinstead Neighbour Plan could have been sought during the meeting
- New information has been incorporated in the revised committee report in order to help councillors arrive at a 'proper and sound' decision on Thursday. Given the significance of this additional information it is surprising that officers have not highlighted the main modifications in the report.
- When assessing an application not falling within one of the special categories in EG2 permission would not normally be granted. Therefore the officers' advice that policy EG2 "does not weigh against the proposal" is not correct.
- The NPPF paragraph 216. This allows for "... decision-makers to give weight to emerging plans; the level of weight depending on the stage of preparation and the extent of unresolved objections ...". The emerging District Plan is underpinned by extensive evidence, thoroughly tested at examination with the Inspector's final report due next month.
- The revised committee report continues to misrepresent the Neighbourhood Plan in that it fails to state that the Crawley Down Road has been identified as being an area of restricted development.
- The Council has all the justification it needs to give full support to the East Grinstead Neighbourhood Plan, yet refuses to do so.
- The impact of the development on the local school as written is entirely subjective.
- No attempt appears to have been made to quantify the statement that "The proposal will cause less than substantial harm to the listed building of Felbridge County Primary School".

Pg 61 Appendix - Conditions

Add:

The plans and particulars submitted in support of the reserved matters application shall include the following information:

- a Construction Environmental Management Plan, including wildlife / habitat protection and mitigation measures to be taken during site preparation and construction;
- a lighting plan showing measures to be used to minimise light pollution of open greenspace and boundary habitats;
- a wildlife habitat enhancement and management plan, including details of provision for long-term management responsibility, funding and monitoring (which may be integrated into a combined landscape and ecological management plan LEMP);

If there is a delay of greater than 24 months between the submission of a reserved matters application and the date of the ecological surveys submitted in support of this application, an updated survey report shall be submitted to support the reserved matters application.

Reason: to ensure that the proposals avoid adverse impacts on protected and priority species and contribute to a net gain in biodiversity, in accordance with 109 and 118 of the NPPF.

Pg 82 Informatives:

Add:

1. In accordance with Article 31 Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
1. The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and developers advice can be found at www.midsussex.gov.uk/streetnaming or by phone on 01444 477175.
2. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688), or www.southernwater.co.uk.

Pg 82 Appendix B – Consultations

Ecologist

Recommendation

In my opinion, there are no biodiversity policy reasons for refusal, subject to the following conditions.

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