

**MID SUSSEX DISTRICT COUNCIL**

**DISTRICT WIDE PLANNING COMMITTEE**

**7 DEC 2017**

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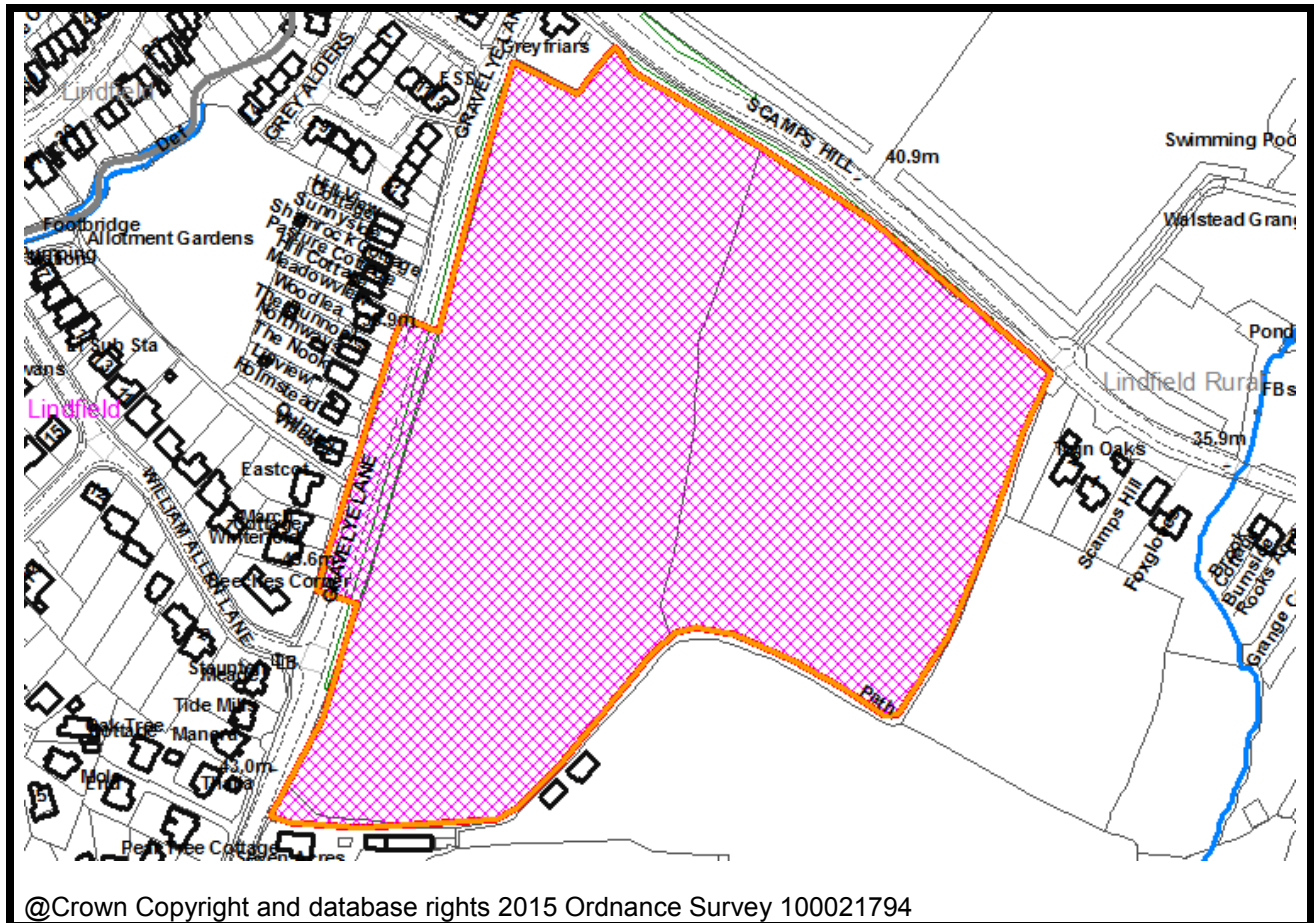
# MID SUSSEX DISTRICT COUNCIL

DISTRICT WIDE PLANNING COMMITTEE

7 DEC 2017

PART I - RECOMMENDED FOR APPROVAL

1. DM/17/3311



**LAND TO THE EAST OF GRAVELYE LANE GRAVELYE LANE LINDFIELD WEST SUSSEX**  
**RESERVED MATTERS APPLICATION FOR THE APPROVAL OF THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT TO OUTLINE PERMISSION DM/16/5648 WHICH PROVIDES FOR THE DEVELOPMENT OF THE SITE FOR UP TO 130 DWELLINGS WITH NEW ACCESS, LANDSCAPING AND OPEN SPACE.**  
**TAYLOR WIMPEY UK LTD**

POLICY: Areas of Special Control for Adverts / Built Up Areas / Countryside Area of Dev. Restraint / Classified Roads - 20m buffer / Planning Agreement / Planning Obligation / Sewer Line (Southern Water) / Sewer Protection Agreements / Strategic Gaps /

ODPM CODE: Smallscale Major Dwellings

13 WEEK DATE: 15th November 2017

WARD MEMBERS: Cllr Margaret Hersey / Cllr Andrew Lea / Cllr Anthea Lea /

CASE OFFICER: Mr Steven King

### **PURPOSE OF REPORT**

To consider the recommendation of the Head of Economic Promotion and Planning on the application for reserved matters consent as detailed above.

### **EXECUTIVE SUMMARY**

This application seeks reserved matters consent for the approval of the appearance, landscaping, layout and scale pursuant to outline permission DM/16/5648 which provides for the development of the site for up to 130 dwellings with new access, landscaping and open space. Outline planning permission for the development of this site for up to 130 dwellings was approved on under reference DM/16/5648. The means of access was approved at the outline stage.

In this case the principle of the development and the means of access into the site have been approved by the granting of outline planning permission for the development. As such the issues to consider are those that relate to the reserved matters of the site.

It is considered that the overall layout of the scheme is sound. It is organised as a series of perimeter blocks, with building frontages that appropriately face towards the boundaries that allow the attractive tree-belts to form the backdrop to the public realm; at the rear this arrangement also provides for secure / private gardens. The equipped open space proposed within the site is well integrated and well overlooked.

The applicants have proposed a fairly traditional design approach for the houses and this is considered to be acceptable. The intention to have different character areas within the site, distinguished by different materials is supported. The incorporation of four 3 storey blocks of flats within the site is also supported as this would add interest to the scheme and helps to enclose the space around the

equipped area for play.

The existing planting around the perimeter of the site and running through the centre of the site will be retained for ecological purposes. This will also provide an attractive outlook for prospective residents and should allow the development to blend into its surroundings.

It is considered that the impact of the proposed on the setting of the listed building of Greyfriars has been appropriately addressed. When the outline planning application was approved it was stated that the proposal would cause less than substantial harm to the setting of this listed building and that when weighing up the public benefits against this harm, the public benefits very clearly outweighed this harm. It is considered that the same assessment applies to the reserved matters submission. Less than substantial harm will be caused to the setting of the listed building as a result of the adjacent site changing from a green field site to a housing development. However the proposed layout has a substantial separation distance between the new houses and the listed building. The less than substantial harm to the setting of the listed building is very clearly outweighed by the benefits of delivering a well-designed housing scheme in this location.

In relation to the impact of the proposal on Lindfield Common, which is Conservation Area, policy B15 in the Mid Sussex Local Plan states that development affecting the setting of a Conservation Area should be sympathetic to, and should not adversely affect its character and appearance. Whilst the roofs of some of the proposed dwellings may well be visible from Lindfield Common, this does not in your officers view, equate to harm that would justify resisting this reserved matters proposal. The site is some 190m from the boundary of the conservation area and there is intervening and well established housing between Lindfield Common and the application site.

Overall it is considered that the details of the reserved matters are acceptable and comply with the policies that have been identified in the above report. The applicants have amended the scheme to address the initial concerns of the Design Review Panel and the Councils Urban Designer. In light of this it is recommended that reserved matters consent can be granted for this proposal.

### **Recommendation A**

It is recommended that reserved matters consent be granted, subject to the conditions listed at Appendix A.

## **SUMMARY OF REPRESENTATIONS**

5 letters of objection, including a detailed objection from the Lindfield Preservation Society.

- The height of the proposed houses with the lack of screening will mean that it will be seen from Lindfield Common;
- Council has caved in to developers demands. Lindfield is a historic village and should not be sucked into disfiguring urban sprawl;
- Urge a redesign and repositioning of houses and additional planting to mitigate the impact of the scheme;
- Request the road between Lewes Road and Westlands Avenue is resurfaced with low noise asphalt;
- Would wish to see Gravelye Lane Hedgerow retained;
- Concerned about impact on infrastructure and disruption during building works;
- Proposal conflicts with the Lindfield Village Design Statement as a large number of the dwellings would be visible from Lindfield Common;
- Our assessment concludes that all of the 75 dwellings to the west of the central tree belt obscure or exceed to sky-line. This, in terms of the Lindfield Village Design Statement, requires mitigation;
- The layout of the site is excessively urban, tidy and formal for a rural location;
- There is, in terms of visibility, no effective soft landscaping within the site;
- Planting along the Gravelye Lane boundary, with the future prospect of larger trees, could make a significant step towards protecting the amenity of the Common and reduce the adverse impact of the site entrance in the longer term;
- The Society seeks measures to mitigate the visibility;
- The decision to propose sites for a 3-storey apartment block and five 2½ storey houses either side of main access road immediately beyond a substantial breach in the existing boundary hedgerow and trees is in the Society's view contrary to the Design Guidance contained within the Lindfield Design Statement;
- Apartment block 3 x APP1, 6 x App2 and the five pairs of 2½ storey semi-detached houses NB41 should be repositioned below the ridge line and/or redesigned to avoid the intrusive, overbearing effect;
- The road entering the site should be redesigned (away from a straight line) to avoid the regimented effect that would result from the current proposal;
- Request existing tree screening along Gravelye Lane is subject to a tree preservation order.

## **SUMMARY OF CONSULTEES**

### **Highway Authority**

No objection.

## **Sussex Police**

No major concerns but do have some concerns over the creation of a number of rear parking courts within the development. Where communal parking is proposed it is important to be within view of an active room within the property.

## **Design Review Panel**

The panel support the scheme subject to the re-design of the elevations. (N.B. It should be noted that these comments relate to the original drawings and not the revised plans the subject of this report that is now before committee)

## **Urban Designer**

This scheme can be commended for its layout which is organised as a series of perimeter blocks, with building frontages that appropriately face towards the boundaries that allow the attractive tree-belts to form the backdrop to the public realm; at the rear this arrangement also provides for secure / private gardens. The scheme also now benefits from open space that is well integrated with the layout.

The houses tend to lack much elevational interest, but can nevertheless be commended for generally avoiding pastiche detailing. The re-designed blocks of flats are more interestingly designed. Furthermore the facing materials have been organised in a positive way to help distinguish the different parts of the scheme from one another; and the integrity of the individual buildings benefit from the facing treatment being applied consistently (in most cases) on all sides.

In conclusion, sufficient positive changes have been made to the scheme and I therefore raise no objections. However I would recommend conditions requiring the following:

- Details and samples of facing materials
- Drawings of hard landscaping details including boundary treatment.
- 1:20 section and elevation drawings showing a typical vignette of a block of flats including the projecting bays / windows and dormer windows with the balcony, balustrade and roof.
- 1:20 section and elevation of the flat-roofed canopy design.

## **Community Leisure Officer**

With regard to the play area to be provided on site, I have liaised with colleagues in Estates & Facilities who have advised that the layout and design of the play area is acceptable. Their only suggestion was that a wheelchair accessible surface to the basket swing would be welcome as we want to try and ensure that our playgrounds are accessible where possible.

## **Housing Enabling and Development Officer**

The applicant is proposing a development of 130 dwellings which gives rise to an onsite affordable housing requirement of 30% (39 units). These will consist of 9 x 1bed flats, 18 x 2 bed flats, 1 x 2 bed house and 1 x 3 bed house for affordable rent and 2 x 2 bed flats, 5 x 2 bed houses and 3 x 3 bed houses for shared ownership. This reflects a policy compliant scheme with 75% of the units for affordable rent and 25% for shared ownership. The council welcomes the provision of smaller units for affordable rent which will assist in meeting this identified need in the district. The applicant has given careful consideration to the location of the affordable housing and the proposed scheme will have a good level of social integration, with clusters of no more than 10 units and a tenure blind approach.

## **Tree Officer**

Having reviewed the submitted Arboricultural and Landscaping documents, I can confirm that I am largely satisfied with the house orientations and cannot foresee any excessive pressure being placed upon the tree during or post construction. I will therefore raise no objection to this application.

## **Waste Contracts Officer**

I can confirm that the waste team are happy with access for the freighter at this site.

## **Lindfield Parish Council**

In Lindfield Parish Council's response to planning Application DM/17/5648, reference was made to the grounds of refusal in a previous application, which pointed to the fact that any development of the site would be bound to have an adverse effect on the setting of Lindfield Common, and the nearby Conservation Area. A previous appeal for that application was dismissed by a Planning Inspector, who accepted that such adverse effects would be the likely result. However, in granting consent for the recent outline application, it was stated that such matters would have to be satisfied on submission of the detailed planning application. The Parish Council cannot comment on the design or lay out of the estate, but does wish to support the detailed research and work of the Lindfield Preservation Society, which conclusively shows that at the highest point of the site, some of the proposed building will be visible and intrusive from Lindfield Common, thus adding to the creeping urbanisation of the area, and detracting from the rural feel of Lindfield Village. The applicant appears to rely on tree screening and foliage in order to mitigate against these effects, but the Parish Council is of the view that no part of the buildings should be visible from Lindfield Common, even without such screening. The position is supported by provisions in the NPPF, which states "that the planning system should enhance the natural and local environment, by protecting and enhancing valued landscapes..." and that "development should address the integration of new development into the natural, built and historic environment." The Parish Council submits that given the significance of the issue, the application should

not therefore be approved until the point is satisfactorily addressed beyond doubt, rather than in hope or expectation. It may be that the Planning Authority should consider commissioning an independent, expert assessment of the position. As a separate point, it is noted that drainage and flooding concerns are to be addressed by the use of Sustainable Urban Drainage Systems. Lindfield Parish Council requests a condition to ensure that the developer (or successors) has an ongoing and binding obligation to ensure the viability and effectiveness of such solutions, not just now, but in the future. This is to ensure that third parties are not left to pick up the consequences of any such system failures.

### **Lindfield Rural Parish Council Observations**

The Parish Council has no objections but remains keen to ensure that there should be a preservation order on existing peripheral foliage. The bus shelter is Council property, and the Council has no objection to its being moved and re-located providing any damage is made good.

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## **INTRODUCTION**

This application seeks reserved matters consent for the approval of the appearance, landscaping, layout and scale pursuant to outline permission DM/16/5648 which provides for the development of the site for up to 130 dwellings with new access, landscaping and open space. Accordingly the principle of the development has been established.

## **RELEVANT PLANNING HISTORY**

Outline planning permission for the development of this site for up to 130 dwellings was approved at the District Planning Committee meeting on 16th February 2017 under reference DM/16/5648. The means of access was approved at the outline stage.

## **SITE AND SURROUNDINGS**

The site of the application is a parcel of agricultural land located to the east of Gravelye Lane and the south of Scamps Hill. The site lies outside but adjacent to the existing Lindfield settlement boundary. To the north on the opposite side of the road is agricultural land. To the west on the opposite side of Gravelye Lane there are houses of differing styles. The land abutting the site's eastern and southern boundaries has detailed planning permission for a residential development comprising 230 dwellings (reference 12/04316/FUL). This scheme is under construction.

There is a public footpath adjacent to the southern and eastern boundaries of the site.

In planning terms, the site comprises green field land, located in the countryside area of development restraint (CADR) as defined in the Mid Sussex Local Plan (MSLP) and is



outside the defined built up area boundary in the Lindfield and Lindfield Rural Neighbourhood Plan (LLRNP). The site is also with the strategic gap between Haywards Heath, Lindfield and Scaynes Hill.

## **APPLICATION DETAILS**

This application seeks reserved matters consent for the approval of the appearance, landscaping, layout and scale pursuant to outline permission DM/16/5648 which provides for the development of the site for up to 130 dwellings with new access, landscaping and open space.

The means of access into the site was approved at the outline stage. The plans show that the vehicular access into the site would be onto Gravelye Lane, virtually opposite the property called Eastcot. The internal layout within the site shows the main band of trees/planting that runs north/south through the centre of the site being retained. There would then be two areas of development on the west and east sides of the site, linked by one vehicular access and a separate pedestrian access.

The internal layout of the site follows the principle of a perimeter block layout with roads running around the outside of the site with houses then facing onto the street. Within the centre of the perimeter blocks there are some courtyards/cul-de-sacs.

Car parking would be provided at the following ratios: 1 space per flat, 2 spaces per 2 bed room house, 2 or 3 spaces per 3 and 4 bed house. The plans show that there would be 45 visitor spaces within the scheme adjacent to the highway.

The plans show that there would be an attenuation pond located on the eastern side of the site. Towards the southern end of the site would be the main equipped play area. Running through the site from north to south the existing planting would be retained for ecological purposes. There would also be a large area in the northwest of the site that would be retained for ecological purposes.

In terms of external links, there would be pedestrian links to the southeast, south and southwest of the site. The proposed pedestrian links to the east and south would link into the existing public right of way that runs around the edge of the site. The existing boundary treatment around the edge of the site would be retained

The proposed development would provide the following schedule of accommodation:

### Market housing

6 x 2 bed flats  
13 x 2 bed houses  
36 x 3 bed houses  
36 x 4 bed houses

Total 91

### Affordable housing

#### Affordable rent

9 x 1 bed apartments  
18 x 2 bed apartments  
1 x 2 bed house  
1 x 3 bed house

#### Shared ownership

2 x 2 bed coachouses  
5 x 2 bed house  
3 x 3 bed house

Total 39

The plans show that there would be 4 separate blocks of flats on the site, each 3 storeys in height. These would be positioned within the central and south eastern parts of the site. Block 1 would be located on the corner of the access road within the site. It would have an L shaped footprint and would be 3 stories with a pitched roof 12m in height. Externally the building would have brick elevations at the ground floor with blue grey weatherboarding at the first and second floors with an orange tiled roof. There would be 3 bay features on the south elevation of the building to give the building more verticality. This block would provide 10 flats (7 x 2 bed and 3 x 1 bed).

Block 2 would be located immediately to the north of the equipped area of open space. It would have an L shaped footprint and would be a similar design to the flats on block 1. It would also be 3 storeys in height with a pitched roof 12m in height and would feature brick on the ground floor, white weatherboarding at first and second floor level with a grey tiled roof. This block would provide 9 flats (6 x 2 bed and 3 x 1 bed).

Block 3 would be positioned on the eastern side of the site. It would have an L shaped footprint and would be a 3 storey building with a pitched roof 12m in height. It would be of a similar design to blocks 1 and 2 and would feature brick on the ground floor, black weatherboarding at first and second floor level with a dark brown tiled roof. This block would provide 9 flats (6 x 2 bed and 3 x 1 bed).

Block 4 would have a rectangular footprint and would be located to the east of the equipped area for play. It would be a 3 storey building with a pitched roof 12m in height. It would be of a similar design to blocks 1, 2 and 3 and would feature brick on the ground floor, white weatherboarding at first and second floor level with a grey tiled roof. This block would provide 6 x 2 bedroom flats.

The remaining units within the proposed development comprise detached and semidetached and flats over garages (FOGS). The houses would be of a traditional design approach. Some of the houses would have dormer windows on their front elevations.

The applicants have divided the site into a number of character areas; residential west, entrance area, residential south, residential east and frontage to play area. The aim of this is to give the individual areas within the scheme their own identity and to generate a sense of place. The pallet of materials for each of the character areas is proposed to be as follows:

Entrance area:

Red Brick, Blue-Grey boarding, Brown tile roof, Extra Bay windows (marked +), Flat roof porches.

Residential area East:

Red and buff Bricks, Black boarding, Orange & Brown tiled roof, Pitched & Flat roof porches.

Frontage to Open Space and Play Area:

Red Brick, Black boarding, Grey tile roof, Flat roof porches.

Residential Areas West & South:

Red & Buff Bricks, Cream colour boarding, Orange & Brown tile roof, Pitched & Flat roof porches.

## **LIST OF POLICIES**

### **Mid Sussex Local Plan**

- G2 (sustainable development)
- G3 (infrastructure requirements)
- C5 (nature conservation)
- C6 (trees, hedgerows and woodland)
- B3 (residential amenities)
- B4 (energy and water conservation)
- B7 (trees and development)
- B10 (Listed buildings and their settings)
- B12 (Conservation areas and their settings)
- H2 (density and dwelling mix)
- T4 (transport requirements in new developments)
- CS13 (land drainage)

## **Neighbourhood Plan**

The Lindfield and Lindfield Rural Neighbourhood Plan has been made so forms part of the development plan. It is therefore a material consideration with full weight. The most relevant policies are:

Policy 1 - A Spatial Plan for the Parishes

## **Mid Sussex District Plan**

The Submission District Plan 2014 -2031 was submitted for Examination on the 17 August 2016 and the Examination hearings have taken place. In his concluding comments to the District Plan Examination on 26th July 2017, the Inspector considered that there were grounds to proceed with adoption of the District Plan.

The Council completed consultation on the Main Modifications to the District Plan, that are required in order to make the plan sound, on the 13th November 2017. The comments received have been sent to the Inspector for his consideration. It is anticipated that the District Plan will be adopted in January 2018.

The most relevant policies, and the weight that can be attached to them, are:

- DP18 - Securing Infrastructure (little weight)
- DP19 - Transport (little weight)
- DP20 - Rights of Way and other Recreational Routes (significant weight)
- DP29 - Affordable Housing (little weight)
- DP36 - Trees, Woodland and Hedgerows (some weight)
- DP37 - Biodiversity (some weight)
- DP41 - Flood Risk and Drainage (some weight)

## **National Policy and Legislation**

*National Planning Policy Framework (NPPF) (March 2012)*

The NPPF sets out the government's policy in order to ensure that the planning system contributes to the achievement of sustainable development. Paragraph 7 sets out the three dimensions to sustainable development, such that the planning system needs to perform an economic role, a social role and an environmental role. This means ensuring sufficient land of the right type to support growth; providing a supply of housing and creating a high quality environment with accessible local services; and using natural resources prudently. An overall aim of national policy is to 'boost significantly the supply of housing.'

With specific reference to decision-taking the document provides the following advice:

Para 187 states that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Para 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

*National Planning Policy Guidance*

*Technical Housing Standards*

### **Other guidance**

Lindfield Village Design Statement (LVDS)

### **ASSESSMENT**

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Highways matters
- Design/layout
- Energy efficiency
- Drainage
- Ecology / Biodiversity
- Housing Mix and Affordable Housing
- Neighbour amenity
- Impact on heritage assets

### **Principle of Development**

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Specifically Section 70 (2) of the Town and Country Planning Act 1990 states:

*"In dealing with such an application the authority shall have regard to:*

- a) The provisions of the development plan, so far as material to application,*
- b) And local finance considerations, so far as material to the application, and*
- c) Any other material considerations."*

Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

*"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

Using this as the starting point the development plan in Mid Sussex consists of the Small Scale Housing Allocations Document (2008) and the Mid Sussex Local Plan (MSLP) (2004). and the Lindfield and Lindfield Rural Neighbourhood Plan.

In this case the principle of the development and the means of access into the site have been approved by the granting of outline planning permission for the development. As such the issues to consider are those that relate to the reserved matters of the site.

### **Highways matters and transport**

The means of access to the site has been approved at the outline stage, along with the principle of the development. As such both the crossover onto Gravelly Lane has been approved and the impact of the development on the highway network has been accepted. The highways matters to consider in this reserved matters submission are therefore limited to the details of the reserved matters.

The Highway Authority has raised no objection to the internal layout of the site. In response to three specific queries from the Highway Authority, the applicants have confirmed that it is their intention to offer up the majority of the roads with the development for adoption (it should be noted that this is for clarification purposes as it does not affect the determination of the reserved matters application). In response to the second query, the applicants have confirmed that the two speed reduction features shown on the site layout plan can be removed. The Highway Authority has requested their removal as they do not consider them to be necessary. Finally the garages do measure 6 x 3m internally which is the required size.

It is considered that the level of car parking that is proposed for the development is appropriate and will not result in any highway safety hazards either within or out of the site.

Each of the four blocks of flats would have a communal cycle store on the ground floor. All of the houses that do not have a garage would have a dedicated cycle store in their garden (in addition to their dedicated car parking spaces). There would be pedestrian links on the east, south and west side of the site in addition to the main vehicular access to provide links outside the site to the wider area.

In transport terms it is considered that the layout of the site is sound and therefore the scheme complies with policies T4 and T5 in the MSLP and policy DP19 in the MSDP.

## Design/layout

Policy B1 in the MSLP seeks a high standard of design in new development. A similar ethos is carried forward in policy DP24 of the MSDP. The NPPF advises that good design is indivisible from good planning.

The design and layout of the site has been informed by both the requirements of planning policy and site specific requirements. In respect of individual features on the site, the applicants have sought to retain the planted area that runs north/south through the site for ecological purposes. In addition all of the planting around the perimeter of the site (with the exception of vehicular and pedestrian access points) has also been retained for ecological purposes. This has meant that in terms of a developable area, the site is effectively split into two field parcels. The applicants have also sought to maintain a buffer with the listed building to the northwest of the site

It is considered that the layout of the scheme is sound. The full comments of the Council's Urban Designer are set out in the appendix to the report. In relation to the layout of the scheme he states *"This scheme can be commended for its layout which is organised as a series of perimeter blocks, with building frontages that appropriately face towards the boundaries that allow the attractive tree-belts to form the backdrop to the public realm; at the rear this arrangement also provides for secure / private gardens. The scheme also now benefits from open space that is well integrated with the layout."* Your officer agrees with this assessment.

In relation to the entrance to the site, it is considered by your officer that this entrance road is well ordered and provides an appropriate entrance into the site. It is not considered that this element of the scheme is too formal. Elsewhere within the site there are a large number of new trees to be planted to help soften and provide interest within the scheme.

In respect of the design of the individual houses within the site, the scheme has been the subject of negotiations with the applicants following the comments from the Design Review Panel and Urban Designer. The changes that have been made have sought to address those comments and improve the overall design of the scheme.

For example, the latest set of amended plans have increased the steepness of the roof pitch on a number of the detached and semidetached plots (plots 3, 4, 5, 6, 9, 10, 56, 57, 77, 78, 116, 117, 118, 119, 124, 125 and 130) so that the proposed dwellings do not appear squat and have a roof pitch of that is more appropriate to the area. Whilst the overall ridge height of these houses has increased by some 1m from the originally submitted plans, these changes represent an improvement to the design of these dwellings which will enhance the character of the scheme.

In relation to the design of the houses the Urban Designer states *"The houses tend to lack much elevational interest, but can nevertheless be commended for generally avoiding pastiche detailing. The re-designed blocks of flats are more interestingly*

*designed. Furthermore the facing materials have been organised in a positive way to help distinguish the different parts of the scheme from one another; and the integrity of the individual buildings benefit from the facing treatment being applied consistently (in most cases) on all sides."*

It is considered that the design of the dwellings is appropriate to the character of the area. The intention to use the pallet of materials to distinguish different character areas within the site is welcomed. The use of flats within the site helps to add interest to the development.

The main equipped area for play is located at the southern end of the site on the eastern side of the natural vegetation boundary. To the north and east of this open space would be 3 storey blocks of flats (blocks 2 and 3). In addition there are two detached houses to the east of this open space area. It is considered that this arrangement provides a good level of natural surveillance for the proposed play area. The play area would be separated from the flats by the internal access roads so there will be a sufficient distance to prevent any nuisance to future occupiers from the use of this play area.

The layout also provides for two other areas of open space that would not be equipped. On the eastern side of the site there would be open space either side of the attenuation basin. The layout of the site means that the dwellings proposed on this side of the site would overlook this open space, thus providing a good level of natural surveillance. At the northern end of the site there would also be an area of open space. These areas are also overlooked by the dwellings on this part of the site, which all face outwards onto the street providing good surveillance of the area. The outer edges of these open spaces would see the existing grass sward retained for ecological purposes.

The NPPF demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. Policy B9 in the MSLP states *"The design and layout of new development proposals should minimise the potential for crime without harming visual quality."*

It is considered that the overall layout is sound as it is based on perimeter blocks that allow for the creation of proper streets with the dwellings facing on the street and for back to back rear gardens that provide a good level of natural security.

There are four rear court parking areas within the site. If rear court parking areas are too large and not properly overlooked this can result in potential security issues. The parking area to the rear of flat block 1 contains 8 car parking spaces. This is overlooked by the first floor kitchen window of the FOG on plot 35 and by a number of first and second floor bedroom windows in the block of flats. The car parking to the rear of block 2 would provide 7 car parking spaces. This would be overlooked by first and second floor bedroom windows within this block. The car parking to the rear of flat block 3 would contain 7 spaces, with a further 2 spaces being either side of the access onto the



highway. These rear spaces would be overlooked by the bedroom windows of flats on the first and second floor of the block. The car parking area to the rear of block 4 would provide 5 spaces. This would be overlooked by first and second floor bedroom windows on this block.

In this case for the reasons that are outlined above, it is considered that all of the proposed parking areas are of a suitable size. Whilst 3 of the car parking courts would be overlooked by bedroom windows only, given the number of windows facing them and the relatively small size of the car parking areas, it is your officer's view that they are appropriately overlooked. As such there is no conflict with policy B9 or the aims of the NPPF in relation to crime prevention.

Overall, the Urban designer concludes *"In conclusion, sufficient positive changes have been made to the scheme and I therefore raise no objections."* It is therefore considered that the layout and design of the scheme is acceptable and complies with policy B1 of the MSLP and policy DP24 of the MSDP.

### **Energy efficiency**

Policy B4 in the MSLP requires applicants to have regard to energy efficiency. In addition to meeting the latest building regulations standards in relation to energy efficiency and providing cycle storage space for each dwelling, each dwelling will have a water butt, boilers and appliances will be energy efficient with low NOx levels and the dwellings would feature dual flush toilets, water saving baths and flow restrictor taps are to be provided to all bathroom areas to minimise water usage within the dwellings. It is considered that the applicants have had regard to policy B4 and this element of the scheme is acceptable.

### **Drainage**

The outline planning permission was granted subject to conditions covering both surface water and foul drainage. The layout plan shows an attenuation basin located on the eastern side of the site. This attenuation basin would be dry for the majority of the time and would only begin to fill with water in periods of heavy rainfall. The scheme is also intended to utilise permeable paving and other attenuation within the site (including an attenuation tank underneath the open space area at the northwest of the site) with the overall aim being to ensure that run off rates for the site remain as at greenfield rates.

The applicants have also submitted a separate application that seeks to discharge the drainage conditions attached to the outline planning permission. The full details of this conditions discharge application are still being assessed by the Councils Drainage Officer and this condition will not be discharged by officers until there is an approved layout for the site.

The Drainage Officer has advised that there are no issues with the layout that has been submitted under this reserved matters consent application that would prevent the site from being satisfactorily drained. On this basis there is no reason to resist this reserved matters application based on drainage matters.

## **Ecology / Biodiversity**

Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) lists species of animal (other than birds) which are provided special protection under the Act. Under Section 13 of the Wildlife and Countryside Act 1981 (as amended), all wild plants are protected from being uprooted without the consent of the landowner. In addition to the protection afforded by the Wildlife and Countryside Act 1981 (as amended), certain species are also covered by European legislation. These species are listed in Schedule 2 of the Conservation (Natural Habitats, 7c.) Regulations 1994 (as amended).

In respect of the policy context, para 109 of the NPPF highlights that the planning system should contribute to and enhance the natural and local environment by, amongst other things protecting and enhancing valued landscapes and minimising impacts on biodiversity and providing net gains where possible. In determining planning applications, para 118 sets out a number of principles that local planning authorities should apply in trying to conserve and enhance biodiversity, which include the following;

- If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- Opportunities to incorporate biodiversity in and around developments should be encouraged.

Policy C5 of the Mid Sussex Local Plan, states development will only be permitted where the proposals minimises the impact on features of nature conservation importance and that the weight attached to nature conservation interests will reflect the relative significance of the designation.

The applicants have set out their ecological proposals for the scheme in their submissions. These are available on file for inspection. In summary they state

*"This Strategy and associated Soft Landscape Proposals submitted alongside the Reserved Matters planning application, include the following measures to avoid or mitigate / compensate potential ecological impacts:*

- *Retention of boundary habitat through minimising gaps and retention of mature vegetation either side of access breaks wherever possible;*
- *Retention of existing grassland around the Site margins where possible / provision of over-seeding post-construction where existing grassland is impacted, and seeding of the eastern SUDs basin with wildflower mixes to create a tussocky species-rich grassland;*

- *New native hedgerow infill and thicket buffer planting, using species of benefit to wildlife;*
- *Completion of a reptile translocation exercise to relocate the majority of the population to an off-site receptor, with some suitable habitat for reptiles retained at the Site boundaries;*
- *Use of sensitive methods and timing of vegetation clearance to avoid direct impacts to notable and protected species present at the site (i.e. reptiles and dormice);*
- *Installation of wildlife enhancement features, including 5 log piles and 2 hibernacula for the benefit of reptile and invertebrate species, 20 dormouse boxes, bat and bird boxes (8 of each on trees, 5 of each integrated into buildings); and*
- *Implementation of an ecologically sensitive lighting strategy."*

The applicants have also submitted a separate application to discharge the ecological condition attached to the outline planning permission and are also in the process of applying to Natural England for a European Protected Species (EPS) licence.

The hedges on the north, east and southern boundaries will be retained almost in their entirety apart from small gaps for pedestrian footpath links. The gap in the western boundary to allow for the vehicular access is the minimum that is required. All retained hedgerows, trees and scrub will be protected during construction in line with relevant British standards. In addition, the trees and planting that run through the centre of the site will also be retained, with the exception of one pedestrian and one vehicular route through this area. The planting belt within the centre of the site will be enclosed by a 1.1m post and rail timber fence to secure its ecological value. This low level fencing would also be used to secure the retention and ecological value of the planting on the perimeters of the site.

Clearly the principle of this development on the site has been approved and the issue therefore in relation to ecological matters is whether the specific layout and proposal that have been put forward comply with the relevant development plan policy and national legislation.

The Councils Ecological Consultant has considered the details that have been put forward to discharge the ecological condition attached to the outline planning permission and has advised that he is satisfied with the details that have been put forward. These details are based on the layout of the site that has been put forward in this reserved matters submission.

In light of the above it is considered that this reserved matters submission is acceptable in relation to ecological matters.

### **Housing Mix and Affordable Housing**

Policy H4 of the Mid Sussex Local Plan seeks to secure 30 per cent affordable housing from developments containing 15 or more dwellings, of which 75 per cent would be social rented and 25 per cent shared ownership. This level of affordable housing

provision was secured by the legal agreement attached to the outline planning permission. It is necessary to assess as part of this reserved matters application the appropriateness of the type, location and design of affordable housing that is being proposed.

The Councils Housing Officer is satisfied with the affordable housing that is proposed. The mix of units is appropriate and the units are also pepper potted through the site in accordance with the Councils guidance. Three of the four blocks of flats would provide affordable rented units. These blocks are well separated from one another so there is not an inappropriate concentration of units in any one area. The remaining affordable houses are well distributed on the western side of the site.

In relation to the mix of market housing it is felt that the proposed mix is suitable in line with policy H2 in the MSLP. Of the 91 market houses, the majority would be 2 and 3 bed properties (60%) with 40% being 4 bed dwellings.

### **Neighbour amenity**

Policy B3 of the MSLP seeks to resist proposals where there will be a significant adverse impact on the amenities of existing residential occupiers.

The two detached houses at the entrance to the site would be some 33m from the existing houses on the opposite side of Gravelye Lane. Given these distances and the intervening boundary screening there will be no adverse impact on their amenities from the proposed dwellings. The properties at the southwestern corner of the site will be some 55m from the nearest residential house outside the site. Again, it is considered that given this distance there would be no adverse impact on neighbour amenity from the proposals.

In light of the above there is no conflict with policy B3 of the MSLP.

### **Impact on heritage assets**

Greyfriars is a grade 2 listed dwelling that is located on the south-eastern side of the junction of Gravelye Lane and Scamps Hill. It therefore adjoins the site of the planning application. The boundary of the conservation area is some 190m to the northwest of the application site and covers Lindfield Common. The conservation area is separated from the application site by the dwellings on Meadow Drive, Grey Alders and Gravelye Lane.

As the application affects a listed building, the statutory requirement to have special regard to the desirability of preserving the building, its setting and any features of special interest (s66, Planning (Listed Buildings and Conservation Areas) Act 1990) must be taken into account when making any decision. In addition, in enacting section 66(1) of the Listed Buildings Act, the desirability of preserving the settings of listed buildings should be given 'considerable importance and weight' when the decision taker

carries out the balancing exercise, thus properly reflecting the statutory presumption that preservation is desirable.

The NPPF sets out the government's policies for sustainable development. A core planning principle of this framework is to conserve heritage assets in a manner appropriate to their significance (para.17). When considering the impact of a proposed development on the significance of a designated heritage asset the NPPF requires that great weight should be given to its conservation. The more important the asset, the greater the weight should be. It explains that the significance of a heritage asset can be harmed or lost through development within its setting and as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (Para. 132). Paragraph 134 states

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

NPPF paragraph 129 advises that the effect of a proposal on the particular significance of a heritage asset must be assessed "including by development affecting the setting of a heritage asset". The NPPF encourages local authorities to seek opportunities for new development to enhance or better reveal their significance (Para. 137).

In commenting on the outline application that granted consent for the principle of developing this site, the Conservation Officer stated "*I would therefore consider that the proposed development, subject to detail, would preserve (not cause harm to) the setting of the Lindfield Conservation Area and would cause less than substantial harm to the setting of Greyfriars.*" It is necessary to consider the reserved matters details of the development and assess their impact on the listed building of Greyfriars and on the Lindfield conservation area.

The nearest dwelling within the site to Greyfriars is plot 74. This is a detached house that would be some 135m from the listed building. The plans show an area of open space to the north of the new units which would be in-between Greyfriars and the new houses.

It is considered that in relation to the reserved matters details that form this application, the impact on the setting of Greyfriars can be categorised in the same way as at the outline stage; the proposal would cause less than substantial harm to the setting of the listed building. It is therefore necessary to consider whether according to Para 134 of the NPPF sufficient public benefits would offset the less than substantial harm which must be given significant importance and weight in accordance with S66(1) of the Listed Buildings Act.

It is considered that the significant benefits of the scheme (provision of new housing, including affordable housing, economic benefits including construction jobs, additional spending in the locality and new homes bonus) very clearly outweigh the less than

substantial harm to the setting of the listed building which has been given 'considerable importance and weight' in accordance with the relevant provisions of the 1990 Act.

Concerns have also been raised about the impact of the proposal on the Lindfield Common conservation area. Policy B15 in the MSLP states

*Development affecting the setting of a Conservation Area should be sympathetic to, and should not adversely affect its character and appearance. In particular, attention will be paid to the protection or enhancement of views into and out of a Conservation Area, including, where appropriate, the retention of open spaces and trees.*

The site is some 190m from the edge of the conservation area at its closest point and there is well established residential development in-between. Detailed representations have been received from the Lindfield Preservation Society objecting to the reserved matters application. A key part of their objection is their contention that the development will be seen from Lindfield Common and that this will have an adverse impact on the Common.

There is a substantial tree screen along the western boundary of the site. Given the proposed layout within the site with an area of open space being positioned in-between the internal access road and the new houses, there is no requirement or intention for the existing boundary screening to be removed other than that required to form the access into the site.

It is considered that the layout and the design of the proposed dwellings within the site are sound. Given the fact that the site is at a higher level than Gravelye Lane and there would be some three storey development on the site, the roofs of some of the units may well be visible from Lindfield Common, especially in the winter months when trees are not in leaf.

Guideline 8 in the Lindfield Village Design Statement (LVDS) refers to the protection of the amenity of Lindfield Common and states "*Any new development to the south west of Scamps Hill should be arranged in terms of the orientation, height and spacing of buildings, the selection of sympathetic materials and the use of existing and new trees and hedgerows, to preserve the amenity of the rising ground and to mitigate any adverse impact on the skyline seen from the Common, a social amenity valued by villagers and visitors alike and a part of the Lindfield Conservation Area.*"

The applicants Design and Access Statement (DAS) refers to the LVDS and states "*Long distance views towards the site have been considered, including that from across the common looking south-east. All the mature trees around the perimeter and through the centre of the site will be retained, and the residential building forms nestled in between these. Due to the height of these trees, despite the rising ground, it is not believed that the proposals will be visible and have any impact on views from this area.*"

Guideline 8 in the LVDS does not place a requirement for new developments to be totally obscured in views from Lindfield Common; the requirement in the LVDS is to mitigate any adverse impact on the skyline as seen from the Common. As Members will know, simply being able to see something does not automatically equate to planning harm.

It is considered that the fact that parts of the roofs of the dwellings could be seen from Lindfield Common would not cause material harm that would warrant either refusing the scheme or seeking to redesign it. Given the distance between the site and Lindfield Common and the fact that there is well established residential development between the site and the Common, it is your officers view that the proposal would have a neutral impact on the setting of the Lindfield Common and that the particular character of the Common would be preserved. On this basis it is not felt that there is a conflict with guideline 8 in the LVDS or with policy B15 in the MSLP.

## **Conclusion**

To summarise, planning permission has been granted for the development of this site to provide 130 dwellings, with the means of access being approved at the outline stage. Reserved matters consent is now sought for the remaining details of the site, namely the appearance, landscaping, layout and scale.

It is considered that the overall layout of the scheme is sound. It is organised as a series of perimeter blocks, with building frontages that appropriately face towards the boundaries that allow the attractive tree-belts to form the backdrop to the public realm; at the rear this arrangement also provides for secure / private gardens. The equipped open space proposed within the site is well integrated and well overlooked.

The applicants have proposed a fairly traditional design approach for the houses and this is considered to be acceptable. The intention to have different character areas within the site, distinguished by different materials is supported. The incorporation of four 3 storey blocks of flats within the site is also supported as this would add interest to the scheme and helps to enclose the space around the equipped area for play.

The existing planting around the perimeter of the site and running through the centre of the site will be retained for ecological purposes. This will also provide an attractive outlook for prospective residents and should allow the development to blend into its surroundings.

It is considered that the impact of the proposed on the setting of the listed building of Greyfriars has been appropriately addressed. When the outline planning application was approved it was stated that the proposal would cause less than substantial harm to the setting of this listed building and that when weighing up the public benefits against this harm, the public benefits very clearly outweighed this harm. It is considered that the same assessment applies to the reserved matters submission. Less than substantial harm will be caused to the setting of the listed building as a result of the adjacent site

changing from a green field site to a housing development. However the proposed layout has a substantial separation distance between the new houses and the listed building. The less than substantial harm to the setting of the listed building is very clearly outweighed by the benefits of delivering a well-designed housing scheme in this location.

In relation to the impact of the proposal on Lindfield Common, which is Conservation Area, policy B15 in the MSLP states that development affecting the setting of a Conservation Area should be sympathetic to, and should not adversely affect its character and appearance. Whilst the roofs of some of the proposed dwellings may well be visible from Lindfield Common, this does not in your officers view, equate to harm that would justify resisting this reserved matters proposal. The site is some 190m from the boundary of the conservation area and there is intervening and well established housing between Lindfield Common and the application site.

Overall it is considered that the details of the reserved matters are acceptable and comply with the policies that have been identified in the above report. The applicants have amended the scheme to address the initial concerns of the Design Review Panel and the Councils Urban Designer. In light of this it is recommended that reserved matters consent can be granted for this proposal.

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## **APPENDIX A – RECOMMENDED CONDITIONS**

1. Prior to the development hereby permitted commencing details of the speed reduction measures proposed on the access road into the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety and to comply with policy T4 of the Mid Sussex local Plan and policy DP19 of the Mid Sussex District Plan Submission Version

### **INFORMATIVES**

1. You are advised that in discharging condition 9 of planning permission reference DM/16/5648 the Local Planning Authority will seek a wheelchair accessible surface to the basket swing.

## **APPENDIX B – CONSULTATIONS**

### **Highway Authority**

The covering letter included with the application makes reference to the approval of reserved matters and the discharge of conditions associated with DM/16/5648. For the



purposes of this consultation response, comments are made only in connection with the approval of reserved matters.

At this time, it's unclear if any of the internal roads, footways, or casual parking areas are to be offered for adoption as public highway. Although matters of adoption are not a material planning consideration and would be subject to a separate review, it would be helpful to understand the developer's intentions regarding highway adoption.

Related to the above, details of materials are also shown. The Local Highway Authority will review the acceptability of materials within the proposed adoptable highway as part of any application for adoption. The acceptability of materials for adoption have not been considered nor are these being approved by the LHA as part of the current reserved matters approval.

With respects to the plans and details submitted, a range of carriageway widths (5.5 metres to 4.1 metres) are proposed through the development. The widths are considered suitable for the intended function of the road when viewed against the guidance of Manual for Streets. There are also a mix of segregated carriageway and footways along with shared surfaces. Again, these proposed areas are considered acceptable.

Two speed management measures are indicated on the main spine road. In light of the location of these features (immediately adjacent to the junction onto Gravelye Lane and on the approach to a bend), it's considered that the layout of the site would act as a speed restraint rather than require additional measures. It's recommended that these two features are removed.

Margins would be required to accommodate services along both sides of shared surface areas. Whilst this is not an issue through most of the development, there are areas where service margins are restricted. The provision of service margins would be reviewed as part of any highway adoption agreement.

Car parking is stated as being in accordance with the WSCC Parking Demand Calculator. The development should therefore accommodate sufficient parking to meet all potential demands. Garages are presumed as being counted towards the overall parking provision. Confirmation would be sought that these meet the minimum internal dimensions of 6 by 3 metres to allow these to be counted as spaces.

The Planning Authority should liaise with the waste collection team to ensure that the arrangements for refuse collection are appropriate.

In summary, there are no fundamental issues with the layout as shown. As set out above, there are various matters where confirmation is required from the applicant.

## **Sussex Police**

I have had the opportunity to examine the detail within the application and in an attempt

to reduce the opportunity for crime and the fear of crime I offer the following comments from a Secured by Design (SBD) perspective. SBD is owned by the Police service and supported by the home office that recommends a minimum standard of security using proven, tested and accredited products. Details can be found on [www.securedbydesign.com](http://www.securedbydesign.com)

The National Planning Policy Framework demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. With the level of crime and anti-social behaviour in Mid Sussex district being below average when compared with the rest of Sussex, I have no major concerns with the proposals, however, additional measures to mitigate against any identified local crime trends should be considered.

I have no concerns with the amended development on the whole, however I do have concerns over the creation of a number of rear parking courts within the development. These concerns relate to the parking courts for plots 36 - 44, 79 - 87, 88 - 93, and 96 - 104. Where communal parking occurs it is extremely important that they must be within view of an active room within the property. An active room is where there is direct and visual connection between the room and the street or the car parking area. Such visual connections can be expected from rooms such as kitchens and living rooms, but not from bedrooms and bathrooms. Gable ended windows can assist in providing observation over an otherwise unobserved area.

A lack of observation / surveillance over the carpark and vehicles will increase the vehicles vulnerability and may give the residents cause to lose confidence in the parking courts ability to protect their vehicles and as a result, move their vehicle closer to the property. This has the potential to cause disharmony amongst neighbours, block emergency and refuse routes and well as clog the street layout. I therefore ask that due consideration is given to these areas.

I thank you for allowing me the opportunity to comment.

The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.

This letter has been copied to the applicant or their agent who is asked to note that the above comments may be a material consideration in the determination of the application but may not necessarily be acceptable to the Local Planning Authority. It is recommended, therefore, that before making any amendments to the application, the applicant or their agent first discuss these comments with the Local Planning Authority.

## **Design Review Panel**

These comments relate to the first set of plans submitted with the reserved matters application, not the revised plans now before committee

The panel agreed that the layout addressed their previous comments and now worked well; in particular the open space had been significantly increased with the main space well organised with the blocks of flats defining / overlooking it. The key issue with the layout was the absence of a pedestrian link on the northern boundary that is needed to provide a direct connection to the village centre.

Unfortunately the building design is unsatisfactory, and the variation in roof angles across the scheme is especially untidy. There was insufficient time for the panel to look at all the elevations and floor plans and the panel focussed their consideration on street elevation AA which is now considered worse than before. The juxtaposition of the block of flats and houses is still uncomfortable especially because of the different roof angles. The block of flats is poorly proportioned and the shallow-pitched central gable is an unfortunately weak feature. The two storey projecting bays (added since the pre application stage) look odd and poorly integrated; the appearance of the fascia that terminate these bays was also questioned.

The NB41 houses feature cladding that incongruously peels away at the sides; this cladding is also shown extending down to the canopy which has not accounted for the flashing that will be needed; this may undermine the crispness of the architecture, as will the need for heavier dormer cheeks to accommodate modern insulation requirements. Compositionally the closer positioned dormers are less satisfactory, and the fake chimneys are unfortunate. The canopy overhang will need to project a minimum of 750mm and may necessitate a column.

The garage roofs are set so far back that they overshadow the gardens; this could be improved with the ridge line / roof rotated 90 degrees.

### Overall Assessment

The panel support the scheme subject to the re-design of the elevations.

## **Urban Designer**

### **Summary and Overall Assessment**

This scheme can be commended for its layout which is organised as a series of perimeter blocks, with building frontages that appropriately face towards the boundaries that allow the attractive tree-belts to form the backdrop to the public realm; at the rear this arrangement also provides for secure / private gardens. The scheme also now benefits from open space that is well integrated with the layout.

The houses tend to lack much elevational interest, but can nevertheless be commended for generally avoiding pastiche detailing. The re-designed blocks of flats are more interestingly designed. Furthermore the facing materials have been organised in a positive way to help distinguish the different parts of the scheme from one another; and the integrity of the individual buildings benefit from the facing treatment being applied consistently (in most cases) on all sides.

In conclusion, sufficient positive changes have been made to the scheme and I therefore raise no objections. However I would recommend conditions requiring the following:

- Details and samples of facing materials
- Drawings of hard landscaping details including boundary treatment.
- 1:20 section and elevation drawings showing a typical vignette of a block of flats including the projecting bays / windows and dormer windows with the balcony, balustrade and roof.
- 1:20 section and elevation of the flat-roofed canopy design.

## **Layout**

The layout has been significantly improved since the illustrated outline proposal; firstly, the houses and access road have been re-configured so they now front-on (rather than back-on) to the trees and threshold planting on the southern boundary; secondly, the main open space in the south east quadrant has been enlarged and positioned more centrally while also benefitting from better enclosure and overlooking with blocks of flats facing it on two sides (while the tree belts on the other two sides provide the space with an attractive backdrop). The ecological constraints have prevented the opportunity of creating open access around the trees in the central belt that divides the development; and it has therefore not been possible to achieve more inter-visibility between the two building/field parcels. However accessible open space has been defined around the perimeter that will contribute positively to the scheme.

As well as the main vehicular access, the scheme benefits from 3 separate pedestrian links that connect it to the existing public footpaths and the adjacent (Barratts) development to the south. Unfortunately further links on the northern side (which would have provided a more direct connection to Lindfield's village centre) have not been possible because of the ecological constraints.

Parking has been satisfactorily integrated, and care has been taken to ensure it does not dominate the street frontages, with front threshold parking limited to just a few houses. This has been achieved with the employment of rear court parking serving the blocks of flats; unfortunately in some cases only minimal defensible space is provided around the ground floor units.

The soft landscaping looks generally acceptable but the hard landscaping unfortunately employs too many different surface materials which look untidy and are unlikely to age

well.

## Elevations

The DRP was critical of the originally submitted street elevation AA, which were the only elevations they had the opportunity to consider in detail. I believe the revised drawings have addressed their concerns in the following respects:

- The roof pitches of the buildings are now more consistent
- The block of flats is better designed / articulated with underlying rhythm provided by repeated identical bays. The size disparity between the flats and houses has been reduced by employing an asymmetric double pitch roof on the block of flats, in place of a symmetrical roof enabling the eaves line to be dropped on the street frontage (conversely at the rear, where it is not so visible from the street, the full 3 storey height is expressed). The return elevation is given some individuality by an asymmetric gable that helps to punctuate the corner. This design approach is also employed on the three other blocks of flats.
- The buildings, here and elsewhere, feature consistent façade treatment (at least on 3 of the 4 sides)
- The dormer windows on the houses (on plots 31-36) are more spaced apart generating a better composed frontage.

Revised drawings have also been received for the houses in the rest of the scheme. These have made improvements in the following respects:

- The previous shallow roof pitches have been steepened to achieve better proportioned frontages and flanks.
- The façades have been tidied up by employing more consistent fenestration (in terms of size, design and position).
- The fake chimneys have been omitted.
- Some of the canopies that previously looked too big for their elevation have been reduced in size.

The design of the houses still suffers from little elevational interest with only a limited number of standard house types being employed. To some extent this has been disguised by the employment of different facing materials; the architect has sensibly avoided a random distribution of materials and instead employed a consistent façade treatment within a group of buildings, with the changes in the palette occurring block by block rather than building by building. This imbues the various parts of the development with a different character. With reference to street elevation K, I nevertheless feel that the two adjacent and similarly-designed blocks of flats would be better if they featured the same white boarded finish, as the different finishes clash and risk looking like an exercise in façadism.

On the 2nd floor of the block of flats, the terrace is served by an opening window that does not correlate with the size of the window panes; I would like the dormer/terrace

and projecting bay all to be subject to a condition to secure the quality of the design.

### **Community Leisure Officer**

With regard to the play area to be provided on site, I have liaised with colleagues in Estates & Facilities who have advised that the layout and design of the play area is acceptable. Their only suggestion was that a wheelchair accessible surface to the basket swing would be welcome as we want to try and ensure that our playgrounds are accessible where possible.

### **Housing Enabling and Development Officer**

The applicant is proposing a development of 130 dwellings which gives rise to an onsite affordable housing requirement of 30% (39 units). These will consist of 9 x 1bed flats, 18 x 2 bed flats, 1 x 2 bed house and 1 x 3 bed house for affordable rent and 2 x 2 bed flats, 5 x 2 bed houses and 3 x 3 bed houses for shared ownership. This reflects a policy compliant scheme with 75% of the units for affordable rent and 25% for shared ownership. The council welcomes the provision of smaller units for affordable rent which will assist in meeting this identified need in the district. The applicant has given careful consideration to the location of the affordable housing and the proposed scheme will have a good level of social integration, with clusters of no more than 10 units and a tenure blind approach.

### **Tree Officer**

Having reviewed the submitted Arboricultural and Landscaping documents, I can confirm that I am largely satisfied with the house orientations and cannot foresee any excessive pressure being placed upon the tree during or post construction. I will therefore raise no objection to this application.

### **Waste Contracts Officer**

I have viewed the attached plans and can confirm that the site layout appears to allow access for the refuse freighters.

All blocks of flats have the required amount of bins and the stores are also accessible to the collections crews.

I can confirm that the waste team are happy with access for the freighter at this site.