



**MID SUSSEX**  
**DISTRICT COUNCIL**

**Agenda Update Sheet**

**District Planning Committee**

**Date 19<sup>th</sup> April 2018**

## **Agenda Section 5: Applications**

### **Part I - Recommended for Approval**

#### **ITEM: 1**

#### **APPLICATION NO:**

#### **P35 Recommended Conditions**

Additional condition to read as follows;

A minimum of 20 percent of the dwellings hereby approved shall be built to meet national standards for accessibility and adaptability (Category M4(2) of the Building Regulations). These shall be identified in any subsequent reserved matters submissions and be fully implemented prior to completion of the development and thereafter be so maintained and retained. No dwelling shall be occupied until a verification report confirming compliance with category M4(2) has been submitted to and agreed with the local planning authority. Unless an exception is otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure that the development provides a range of house types to meet accessibility and adaptability needs to comply with policy DP 28 of the Mid Sussex District Plan.

#### **P40 Informatives**

Additional informative to read as follows;

The developer is encouraged to consider the provision of infrastructure for fibre to premises in the development when setting out the utilities to each dwelling to ensure improved digital connectivity and the provision of high-speed broadband and 4G to the development as set out in Policy DP23 of the District Plan.

#### **ITEM: 2**

#### **APPLICATION NO: DM/17/4307**

#### **Representations:**

13 additional representations received:

- design on plots 21 and 64 is inappropriate because a bedroom window will overlook the adjacent properties in London Road leading to an overbearing intrusion which is exacerbated by the topography of the site meaning that these buildings will be higher than those on London Road
- insufficient space for access road on the east of the site, which should be placed on the western side of the site
- buffer zone should be provided between existing dwellings on London Road and the new development
- no consideration of our rights to access, our solicitor is looking at making an application for easement
- application doesn't make reference to the major aquifer under Ham Fields
- Court judgements indicate that EHO's handing of this application is out of date
- if permission is granted there should be a condition that fibre to premises, be provided to each dwelling
- inadequate time has been given for consultation on latest amended plans
- pedestrian crossing should be moved 20/30m south/north

-request conditions regarding access, site security, blocking off existing access gate and support from the Council to pursue compensation for the significant overbearing impact, loss of outlook and significantly increased noise and traffic levels during the construction and from the new road in front of my home  
-will devalue property

**P91** Under **Neighbourhood Plan**, insert the following:

Hassocks Parish Council submitted the Regulation 16 Submission version Neighbourhood Plan in June 2016. The Hassocks Neighbourhood Plan is still emerging and is not a “made” plan. It does not therefore form part of the development plan and can only attract limited weight in the determination of planning applications.

**P113** The Local Community Infrastructure contribution is £70,993

Add additional conditions to read:

“No development shall take place until details have been submitted to and approved in writing by the local planning authority of works for the disposal of sewage. No dwelling within the development shall be occupied until works for the disposal of sewage have been provided to serve that dwelling in accordance with the approved details.

Reason: To ensure the site is satisfactorily drained and to accord with the NPPF requirements and policy DP41 of the District Plan 2014-2031.”

“Prior to any of the units hereby permitted being occupied the developer shall provide details of the provision of for fibre to premises infrastructure that has been provided in the development. None of the units shall be occupied until these details have been approved in writing by the Local Planning Authority.

Reason: To ensure improved digital connectivity and the provision of high-speed broadband and 4G to the development and to accord with Policy DP23 of the District Plan.”

**ITEM: 3**  
**APPLICATION NO:**

**P181** Suggested Conditions

Condition 11 to be reworded as follows;

No part of the development shall be first occupied until such time as the temporary vehicular access has been constructed in accordance with the details indicatively shown on drawing PB5314-S278-TA-100-01 rev D1. No more than 50 residential dwellings shall be occupied (as identified on drawing no. 2717-21-04-010 or other such plan as agreed) until the vehicular access has been constructed in accordance with the details indicatively shown on drawing P4399-P-05 revision P5 and the temporary vehicular access serving the residential dwellings has been closed to vehicular traffic.

Additional condition to read as follows;

The obligations contained in the planning obligation by way of Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 dated 9th June 2017 pursuant to the planning permission reference: DM/16/1803 , and in accordance with clause 16 of the said Agreement, will be equally applied to and satisfy the requirements necessitated under this application DM/18/0194.

Reason: To ensure appropriate infrastructure provision is secured to mitigate the impacts of the development and to accord with policies DP20 and DP31 of the Mid Sussex District Plan.