



MID SUSSEX
DISTRICT COUNCIL

Agenda Update Sheet

District Planning Committee

Date 9th August 2018

Agenda Section 5: Applications

Part I - Recommended for Approval

ITEM: 1

APPLICATION NO: DM/17/2739

P11. Recommendation: Add the following “Authority to be delegated to officers to negotiate and complete a satisfactory planning obligation”

P11. 4 further letters of representation raising the following additional points:

-there is a fundamental conflict of interest between the two applicants, MSDC and Cross Stone

-no due diligence has been carried out by MSDC on its development partner

-previously the land has been identified as open space and the poorest choice for new development

-houses should not be prioritised where there are a lack of facilities

P13. County Planning Officer

A further consultation response has been received requesting an additional financial contribution to go towards early years nursery provision on site.

P25, on the final line at the bottom of the page, replace “4 storeys in height” with “3 storeys in height”

P28. Under Neighbourhood Plan add the following policies

E3 Allotment provision off Hurstwood Lane

E4 Cemetery provision off Hurstwood Lane

P62. Under the Mid Sussex District Council Infrastructure Requirements, replace the paragraph headed Formal Sport with the following:

“Formal Sport: Contribution based on a formula towards formal sport facilities at either:-

- a) the St Francis Social and Sports Club site which is adjacent to the development site towards Phase 3 of the development of these facilities, to upgrade pitch 2 to an ATP to increase the playing capacity and/or
- b) Tim Farmers Recreation Ground which is within reasonably close proximity to the development site towards improvements in pitch provision.

The District Council as Local Planning Authority shall determine the proportion of the Formal Sport Contribution to be expended on one or both projects”

P76. Replace condition 30 with the following:

No part of the development shall be occupied until details of a bus route through the site have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include details of how the route between the northern and southern parts of the western side of the site shall be controlled and restricted to bus usage only.

Reason: To encourage and promote sustainable transport and to accord with policy DP21 of the District Plan 2014-2031.

P77. Add an additional condition to read:

No residential dwelling shall be first occupied until details of the digital infrastructure for the dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure the appropriate provision of digital infrastructure and to comply with policy DP23 of the District Plan 2014-2031.

P77. Add an additional condition to read:

Prior to the occupation of the dwellings hereby permitted details of the play areas and open space areas to be provided on site shall be submitted to and approved by the Local Planning Authority. The details shall include the layout, drainage, equipment, landscaping, fencing, timetable for construction and future management of the areas to be provided. The development shall only be implemented in accordance with the approved details.

Reason: To ensure satisfactory provisional equipment and to ensure that play area is provided and retained within the development for use by the general public and to accord with Policy DP24 of the District Plan 2014-2031.