



Agenda Update Sheet

District Planning Committee

Date 21st November 2019

Agenda Item 5:

Recommended for Approval

APPLICATION NO: DM/19/2845

Pg 11 Summary of Representations

Since the report was published an additional 10 letters of representation have been received, raising the points summarised below;

- Land has a history of flooding involving underground springs. Building on this higher land will exacerbate problems.
- Conditions on outline permission required drainage and slope stability report and none has been submitted. The application is premature as these matters have not been resolved.
- Removal of large trees on bank adjacent to road will lead to the bank being destabilised and result in serious safety risk to busy road.
- Oak trees already been felled on site to allow development

Pg 20 last paragraph setting out Urban Designers comments, 4th line.

In this the Urban Designer refers to the pedestrian link to Barrington Close. This is an error and should state Portsmouth Wood Close.

Pg 29 Suggested Conditions

Condition 7 - amend the phasing of the availability of the open space and play area. Amend condition to read:

‘Prior to the occupation of the 20th dwelling, the open space and play area shall be made available for public/community use in accordance with the approved plans.

Reason: For the avoidance of doubt and to provide a benefit to the wider public in terms of leisure provision and to accord with Policy DP24 of the District Plan 2014 - 2031.’

Condition 9 – amend to as follows:

‘The first floor windows serving bathrooms and en-suites shall at all times be glazed with obscured glass. Additionally, the first floor windows serving bathrooms and en-suites on the side elevations of plots 1, 3, 6, 10, 11, 12, 13, 30, 32, 35, 38 & 41 shall be fixed glazed with a top vent opening only at all times.

Reason: To protect the amenities and privacy of the adjoining property and to accord with Policy DP26 of the District Plan 2014 - 2031.’

Additional Background Information

The Section 106 Legal Agreement was signed and completed as part of the outline planning permission (reference DM/17/2271) and secured the following;

- Provision of 30% affordable housing
- Provision of 3 Custom / Self Build Plots
- Primary education contribution (figure based on formula based upon final housing mix) for the expansion of Harlands Primary School

- Secondary education contribution (figure based on formula based upon final housing mix) for the permanent solution to the temporary huts at Oathall Community College
- Library contribution (figure based on formula based upon final housing mix) for the extension/redesign of HH Library
- Highways contribution (figure based on formula based upon final housing mix) for pedestrian, cycle and traffic safety improvements at the junction of Lewes Road and High Street, Lindfield and/or establish a dedicated safe cycle route from Scaynes Hill to Lindfield and/or traffic calming works across Lindfield
- Highway works scheme (traffic management works along High Beech Lane including carriageway narrowing road markings, coloured tarmac, 'gateway' entry street furniture and slow road markings)
- Formal sport contribution figure based on formula based upon final housing mix) for pitch drainage at Hickmans Lane Recreation Ground, Lindfield
- Community building contribution figure based on formula based upon final housing mix) for improvements to King Edward Hall, Lindfield
- Local community infrastructure contribution figure based on formula based upon final housing mix) for re-surfacing of Lindfield Common car park

Agenda Item 6:

Recommended for Approval

APPLICATION NO: DM/19/2974

Page 46: Drainage Engineer

I have reviewed the proposed drainage strategy at Hazel Close DM_19_2971.

The proposed development has shown that surface water drainage can be managed with the use of SuDS to not create or exacerbate any local flood risk. The supporting plans, details and calculations carefully show this, and the supporting management and maintenance plan shows how this will be looked after for the lifetime of the development.

Ordinary Watercourse Consent is still required for the proposed points of discharge to watercourse, but this is not a matter for planning.

I am satisfied with the submitted information. I consider the condition now met, and can be discharged.

Additional Background Information

The Section 106 Legal Agreement was signed and completed as part of the outline planning permission (reference DM/15/4094) and secured the following;

- Provision of 30% affordable housing
- Community building contribution for car parking facilities at Crawley Down Village Hall
- Local community infrastructure contribution for improvements to the Haven centre
- SAMM and SANG contribution
- Education contributions towards Crawley Down Church of England Primary School and Imberhorne School

- Contribution towards East Grinstead library
- TAD contribution towards traffic calming, management and safety measures within Crawley Down Village (including Burleigh Way, Sandy Lane, Vicarage Road, Hophurst Lane, Hazel Way, Grange Road and Turners Hill Road) or on improvements to the Dukes Head Roundabout for pedestrians, cyclists and vehicle users.

- Heath contribution to provide improvements to provide additional capacity for Complementary Community NHS Services in the East Grinstead area.

The total amount of contributions is circa £987,000