



## **Agenda Update Sheet**

### **District Planning Committee**

**Date 8<sup>th</sup> July 2021**

### **Agenda Item :**

#### **Recommended for Approval**

**APPLICATION NO: DM/20/4159**

#### **Representations:**

2 further letters received:

- there are trees to the left of the Bolnore Farm Lane junction with the B2272 on Council owned land that we have to trim back as they obscure visibility
- As much as I loathe developers cutting down trees, in this instance for safety I feel that if nothing else is done about merging traffic from Bolnore Farm Lane onto the B2272, these first two trees should be removed or at least maintained in the future
- during rush hour we can wait for around 40/50 cars to pass before there is space to emerge onto the main road and we always have to go left to the roundabout and come back because turning right (towards HH) immediately from the lane onto the B2272 is rarely an option
- I think this development will result in queuing traffic on Bolnore Farm Lane and a great deal of extra time to get out of this road
- this is not to put any objection to the development itself, but the road situation is already a frustration for us all so perhaps some way of calming the traffic on the B2272, a small roundabout, traffic light or something could be considered
- the grassed area has been designated a Blue Campaign Site, the purpose of which is to encourage native wildflowers and to restore habitat for insects, birds, small mammals, amphibians and reptiles.
- Given the Developer's estimate that the proposed housing estate will generate no more than 17 vehicle movements during morning peak time and no more than 10 vehicle movements during evening peak time, a pavement seems unnecessary.
- I would therefore ask that a decision about a footpath is deferred until the need can be assessed after occupation of the new houses.

#### **Update to Report**

The applicants have confirmed that they are content with the pre commencement planning conditions that are proposed.

The applicants have also confirmed that they are content to enter into a legal agreement that will control who can occupy the site. This will be similar to the legal agreement that is in place at the Hazeldens Nursery site in Albourne. At the Hazeldens Nursery site the legal agreement defined a primary resident as a person who is 65 years or older and is in need of at least 2 hours of personal care a week. The legal agreement defines the Basic Care Package that residents must sign up to and defined what is meant by Personal Care. The legal agreement at Albourne states that prior to the occupation on an extra care unit each Primary Resident must undertake a health assessment in order to identify the level and type of Personal Care and other support and assistance they require and to establish whether they meet the requisite need for Personal Care. The Health Assessment is reviewed and updated on no less than an annual basis.

P45 under the heading Pedestrian and cycle access replace the first paragraph with the following:

‘Cycle and mobility scooter storage rooms are located to the northern end of the apartment wings, with external access onto the main entrance forecourt. The safe and secure storage rooms are designed so that each room can accommodate 32 bicycles or 16 mobility scooters. This is achieved by spacing 'Sheffield style' cycle stands sufficiently apart so that there is space to accommodate a scooter in between, hence the 2:1 ratio of bikes to scooters. The Sheffield style stands work by allowing two bicycles to be tied up either side of it. It is proposed to have several mobility scooters which are rentable for use by residents who may not own their own scooter. The store areas will also be fitted out with charging points for mobility scooters and the increasing use of electric bicycles. A total of 10 short stay cycle parking spaces (5 Sheffield stands) are provided directly outside the Communal Hub’.

Add two additional conditions to read:

The use hereby permitted shall not come into use until a scheme has been submitted to the LPA demonstrating that the noise rating level (LAr,Tr) of plant and machinery within the build shall be at least 5dB below the background noise level (LA90,T) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014+A1:2019. The assessment shall be carried out with the plant/machinery operating at its maximum setting. The approved measures shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.

Reason: To safeguard the amenity of adjacent and future occupiers and to accord with Policy DP29 of the Mid Sussex District Plan 2014 - 2031.

During the operational phase of the development, deliveries of goods to and waste collections from the premises shall only be carried out between the following hours: Monday to Saturday 07.00hrs to 21.00hrs, Sundays and Bank Holidays 09.00hrs to 15.00hrs.

Reason: To safeguard the amenity of adjacent and future occupiers and to accord with Policy DP29 of the Mid Sussex District Plan 2014 - 2031.

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