



Agenda Update Sheet

Planning Committee

Date: 2nd November 2023

ITEM 5 – DM/23/0925 9 Morton Road

Para 3.1 – Recommendation A

It is recommended that planning permission be approved subject to the completion of a satisfactory S106 Legal Agreement to secure infrastructure and Ashdown Forest contributions and the conditions set in Appendix A.

Para 4.0 – Six additional representation letter raising the following:

- Concerns over impact on wildlife/protected species/badgers.
- Site not large enough/overdevelopment
- Neighbouring amenity
- Highway safety
- Parking
- Not identified for development

Para 5.0 – Natural England: Raised no objection subject to securing appropriate mitigation.

Para 8.11 – Correction. Planning reference should read - DM/22/2087:

Para 10.5 – The proposal also shows 19 parking spaces, with each house having its own bin and cycle storage.

Para 12.43 – Details of a further walk over survey was carried out on the 31st October 2023 by a qualified Ecologist. The walk over survey found limited badger activity was recorded on the site, with no setts being recorded on the site. It then provides a number of recommended standard controls to minimise the disturbance and some recommended mitigation measures.

Appendix A – Recommended Conditions

Page 31 – Amended Condition 4 to read:

4. The development hereby permitted shall not commence unless and until a detailed ecological mitigation plan has been submitted and approved by the local planning authority. The plan shall include detailed mitigation and enhancement measures as outline in the Ecological Report (AA Environmental Ltd., August 2023) and the letter AAe Environmental Consultants dated the 1st November 2023, and informed by a further walk over ecological survey for protected species. This may also include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and to comply with DP38 of the Mid Sussex District Plan.

ITEM 6 – DM/23/0941 Phase 2E, Keymer Tile Works, Kilnwood Avenue, Burgess Hill

Para 2.2 – Correction. Word missing from last sentence. It should read as follows;

'There was no requirement for the applicants to either construct the 'Health Centre' or provide the land at nil cost to any interested party.'

Para 3.1 – Recommendation A

It is recommended that planning be approved subject to the completion of section 106 Agreement to secure infrastructure and affordable housing contributions and the suggested conditions in Appendix A.

Para 12.73 – Local Community Infrastructure; a contribution of £5,743 to be spent towards improved facilities at the St John's park pavilion.

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