



Agenda Update Sheet

**District Planning Committee
21st March 2024**

Agenda Item : 4

APPLICATION DM/23/0827

Para 4.1 Four additional letters of representation have been received. Further issues raised in addition to those already set out in para 4.1:

- Would like a category 3 check done by an independent company on the drain plans for the site
- residents views have not been taken into account

Para 12.127 Remove the word '*offsite*'

Appendix A - Conditions:

The following conditions should be amended as follows:

4. Prior to the commencement of any development above ground/slab level a soft landscaping scheme for the site shall have been submitted to and approved in writing by the Local Planning Authority. It shall include planting (with planting plans using native species), schedules of trees, hedgerows and plants noting species, plant sizes and proposed numbers/ densities, details of tree pits and soil volumes.

The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To achieve a development of visual quality in the AONB and to accord with Policies DP16, DP26 and DP37 of the Mid Sussex District Plan.

(tree protection measures moved to CMP cond 8)

5. Delete the words '**a scheme**' that follow ground/slab level in the first sentence.

6. No development, **other than demolition**, shall take place until details of the existing and proposed site levels have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development does not prejudice the amenities of adjacent residents or the appearance of the locality and to accord with Policy DP26 of the Mid Sussex District Plan.

7. The development hereby permitted shall not commence, **other than demolition works**, unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. No residential unit shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development

should be in accordance with the approved details. No drainage systems infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan.

8. No development shall take place, including any works of demolition, until a Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters;

- the anticipated number, frequency and types of vehicles used during construction;
- the method of access and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development;
- the erection and maintenance of security hoarding;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- details of public engagement both prior to and during construction works, including site contact details in case of complaints;
- measures to control noise and vibration affecting nearby residents;
- artificial illumination;
- pollution incident control;
- dust control measures; and
- **an arboricultural method statement including indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development.**

Reason: In the interests of highway safety and the amenities of the area, to protect the amenity of local residents from noise and dust emissions during construction and to comply with Policies DP21, DP26, DP29 and DP37 of the Mid Sussex District Plan.

9. Delete the word '**details**' from the first sentence.

19. Two affordable housing dwellings (a 1B/2P flat and a 2B/4P house) shall be provided as wheelchair accessible dwellings which meet the requirements contained in Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) of Schedule 1 of the Building Regulations 2010 as amended. No above ground works, **other than demolition**, shall commence on site until the Local Planning Authority has approved final plans/details for the wheelchair accessible dwellings demonstrating that all necessary requirements will be met.

Reason: To ensure that the development provides a range of house types to meet accessibility and adaptability needs to comply with Policy DP28 of the Mid Sussex District Plan.

20. No development shall commence, **other than demolition**, until details of the play area and fitness trim trail have been submitted to and approved by the Local Planning Authority. The details shall include the layout, drainage, equipment, landscaping and fencing of the areas, a timetable for implementation and arrangements for future management. The development shall be carried out in accordance with the approved details and the approved play area and fitness trim trail shall thereafter be permanently retained as such.

Reason: To ensure satisfactory provision of play equipment and space and to ensure that play areas are provided and retained within the development for use by the general public and to accord with Policy DP20 of the Mid Sussex District Plan.

31. The development shall be constructed in accordance with the applicant's Energy and Sustainability Statement (The PES, July 2023) **and the EV, PV and ASHP Plan (2141-C-1012-PL-D 17/11/23)**. No part of the development shall be first occupied unless or until the details of the PV arrays (siting, design and 1:20 roof section) and air source heat pumps (siting and design) have been submitted to and approved in writing by the local planning authority. The development shall proceed only in accordance with these approved details **unless otherwise agreed in writing with the local planning authority**

Reason: In the interests of sustainability and to accord with Policy DP39 of the District Plan.

APPLICATION DM/23/2360

4.0 Summary of Representations

Add further representation:

Has any consideration been given to widening / re-routing the very narrow footpath which runs between the brick wall of the existing care home and the Copthorne Bank road? There is a sharp (blind for pedestrians and vehicles) bend in the road at this point and it is currently very dangerous for pedestrians – especially those with pushchairs – to safely navigate the footpath around the bend.