
14 November 2018

Dear Councillor,

A meeting of **PLANNING COMMITTEE B** will be held in the **Council Chamber** at these offices on **THURSDAY, 22ND NOVEMBER, 2018 at 7.00 pm** when your attendance is requested.

Yours sincerely,
KATHRYN HALL
Chief Executive

A G E N D A

Pages

- | | | |
|--|--|----------------|
| 1. | To note Substitutes in Accordance with Council Procedure Rule 4 - Substitutes at Meetings of Committees etc. | |
| 2. | To receive apologies for absence. | |
| 3. | To receive Declarations of interest from Members in respect of any matter on the Agenda. | |
| 4. | To confirm the Minutes of the previous meeting. | 3 - 4 |
| 5. | To consider any items that the Chairman agrees to take as urgent business. | |
| Items Recommended for Approval. | | |
| 6. | DM/18/1274 23 and 25 Bolnore Road, Haywards Heath, West Sussex, RH16 4AB | 5 - 12 |
| 7. | DM/18/4122 Recreation Ground, Janes Lane, Burgess Hill, West Sussex, RH15 0QJ | 13 - 46 |

Items Recommended for Refusal.

None.

Other Matters.

None.

8. Questions pursuant to Council Procedure Rule 10 due notice of which has been given.

Human Rights Act

The reports and recommendations set out in this agenda have been prepared having regard to the requirements of the Human Rights Act 1998.

Risk Assessment

In formulating the recommendations on the agenda, due consideration has been given to relevant planning policies, government guidance, relative merits of the individual proposal, views of consultees and the representations received in support, and against, the proposal.

The assessment of the proposal follows the requirements of the 1990 Town and Country Planning Act and is based solely on planning policy and all other material planning considerations.

Members should carefully consider and give reasons if making decisions contrary to the recommendations, including in respect of planning conditions.

Where specifically relevant, for example, on some applications relating to trees, and on major proposals which are likely to have a significant impact on the wider community, potential risks associated with the proposed decision will be referred to in the individual report.

NOTE: All representations, both for and against, the proposals contained in the agenda have been summarised. Any further representations received after the preparation of the agenda will be reported verbally to Members at the meeting. Any other verbal or additional information will be presented at the meeting.

The appropriate files, which are open to Member and Public Inspection, include copies of all representations received.

Members are also reminded the representations, plans and application file will also be available for inspection at these offices from 6.00 p.m. on the day of the meeting.

To: **Members of Planning Committee B:** Councillors C Hersey, A Watts Williams, P Coote, S Hatton, C Holden, A MacNaughton, N Mockford, P Moore, R Salisbury, L Stockwell and R Whittaker

Minutes of a meeting of Planning Committee B held on 25 October 2018 from 7:00p.m. to 7.05p.m.

Present: Chris Hersey (Chairman)
Anthony Watts Williams* (Vice-Chairman)

Phillip Coote*	Andrew MacNaughton	Robert Salisbury
Colin Holden*	Pru Moore	Rex Whittaker
Sue Hatton*	Norman Mockford	

* Absent

Also Present: None.

1. SUBSTITUTES IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 4

Councillor M. Hersey substituted for Cllr Watts Williams. Councillor Ash-Edwards substituted for Councillor Coote.

2. TO RECEIVE APOLOGIES FOR ABSENCE.

Apologies were received from Councillor Watts Williams, Councillor Coote, Councillor Hatton and Councillor Holden.

3. TO RECEIVE DECLARATIONS OF INTEREST FROM MEMBERS IN RESPECT OF ANY MATTER ON THE AGENDA.

None.

4. ITEMS THAT THE CHAIRMAN AGREES TO TAKE AS URGENT BUSINESS.

None.

5. MINUTES

The minutes of the meeting of the Committee held on 27 September 2018 were agreed as a correct record and signed by the Chairman with the addition of the following comments. Roger Crouch a local resident spoke against the application "and requested that a number of photos with commentary be passed to each member of the Committee. The Chairman asked committee members to review these documents and consider during the consideration of the application."

6. APPLICATIONS AND OTHER MATTERS CONSIDERED

DM/18/3584 - 85 Mackie Avenue, Hassocks, West Sussex, BN6 8NJ

The Chairman introduced the application to erect and install a 7.45m wide by 3.36m single storey glass roof veranda onto the rear elevation. He noted that it was before the committee as the applicant is a District Council Member. As there were no Members wishing to speak on this item, the Chairman took Members to the recommendation to approve, as set out in the Report which was agreed unanimously.

RESOLVED

That planning permission be approved.

7. QUESTIONS PURSUANT TO COUNCIL PROCEDURE RULE 10 DUE NOTICE OF WHICH HAS BEEN GIVEN.

None.

Meeting closed at 7.05pm.

Chairman.

MID SUSSEX DISTRICT COUNCIL

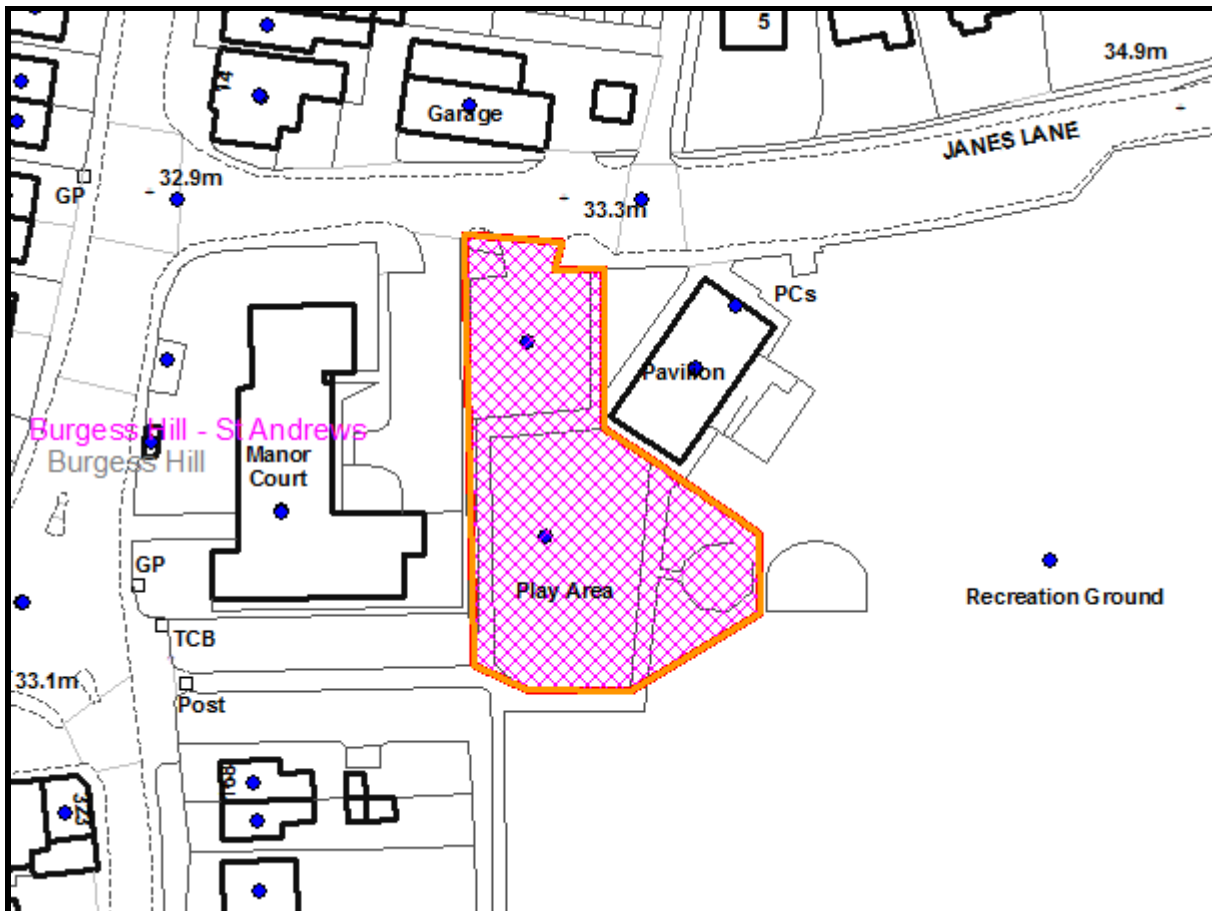
Planning Committee B

22 NOV 2018

RECOMMENDED FOR PERMISSION

Burgess Hill

DM/18/4122



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**RECREATION GROUND JANES LANE BURGESS HILL WEST SUSSEX
PLAYGROUND REFURBISHMENT TO INCLUDE MULTIPLAY TOWER OF
6.9M HEIGHT.**

MR TONY JOHNSON

POLICY: Built Up Areas / Classified Roads - 20m buffer / Aerodrome Safeguarding (CAA) / Sewer Line (Southern Water) / Sewer Line (Southern Water) / Sewer Line (Southern Water) / Sewer Line (Southern Water) / SWT Bat Survey /

ODPM CODE: Minor Other

8 WEEK DATE: 3rd December 2018

WARD MEMBERS: Cllr Colin Holden / Cllr Kirsty Page /

CASE OFFICER: Joanne Fisher

PURPOSE OF REPORT

To consider the recommendation of the Divisional Leader for Planning and Economy on the application for planning permission as detailed above.

EXECUTIVE SUMMARY

Planning permission is sought for the refurbishment of the existing playground to include a multi-play tower of 6.9 metres in height at the Recreation Ground in Janes Lane, Burgess Hill.

The application has been referred to Committee because the land is owned by the Council.

The proposed multi-play tower is considered to be of an appropriate design and scale in keeping with the existing use of the site as a play area and the wider recreation ground, and will not cause detriment to the character area. In addition, due to the location, orientation and design of the play tower, the proposal will not cause significant harm to visual amenity or the amenities to nearby residential occupiers.

The proposal therefore complies with policies Policies DP24 and DP26 of the District Plan, policy LR3 of the Burgess Hill Neighbourhood Plan and the requirements of the National Planning Policy Framework.

RECOMMENDATION

It is recommended that permission is granted subject to the conditions outlined in Appendix A.

SUMMARY OF REPRESENTATIONS

1 letter of OBJECTION raising concerns on the height of the tower which is considered to be out of keeping with the local area, as well as concerns that the tower would result in a loss of privacy and provide clear views into gardens, ground floor and first floor windows of residential properties of 160 -166 (even) Junction Road and future development of Manor Court.

SUMMARY OF CONSULTATIONS

None.

TOWN COUNCIL OBSERVATIONS

To be reported.

INTRODUCTION

Planning permission is sought for the refurbishment of the existing playground to include a multi-play tower of 6.9 metres in height at the Recreation Ground in Janes Lane, Burgess Hill.

RELEVANT PLANNING HISTORY

BH/072/87 - Extension to existing pavilion - Approved.

BH/006/91 - Regulation 4 application - New sports pavilion, public toilets and associated car parking (16 spaces) and demolition of existing facilities - Approved.

12/02139/ADV - Double sided village sign - Approved.

DM/18/2781 - Erection of a changing places toilet facility - Approved.

SITE AND SURROUNDINGS

The playground is situated within the Recreation Ground with various play equipment for children. Within the recreation ground there is also adult exercise equipment, two football pitches, a basketball area as well as a pavilion and toilets.

The playground itself is situated to the west of the recreation ground close to the car park and pavilion building. There is a path around the outside edge of the playground which is hard surfaced with soft matting around the existing equipment. The boundary treatment of the playground comprises of post and rail fencing with a wire mesh and hedging with a wire mesh. There are two gates into the playground.

To the north of the site is the car park for the recreation ground, to the south is the recreation ground with the Manor Field Primary School beyond, to the east is the pavilion and the recreation ground and to the west are residential properties and Manor Court which is currently vacant.

The application site is situated within the built up area of Burgess Hill as defined in the District and Neighbourhood Plan.

APPLICATION DETAILS

The existing play area will be extended to the east to be larger than the existing fenced area to allow approximately 95 users to play together at the same time. The

surface of the play area would comprise of flecked wetpour surfacing and grass matting. Two gates would be provided to the play area to the north-east and south-west with a 1.2 metre wide path through the playground. There would be trees and low level planting within the playground on the western boundary and some to the southern boundary.

The refurbishment of the playground would result in the increase in the amount of play equipment and provide various equipment including sensory play, a quiet space, equipment for children with limited mobility and seating.

As part of the proposal a multi-play tower is to be provided. This is to measure some 6.9m high and provide 5 platforms, a climbing wall, a fireman's pole, a play porthole and two slides. This has been sited in the newly extended play area at the furthest point away from residential properties as is possible. There is to be mesh on the platform areas with panels to restrict views out to the west.

The existing gym equipment outside of the playground would be re-sited.

LIST OF POLICIES

District Plan

The District Plan was adopted in March 2018.

Relevant policies:

DP25 - Community Facilities and Local Services
DP26 - Character and Design

Neighbourhood Plan

The Neighbourhood Plan for Burgess Hill was 'made' in January 2016. It forms part of the development plan with full weight.

Relevant policy:

LR3 - Protect and Improve Existing Leisure and Recreational Facilities

National Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance

ASSESSMENT

The main issues for consideration are:

- the impact to the character of the area and to the existing recreation ground; and
- the impact to the amenities of nearby residential occupiers.

Impact to the character of the area and to the existing recreation ground

Policy DP26 of the District Plan relates to character and design and states:

"All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development."*

The proposal is to be set within the playground and would be seen in context with other play equipment including a roundabout, swings, playhouse and a chain linked train. It is considered that whilst the play tower is to be a tall structure, due to its positioning within the site and its design the play tower will not cause significant harm to the character of the area.

Whilst there may be glimpses of the play tower from the highway, this would be at some distance with the car park and pavilion intervening and the structure seen in relation to other equipment within the play area. As such the structure is not considered to be unduly prominent in the street scene.

Policy DP24 of the District Plan relates to Leisure and Cultural Facilities and Activities. The proposal will result in the enhancement of additional facilities to the existing playground and users of the recreation ground.

In addition, Policy LR3 of the Neighbourhood Plan seeks to protect and improve existing leisure and recreational facilities. It states: *"The existing formal leisure and recreational facilities within Burgess Hill are important resources for the local community and should be retained. Support will be given to allocating new facilities or improving existing ones."*

The principle of such a proposal is thus considered acceptable.

The proposal is considered to comply with policies DP24 and DP26 of the District Plan and policy LR3 of the Neighbourhood Plan.

Impact on the amenities of nearby residential occupiers

Concerns have been raised by a resident on Junction Road in respect of overlooking and a loss of privacy through the height of the play tower.

The properties of 160, 162, 164a, 164b and 166 are set to the south-west of the site. The playground is set away from these properties with these dwellings backing onto the football pitch. Whilst glimpses may be gained from rear first floor windows of these dwellings towards the play equipment and new multi-play tower, this would be at oblique angles. In addition, the play tower would be set in excess of some 30 metres away from the rear of the nearest dwelling of 168 Junction Road.

With regards to Manor Court to the west of the site, permission has been granted under reference DM/17/1937 for the re-development of the site with 14 two-bedroom flats, with associated parking and landscaping. No works have been carried out. However, plans show that the new block of flats of 3 storeys in height would be set away from the boundary with the playground with the existing boundary hedge being retained and car parking between the boundary and the proposed new flatted building forming some separation. In addition, the play tower would be set within the playground set away from the boundary with Manor Court.

Notwithstanding this, due to the orientation of the unit and the panels on the raised platform levels, visibility of users looking towards the properties to the west of the site would be restricted.

As such it is considered that the proposal would not result in significant harm to the amenities of nearby existing residential properties or future occupants of new dwellings. The proposal is thereby considered to comply with Policy DP26 of the District Plan.

CONCLUSION

The play tower is appropriate in size and design to the existing use of the play area and due to its siting will not cause harm to visual amenity or to the occupiers of surrounding occupiers. It therefore complies with Policies DP24 and DP26 of the District Plan, Policy LR3 of the Neighbourhood Plan and the requirements of the National Planning Policy Framework.

APPENDIX A – RECOMMENDED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. No external materials shall be used other than those specified on the approved drawing without the prior approval of the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

INFORMATIVES

1. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance. Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

2. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Versio n	Submitted Date
Location Plan	MSD02252/003		08.10.2018
Site Plan	1810.20588 (WorldsEndPlayAr ea_MidSussexDC)		24.10.2018
Proposed Floor and Elevations Plan			08.10.2018

APPENDIX B – CONSULTATIONS

None.

MID SUSSEX DISTRICT COUNCIL

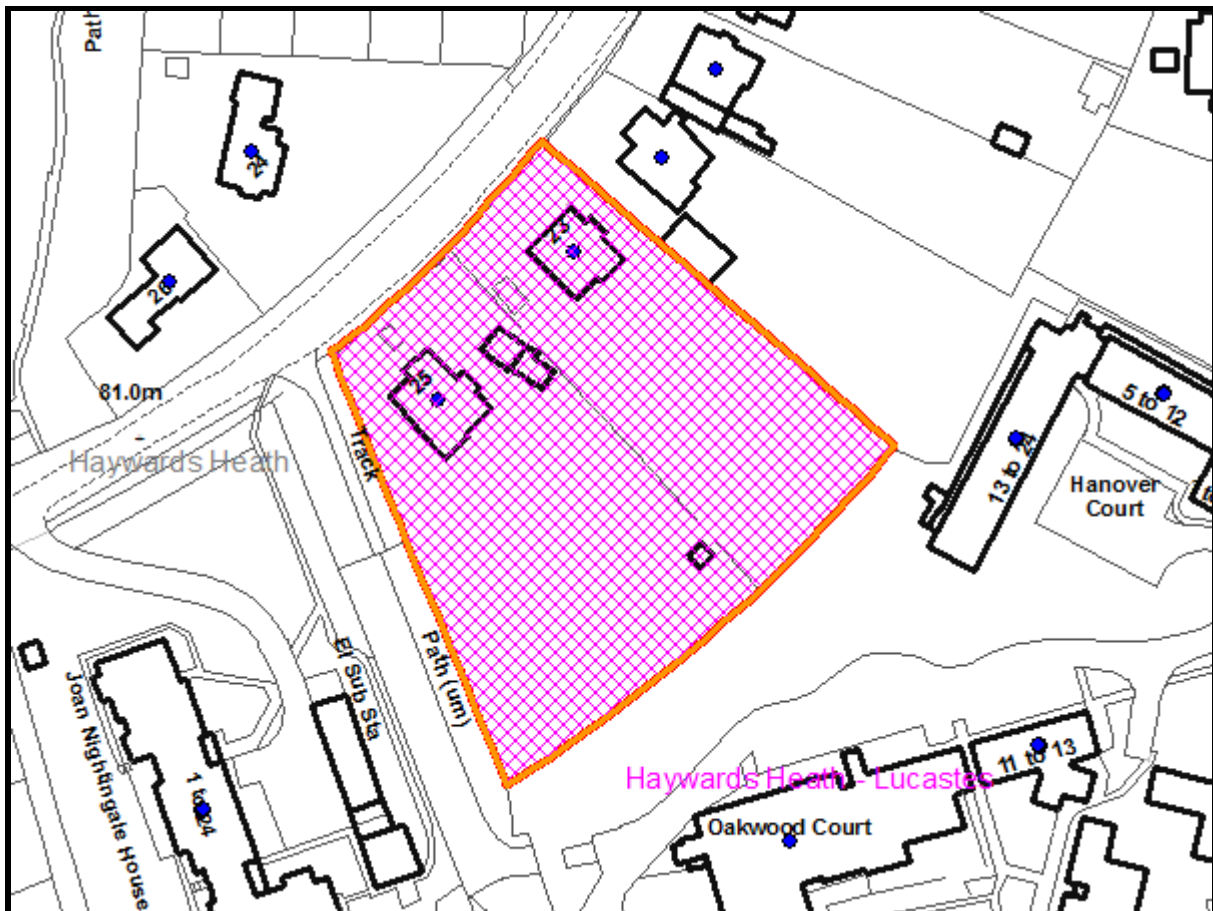
Planning Committee B

22 NOV 2018

RECOMMENDED FOR PERMISSION

Haywards Heath

DM/18/1274



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23 AND 25 BOLNORE ROAD HAYWARDS HEATH WEST SUSSEX RH16 4AB

DEMOLITION OF DWELLING AT NO. 25 AND GARAGE AT NO. 23 BOLNORE ROAD AND REDEVELOPMENT TO FORM 15 SHELTERED DWELLINGS FOR THE ELDERLY, COMPRISING 8 RETIREMENT COTTAGES AND 7 RETIREMENT APARTMENTS, INCLUDING COMMUNAL FACILITIES, ACCESS, CAR PARKING AND LANDSCAPING. AMENDED PLANS RECIEVED 01/11/2018, ELEVATIONS TO APARTMENTS AND RETENTION OF NORWEGIAN MAPLE.

MR PETER TANNER

POLICY: Built Up Areas / Planning Agreement / Planning Obligation / SWT
Bat Survey / Highways Agreement (WSCC) /

ODPM CODE: Smallscale Major Dwellings

13 WEEK DATE: 30th November 2018

WARD MEMBERS: Cllr Jim Knight / Cllr Geoff Rawlinson /

CASE OFFICER: Susan Dubberley

PURPOSE OF REPORT

To consider the recommendation of the Head of Economic Promotion and Planning on the application for planning permission as detailed above.

EXECUTIVE SUMMARY

Planning permission is being sought for the demolition of dwelling at no. 25 and garage at no. 23 Bolnore Road and redevelopment to form 15 sheltered dwellings for the elderly, comprising 8 retirement cottages and 7 retirement apartments, including communal facilities, access, car parking and landscaping.

The apartment building would be sited at the front of the site in the current location of No. 25 and the detached garages of both Nos 23 and 25 Bolnore Road. The proposal is for a two storey building designed in an Art and Craft style to reflect the design of the existing properties in the street including No.23.

The 8 cottages to the rear would be sited adjacent to the rear boundary and arranged as 4 sets of semi-detached properties with private rear gardens. The houses would have similar design features to that of the apartment building, with pitched roof and gables to the front and rear.

Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the development plan and then to take account of other material planning considerations including the NPPF.

National planning policy states that planning should be genuinely plan led. The Council has a recently adopted District Plan and is able to demonstrate that it has a five year housing land supply. Planning decisions should therefore be in accordance with the development plan unless material considerations indicate otherwise. As the Council can demonstrate a 5 year supply of deliverable housing land the planning balance set out in the NPPF is an un-tilted one.

Weighing in favour of the scheme is that the development will provide 15 sheltered accommodation residential units, at a time where there is a general need for Local

Authorities to boost significantly the supply of housing and this should be given positive weight. The New Homes Bonus is a material planning consideration and if permitted the Local Planning Authority would receive a New Homes Bonus for the units proposed, together with local infrastructure contributions.

The applicants have amended the scheme to address the initial concerns of the Councils Urban Designer. The design of both the apartment building and the semi-detached cottages at the rear are now considered to be acceptable.

The scheme would provide a financial contribution towards off-site affordable housing following a viability exercise and is acceptable in parking and highways terms.

There will be a neutral impact in respect of a number of issues such as drainage, impact on neighbouring amenities, traffic and the Ashdown Forest.

The application is therefore considered to comply with policies DP4, DP6, DP17, DP26, DP20, DP21, DP29, DP37, DP38, DP39 and DP41 of the District Plan, policies E7, E9, E13, and H8 of the Haywards Heath Neighbourhood Plan and the broader requirements of the NPPF.

RECOMMENDATION

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

Recommendation B: It is recommended that if the applicants have not submitted a satisfactory signed planning obligation securing the necessary infrastructure requirements by the 22nd February 2019, then it is recommended that permission be refused at the discretion of the Divisional Lead for Planning and Economy, for the following reasons:

1. 'The application fails to comply with policy DP20 and DP21 of the Mid Sussex District Plan in respect of the infrastructure required to serve the development.'

SUMMARY OF REPRESENTATIONS

8 letters of objection raising the following concerns:

- Recognise that there has been an improvement in the quality of the design of this development. The loss of the house at number 25 is an error which could be avoided. This house is one of six which make a coherent unit.
- The loss of the Norwegian Maple at the front of the site.
- Beech tree on frontage should be retained and there should be additional planting of semi-mature trees on the frontage.
- In addition to bat and birds boxes more biodiversity infrastructure should be secured.

- The garden remaining at number 23 seems small for a property this size and should be enlarged by rearranging parking and car-port barn.
- Insufficient parking would be a spill over of vehicles into Bolnore Road causing more damage to road, increasing the existing hazards for road users and pedestrians.
- The houses in the rear garden would more appropriately be single storey bungalows and less numerous.
- Gross over development of the site and the massing of the new building and additional buildings to the rear will have an adverse impact on the locality and street scene. The height of the apartment block should be restricted to the height of the existing dwelling.
- Bin store should be relocated.
- The height of the houses to the rear will cause overlooking and impinge upon the privacy of neighbouring dwellings
- Financial contribution to traffic calming on Bolnore Road should be secured and a bond for repairing the road.
- Highway safety concern regarding additional traffic turning right when travelling from the Cuckfield direction and using the mini roundabout.
- Access for construction traffic should be restricted as for Bolnore Village phases 4 and 5 and a reduced speed limit, with no parking on grass verges.
- Inadequate number of parking spaces, lack of space for deliveries and service vehicles to manoeuvre.
- Bolnore Road is already full of potholes and ruts. This development would (both in the construction phase and afterwards) further damage the road surface increasing the existing hazards for both road users and pedestrians.

Haywards Heath Town Council

The Town Council had no objections to the original scheme proposed for this site - application number DM/17/1615 refers - and for the most part, the comments and observations made then remain pertinent to this current application. (For the avoidance of doubt, they are listed below.)

Members are of the opinion that these latest proposals, which have evolved as a result of consultation with Mid Sussex District Council' Planning Officer and Urban Designer, are an improvement. The introduction of the Arts and Crafts style to the design of the buildings is to be welcomed as this would enable the development to assimilate into the existing street scene.

The Town Council does request, however, that the following issues are addressed by the applicants:

- *There must be adequate provision of charging points for electric cars and this must be future-proofed;*
- *Covered, secure storage facilities must be provided for both cycles and mobility scooters;*
- *If refuse is to be collected by a commercial operator - which in all likelihood it will be - this must always take place after 7:00am to ensure that all residents in the locality are not disturbed at an unreasonable hour.*

It is requested that developer Section 106 contributions for Local Community Infrastructure are allocated towards highway improvements in Bolnore Road.

COMMENTS AND OBSERVATIONS SUBMITTED IN RESPECT OF ORIGINAL APPLICATION DM/17/1615:

'After due consideration and discussion, Members of the Town Council's Planning Committee have no objections to this application for the redevelopment of numbers 23 and 25 Bolnore Road. The consensus is that the proposal has been well designed, is of a high specification and seeks to make a positive contribution to the character and street scene that exists in Bolnore Road. The development should appeal to the more able-bodied and active elderly members of the community who are looking to downsize to a residence that will give them the flexibility and security to make lifestyle changes should the need arise. Furthermore, the barn-style carport is an appealing feature as it may well provide an attractive and protective habitat for nesting wildlife such as bats and birds. Members request that from the outset, the carport is future-proofed by installing electric/hybrid car charging points (not to be confused with the mobility scooter facility).

Members understand that a Construction Management Plan (CMP) has been submitted with the application and this is to be welcomed at this early stage in proceedings. Long-standing residents of Bolnore Road, Beech Hurst Close and Wealden Way have had to endure disruption and inconvenience whilst a number of developments have been built in their locality and so one of the main objectives of this CMP must be the protection - as far as is possible - of resident amenity and property. Members have identified the following matters which they feel should be addressed by the CMP:

- in the spirit of neighbourliness and to demonstrate best practice, the developers must consult with local residents and notify them in advance of the key stages of the development, e.g. the demolition of the existing house at number 25 Bolnore Road; it is essential that lines of communication between the developers and residents are kept open;*
- the developers should be required to fund pre-commencement (of works) and post-completion surveys of the condition of Bolnore Road and should be obligated to rectify any defects that are attributable to construction traffic; regardless of this, a proportion of developer contributions should be allocated towards the reconstruction/resurfacing of the entire length of the road;*
- adequate provision must be made on site to accommodate all plant and machinery and the parking of contractors' and visitors' vehicles; Members are also led to believe that if this is unachievable, the developers would introduce a 'park and ride' scheme for contractors that would make use of one of the public car parks nearby;*
- during the demolition phase in particular, measures must be implemented to protect existing neighbouring properties and local residents from dust;*

- *wheel washing measures of the highest standard must be implemented to ensure that all roads in the vicinity are kept 'surgically' clean.*

Because the development does not include an affordable housing element, Members are informed that there will be a commuted financial contribution from the developers of approximately £150,000. This would seem to be rather on the low side and so the Town Council will seek an assurance from Mid Sussex District Council that this sum is indeed correct.'

Councillor Knight

If you are minded to approve this application I would like to call this application into committee please.

I still believe that even with the reduction of one house from the previous application, this is an over development.

I do not want to see the destruction of the Norwegian maple at the front.

The road has already seen significant development and hence increased traffic movements. The road at present is an appalling state and the issue of the BOAT section really needs to be addressed. There are also other development applications pending for this road.

SUMMARY OF CONSULTATIONS

Full details of the consultation responses summarised below can be viewed in Appendix B of this report.

MSDC Environmental Health - Protection

No objection, subject to conditions.

MSDC Environmental Health - Contaminated Land

No Comment.

MSDC Street Naming and Numbering Officer

Request informative is added to any decision notice granting approval.

MSDC Urban Designer

No objection.

Ecologist

No objection, subject to conditions.

MSDC Leisure and Culture

No objection.

MSDC Drainage Engineer

No objection, subject to conditions.

WSCC Highways

No objection, subject to conditions.

WSCC Flood Risk

No objection, subject to condition.

MSDC Arboriculturist

No objection, in principle and would most likely support a revised report that retains and protects the RPA of T1 Norway Maple.

INTRODUCTION

Planning permission is being sought for the demolition of dwelling at No. 25 and garage at No. 23 Bolnore Road and redevelopment to form 15 sheltered dwellings for the elderly, comprising 8 retirement cottages and 7 retirement apartments, including communal facilities, access, car parking and landscaping.

RELEVANT PLANNING HISTORY

DM/17/1615 Demolition of dwelling at No.25 and garage at No.23 Bolnore Road and redevelopment to form 16 sheltered dwellings, including communal facilities, access, car parking, and landscaping. Withdrawn 16.04.2018.

SITE AND SURROUNDINGS

The site is located on the south side of Bolnore Road and consists of two large detached 2 storey properties set in substantial gardens. A pedestrian footpath runs along the side of no.25. The houses are both of a traditional arts and crafts design.

Opposite the site are two large detached properties and adjacent to these Beech Hurst Close, with more modest houses in smaller plots. To the north are further large detached properties in Bolnore Road, immediately to the south west there is a footpath and beyond this is a block of sheltered flats (Joan Nightingale House), while at the rear are further sheltered accommodation flats in Amberley Close (Oakwood and Hanover Court).

APPLICATION DETAILS

Planning permission is being sought for the demolition of dwelling at No. 25 and garage at No. 23 Bolnore Road and redevelopment to form 15 sheltered dwellings for the elderly, comprising 8 retirement cottages and 7 retirement apartments, including communal facilities, access, car parking and landscaping.

The age of residents would be restricted to those aged 60 and over with a communal garden for residents and a communal lounge on the ground floor of the apartment building. Other features are a visiting House Manager to deal with the day to day running of the development and an emergency alarm system fitted in each of the dwellings and communal areas for use by the residents in an emergency. The units would also be fitted out with features such as electric sockets positioned at a raised height for ease of access and to avoid bending and the cottages are designed so that the stairs can be adapted to accommodate a stair lift if required.

The apartment building would be sited at the front of the site in the current location of No. 25 and the detached garages of both Nos 23 and 25 Bolnore Road. The proposal is for a two storey building designed in an Art and Craft style to reflect the design of the existing properties in the street including No.23. The front and rear elevations have gables and the footprint has a stepped element to the rear and side elevation together with a stepping down of the ridge line.

Dormers are also proposed in the roof space to provide second bedrooms to the first floor apartments. Each apartment would have some private amenity space in the form of private patios in the case of the ground floor apartments and balconies for the first floor apartments.

The 8 cottages to the rear would be sited adjacent to the rear boundary and arranged as 4 sets of semi-detached properties with private rear gardens. The houses would have similar design features to that of the apartment building, with pitched roof and gables to the front and rear.

A parking area with car ports would be located to the rear of no.23 Bolnore road. The proposed materials for both the apartment building and cottages are brickwork, tile hanging, white render and dark timber for the elevations. Clay roof tiles are proposed for the roof and timber windows and doors.

LIST OF POLICIES

District Plan

The Mid Sussex District Plan (adopted March 2018) forms part of the development plan against which the application would be determined.

The relevant policies are:

Policy DP4 - Housing

Policy DP6 - Settlement Hierarchy

Policy DP17 - Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)
Policy DP20 - Securing Infrastructure
Policy DP21 - Transport
Policy DP26 - Character and Design
Policy DP29 - Noise, Air and Light Pollution
Policy DP37 - Trees, Woodland and Hedgerows
Policy DP38 - Biodiversity
Policy DP39 - Sustainable Design and Construction
Policy DP41 - Flood Risk and Drainage

Haywards Heath Neighbourhood plan

The Haywards Heath Neighbourhood plan was 'made' in December 2016 and so forms part of the development plan. In accordance with the Planning and Compulsory Purchase Act 2004 and the NPPF, an assessment has been undertaken of neighbourhood plan policies to identify if there are any in conflict with the District Plan. Where there is a conflict the weight to the policy has been identified.

The most relevant policies are:

E7 (Sustainable Urban Drainage)
E9 (Design)
E13 (Good quality private outdoor space which is appropriate to the development proposed)
H8 (Housing Development within the Built up Area Boundary)

National Policy

National Planning Policy Framework (NPPF) (Jul 2018)

The NPPF sets out the government's policy in order to ensure that the planning system contributes to the achievement of sustainable development. Paragraph 8 sets out the three overarching objectives economic, social and environmental. This means ensuring sufficient land of the right types is available in the right places and at the right time to support growth; supporting strong, vibrant and healthy communities by ensuring a sufficient number and range of homes can be provided; fostering a well-designed and safe built environment; and contributing to protecting and enhancing the natural, built and historic environment; and using natural resources prudently. An overall objective of national policy is "significantly boosting the supply of homes"

Paragraphs 10 and 11 apply a presumption in favour of sustainable development. Paragraph 11 states:

"For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

However, paragraph 12 makes clear that:

"The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed."

Paragraph 15 states:

"The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings."

With specific reference to decision-taking, the document provides the following advice:

Paragraph 38 states that: *"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."*

Paragraph 47 states: *"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing."*

ASSESSMENT (Consideration of Key Issues)

Principle of Development

The application seeks planning permission for the demolition of dwelling at No. 25 and garage at No. 23 Bolnore Road and redevelopment to form 15 sheltered dwellings for the elderly, comprising 8 retirement cottages and 7 retirement apartments, including communal facilities, access, car parking and landscaping.

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Specifically Section 70 (2) of the Town and Country Planning Act 1990 states:

"In dealing with such an application the authority shall have regard to:

- a) The provisions of the development plan, so far as material to application,*
- b) And local finance considerations, so far as material to the application, and*
- c) Any other material considerations."*

Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

Using this as the starting point the development plan in Mid Sussex consists of the District Plan (2018) and the Haywards Heath Neighbourhood Plan.

The District Plan has been adopted and the Council can demonstrate a 5 year supply of deliverable housing land.

As the proposed development is within the built up area of Haywards Heath, the principle of additional windfall housing development is acceptable under Policy DP6 of the District Plan which states:

"Development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design), and not cause harm to the character and function of the settlement."

The Haywards Heath Neighbourhood Plan has a similar policy, Policy H8, which states:

Policy H8 - Housing Development within the Built up Area Boundary - Housing development within the Haywards Heath built-up area boundary, as defined, will be permitted including infill development and change of use or redevelopment to housing where it meets the following criteria:

- *The scale, height and form fit unobtrusively with the existing buildings and the character of the street scene.*
- *Spacing between buildings would respect the character of the street scene.*
- *Haywards Heath Town Council Neighbourhood Plan: Our Bright Future - Made Version*
- *Gaps which provide views out of the Town to surrounding countryside are maintained.*
- *Materials are compatible with the materials of the existing building.*
- *The traditional boundary treatment of an area is retained and, where feasible reinforced.*
- *The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*

It is therefore considered that the principle of a residential development within the built up area is acceptable.

Design and visual impact

Policy DP26 requires development to be well designed and reflect the distinctive character of the towns and villages and states:

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*

- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development.*

Policy E9 of the Neighbourhood Plan has a similar aim and seeks to ensure that new development will protect and reinforce the local character within the locality of the site.

The application follows the withdrawal of an earlier application on the site for 16 units, following concerns around the design of the scheme. The applicants have now submitted a scheme which uses Arts and Crafts styling and the Urban Designer is now supportive of the application following amendments to the elevations of the apartment building and the layout of the cottages at the rear and has commented:

The overall site layout is now much improved with the parking more discreetly accommodated in the south east corner of the site where it will be least visible, and with much of it being housed within car barns that reduce the amount of visible parking and help define and enclose the space.

The proposed development has been significantly improved compared to the previous planning application proposal particularly in relation to the Bolnore Road frontage. The loss of the overtly classical elements and reliance on an Arts and Crafts language echoes the characteristics of the existing houses and gives the design more coherence, while the set-back / asymmetrical sub-division of the frontage has helped reduce the building's apparent scale along the street frontage.

The natural repeated rhythm and overall design approach of the semi-detached "cottages" now work well and they evoke a run of alms-houses particularly now they are consistently spaced. They also attractively close the view at the end of the vehicular access.

The Urban Designer overall has no objections to the scheme subject to a condition requiring further details of the position of the rainwater downpipes; the design of the windows; Along with a condition requiring the submission of detailed drawings of the decorative barge boarding and balustrading.

It is therefore considered that the proposal would comply with policy DP26 of the District Plan and Policy E9 of the Neighbourhood Plan.

Effect on neighbouring amenity

Policy DP26 of the Mid Sussex District Plan stipulates that development does not cause significant harm to the amenities of existing nearby residents and future

occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight.

In regard to neighbouring amenity some of the objections received refer to overlooking and loss of privacy particularly from the proposed cottages at the rear of the site. However the nearest properties to the cottages would be no's 23 and 21 Bolnore Road and there would be a distance of some 37m between no.23 and the proposed cottages at the rear, while the closest cottage to no.21 would be some 32m away. It is considered that given these distances loss of privacy and overlooking would not be significant. To the rear the cottages would be screened by the existing boundary treatment in the form of mature trees and in addition there would be between 28 to 30m distance between the rear of the cottages and the sheltered housing at the rear.

In terms of the new apartment building there would be 14m between no.23 and the side elevation of the new building with the new access road in between. To the south west side there is the existing footpath with mature trees on the boundary and the nearest building Joan Nightingale House would be some 45m away.

In conclusion it is considered that the given the proposed siting and orientation of the new apartment building and the cottages to the rear, combined with the distances from adjoining properties and the existing boundary treatments the development would not give rise to any significant overlooking or loss of privacy.

The application will introduce parking to the rear of no.23 and there is the potential for noise and disturbance. However in this case given the age restriction of future occupants and the distance between the rear parking area and no.23, along with the proposal for planting and 1.8m high fence on the boundary, which would screen the parking area, this aspect of the proposals is considered acceptable.

It is therefore considered that the proposal would comply with policy DP26 of the District Plan.

Impact on trees

Policy DP37 of the Mid Sussex District Plan states that: *"The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected."*

Several trees on site are to be removed to facilitate the development and it is noted that the site currently has no trees subject to TPOs and is not within a conservation area. An Arboricultural Assessment and method statement has been submitted with application which the MSDC Arboriculturist has considered and has raised no objections, stating that:

'most of these trees are of poor quality or well within the site and not publically visible. Consequently, these trees should not act as a constraint upon the development.'

Replacement tree planning is proposed as part of the landscaping of the site and the MSDC Arboriculturist is satisfied that:

'new trees are to be planted throughout the site, these trees are to be "Heavy Standards" in size and so should have a very good chance of growing to maturity. Maintenance of these trees has been addressed within the landscape plan provided, including: planting, watering, support & feeding.'

The only area of concern was a large mature tree to the front of the site, a Norway Maple which was to be felled as it was close to the new access to the site. Unlike to the other trees to be felled, the Norway Maple tree is highly visible to the public views and makes a significant contribution to the street scene and character of the area. Following negotiation the tree is now to be retained and a 'no dig' construction method to be used for this section of the access.

It is therefore considered that the proposal would comply with the policy DP37.

Ecology

Para 170 of the NPPF highlights that the planning system should contribute to and enhance the natural and local environment by, amongst other things protecting and enhancing valued landscapes and minimising impacts on biodiversity and providing net gains where possible. In determining planning applications, para 175 sets out a number of principles that local planning authorities should apply in trying to conserve and enhance biodiversity, which include the following;

- *if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- *Opportunities to incorporate biodiversity in and around developments should be encouraged.*

Policy DP38 of the District Plan also seeks to ensure that biodiversity will be protected and enhanced.

An Ecology report has been submitted with the application which has been assessed by the MSDC Consultant Ecologist who has raised no objections and has commented:

The proposal will involve the loss of several bat roosts. Whilst one of these is a roost of a Myotis sp., it is highly unlikely to be a rare Myotis species and, as only one individual bat was observed, it appears to be of relatively low conservation significance for maintaining local populations.

The report recommends that some bat boxes or bat tubes are incorporated into the design of the cottages and the new apartment building and the Consultant Ecologist welcomes this and has recommended a condition to ensure that the mitigation proposed in the ecology report is carried out.

It is therefore considered that the proposal would comply with the above policies.

Ashdown Forest

Under the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'), the competent authority - in this case, Mid Sussex District Council - has a duty to satisfy itself that any plans or projects that they regulate (including plan making and determining planning applications) are not likely to have a significant effect on a European site of nature conservation importance. For most developments in Mid Sussex, the European sites of focus are the Ashdown Forest Special Protection Area (SPA) and Ashdown Forest Special Area of Conservation (SAC). Planning permission cannot be granted by the District Council where the likelihood of significant effects exists. The main issues are recreational disturbance on the SPA and atmospheric pollution on the SAC, particularly arising from traffic emissions.

The application site is outside of the 7km zone of influence and thus there would be no effect on the SPA from recreational disturbance.

Increased traffic emissions as a consequence of new development may result in atmospheric pollution on Ashdown Forest. The main pollutant effects of interest are acid deposition and eutrophication by nitrogen deposition. High levels of nitrogen may detrimentally affect the composition of an ecosystem and lead to loss of species.

The proposed development has been assessed through the Mid Sussex Transport Study (Updated Transport Analysis) as windfall development of a net increase of up to 14 units, such that its potential effects are incorporated into the overall results of the transport model which indicates there would not be an overall impact on Ashdown Forest. Sufficient windfall capacity exists within the development area. This means there is not considered to be a significant in combination effect on the Ashdown Forest SAC by this development proposal.

This application has been screened for its potential effects on the SPA and SAC. This exercise has indicated that there is no likelihood of significant effects. A screening assessment sets out the basis for this conclusion.

In view of the above it is considered that the proposal would accord with policy DP17 of the District Plan.

Access, parking and highway safety

Policy DP21 the District Plan requires development to: be sustainably located to minimise the need for travel, promote alternative means of transport to the private car, including provision of suitable facilities for secure and safe cycle parking, not cause a severe cumulative impact in terms of road safety and increased traffic congestion, be designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages, and provide adequate car parking in accordance with parking standards as agreed by the Local Planning Authority or in accordance with the relevant Neighbourhood Plan.

The access to the development would be onto Bolnore Road in a similar location to the existing access to both houses. A new separate access would be created for No.23 Bolnore Road. The application proposes a total of 20 parking spaces (comprising 11 carport barn spaces and 9 surface parking spaces including 2 disabled spaces) along with cycle parking. Each of the proposed cottages would have a secure cycle store within their rear gardens with a separate secure cycle store proposed to serve the apartment block.

The WSCC Highways has reviewed the information relating to highways and no objections are raised in principle to the proposed access and parking arrangement.

The comments of the Town Council are noted concerning the provision of charging points for electric cars and this issues has been discussed with applicant and an update will be provided at the committee meeting.

In view of the above it is considered that the proposals are acceptable in regard to traffic issues proposals subject to conditions to secure the car parking and cycle parking and would comply with the above policies.

Drainage

Policy DP41 of the District Plan requires development proposals to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. In areas that have experienced flooding in the past, use of Sustainable Drainage Systems should be implemented unless demonstrated to be inappropriate.

The WSCC drainage engineer has considered the application and has no objection to the application subject to conditions.

Therefore the application is considered to comply with policy DP41 of the District Plan.

Affordable Housing

Policy DP31 requires the provision of 30% affordable housing for all residential developments providing 11 dwellings or more.

As the application is proposing a development of 15 dwellings an affordable housing contribution of 30% would normally be required. In this case due to the specialised nature of the proposed housing and the age restriction on the future occupiers, it has been agreed with housing officers that a commuted payment towards off-site provision is acceptable.

The application has been through a viability exercise in respect of the commuted payment as initially the applicant was of the view that the scheme would not be viable if a financial contribution was required for affordable housing. Following the report of the District Valuer which recommends that the development could provide an affordable housing contribution of £153,106 and still be viable, the applicant has agreed to pay this amount and it will be included in the S106.

It is considered that having regard to the above the application would comply with policy DP31 of the District Plan.

Infrastructure contributions

The National Planning Policy Framework sets out the government's policy on planning obligations in paragraphs 203 and 204. Respectively, these paragraphs state:

"Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition."

and:

"Planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development."

Policy DP20 requires applicants to provide for the costs of additional infrastructure required to service their developments and mitigate their impact. These are usually secured through the signing of a legal agreement. All requests for infrastructure payments must meet the 3 tests of the Community Infrastructure Levy (CIL) Regulations 2010. In accordance with the adopted SPD the required levels of contributions are set out below:-

WSSC contributions:

No contribution towards education is required in this case as the application is a housing development for the elderly.

Libraries - £3,571

TAD - £26,427

District Council Contributions:

Children's playing space: As this is an age restricted development contributions toward play and kickabout are not required in this instance.

Formal sport	£15,504
Community Buildings	£8,892
Local Community Infrastructure	£10,095
Off site affordable housing contribution	£153,106

In accordance with the Recommendation in the Executive Summary it is recommended that permission not be granted until such time as these contributions have been secured within a signed legal agreement.

Conclusions

Planning permission is being sought for the demolition of dwelling at no. 25 and garage at no. 23 Bolnore road and redevelopment to form 15 sheltered dwellings for the elderly, comprising 8 retirement cottages and 7 retirement apartments, including communal facilities, access, car parking and landscaping.

The apartment building would be sited at the front of the site in the current location of No. 25 and the detached garages of both Nos 23 and 25 Bolnore Road. The proposal is for a two storey building designed in an Art and Craft style to reflect the design of the existing properties in the street including No.23.

The 8 cottages to the rear would be sited adjacent to the rear boundary and arranged as 4 sets of semi-detached properties with private rear gardens. The houses would have similar design features to that of the apartment building, with pitched roof and gables to the front and rear.

Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the development plan and then to take account of other material planning considerations including the NPPF.

National planning policy states that planning should be genuinely plan led. The Council has a recently adopted District Plan and is able to demonstrate that it has a five year housing land supply. Planning decisions should therefore be in accordance with the development plan unless material considerations indicate otherwise. As the Council can demonstrate a 5 year supply of deliverable housing land the planning balance set out in the NPPF is an un-tilted one.

Weighing in favour of the scheme is that the development will provide 15 sheltered accommodation residential units, at a time where there is a general need for Local Authorities to boost significantly the supply of housing and this should be given positive weight. The New Homes Bonus is a material planning consideration and if permitted the Local Planning Authority would receive a New Homes Bonus for the units proposed, together with local infrastructure contributions.

The applicants have amended the scheme to address the initial concerns of the Councils Urban Designer. The design of both the apartment building and the semi-detached cottages at the rear are now considered to be acceptable.

The scheme would provide an off-site affordable housing following a viability exercise and is acceptable in parking and highways terms.

There will be a neutral impact in respect of a number of issues such as drainage, impact on neighbouring amenities, traffic and the Ashdown Forest.

The application is therefore considered to comply with policies DP4, DP6, DP17, DP26, DP20, DP21, DP29, DP37, DP38, DP39 and DP41 of the District Plan, policies E7, E9, E13, and H8 of the Haywards Heath Neighbourhood Plan and the broader requirements of the NPPF.

APPENDIX A – RECOMMENDED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The occupation of the units hereby approved shall be limited to that of sheltered accommodation for the elderly only. For this purpose elderly is where one or more of the proposed occupants of each dwelling is over 60 years of age, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of local amenities and to comply with Policy DP30 of the District Plan.

3. The lighting scheme installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011) for zone E3. Thereafter the approved installation shall be maintained and operated in accordance with zone E3 requirements unless the Local Planning Authority gives its written consent to a variation.

Reason: To protect the amenity of local residents and to accord with policy DP26 of the District Plan.

4. Construction hours: Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:

- Monday to Friday: 08:00 - 18:00 Hours
- Saturday: 09:00 - 13:00 Hours
- Sundays and Bank/Public Holidays: no work permitted

Reason: To protect the amenity of local residents and to accord with policy DP26 of the District Plan.

5. Deliveries: Deliveries or collection of plant, equipment or materials for use during the demolition/construction phase shall be limited to the following times:

- Monday to Friday: 08:00 - 18:00 hrs
- Saturday: 09:00 - 13:00 hrs
- Sundays and Bank/Public Holidays: None permitted

Reason: To protect the amenity of local residents and to accord with policy DP26 of the District Plan.

6. No burning materials: No burning of demolition/construction waste materials shall take place on site.

Reason: To protect the amenity of local residents from smoke, ash, odour and fume.

7. No development shall be carried out until a schedule and/or samples of materials and finishes to be used for external walls, windows and roof of the proposed buildings have been submitted to and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policy DP26 of the District Plan

8. Prior to the commencement of construction of any dwelling or building subject of this permission, including construction of foundations, full details of a hard and soft landscaping scheme shall be submitted to and approved by the Local Planning Authority. These details shall include 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. These and these works shall be carried out as approved. These works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to accord with policy DP26 of the District Plan.

9. Prior to the commencement of construction of any dwelling or building subject of this permission, including construction of foundations the following details shall be submitted to and approved in writing by the Local Planning Authority which relate to the apartment block:

- (a) the position of the rainwater downpipes;
- (b) the design of the windows;

and the development shall be carried out in accordance with such details as approved by the Local Planning Authority.

Reason: In the interests of visual amenity and of the environment of the development and to accord with policy DP26 of the District Plan

10. Prior to the commencement of construction of any dwelling or building subject of this permission, including construction of foundations the following details shall be submitted to and approved in writing by the Local Planning Authority: detailed drawings (elevations and sections provided at 1:20 scale and in their elevational context) of the decorative barge boarding and balustrading and the development shall be carried out in accordance with such details as approved by the Local Planning Authority.

Reason: In the interests of visual amenity and of the environment of the development and to accord with policy DP26 of the District Plan.

11. Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the

Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: hours of construction working; measures to control noise affecting nearby residents; wheel cleaning/chassis cleaning facilities; dust control measures; pollution incident control and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of local residents from noise and dust emissions during construction and to comply with policy DP26 of the District Plan.

12. The development hereby permitted shall not proceed until details of the proposed surface water and foul drainage and means of disposal, including details of surface water management during construction and details of future maintenance, have been submitted to and approved by the Local Planning Authority, in agreement with Southern Water, and shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

Reason: To ensure that the proposed development is satisfactorily drained and to accord with Policy DP41 of the District Plan.

13. No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development and to accord with Policy DP21 of the District Plan.

14. No part of the development shall be first occupied until the cycle parking spaces have been provided in accordance with the approved plans. These spaces shall thereafter be retained for their designated use.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to accord with Policy DP21 of the District Plan.

15. Development shall proceed in strict accordance with the recommendation set out in the Phase 1 Habitat Survey and Phase 2 Bat Emergence Surveys Report by Abbas Ecology, updated February 2018.

Reason: To ensure that the proposals avoid adverse impacts on protected and priority species and contribute to a net gain in biodiversity, in accordance with DP38 of the District Plan and 175 of the NPPF.

16. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and developers advice can be found at www.midsussex.gov.uk/streetnaming or by phone on 01444 477175.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location and Block Plan	1709 31		22.03.2018
Block Plan	1709 32	B	01.11.2018
General	1709 33	A	20.09.2018
General	1709 33	C	01.11.2018
Existing Elevations	1709 46		22.03.2018
Proposed Elevations	1709 43	A	20.09.2018
Proposed Floor Plans	1709 37	A	20.09.2018
Proposed Elevations	1709 38	A	20.09.2018
Proposed Elevations	1709 40	A	20.09.2018
Proposed Elevations	1709 41	A	20.09.2018
Existing Elevations	1709 45		22.03.2018
Survey	1709 44		22.03.2018
Proposed Floor and Elevations Plan	1709 34	B	01.11.2018
Proposed Floor Plans	1709 35	B	01.11.2018
Proposed Elevations	1709 36	B	01.11.2018

APPENDIX B – CONSULTATIONS

Parish Consultation

The Town Council had no objections to the original scheme proposed for this site ' application number DM/17/1615 refers ' and for the most part, the comments and observations made then remain pertinent to this current application. (For the avoidance of doubt, they are listed below.)

Members are of the opinion that these latest proposals, which have evolved as a result of consultation with Mid Sussex District Council' Planning Officer and Urban Designer, are an improvement. The introduction of the Arts and Crafts style to the design of the buildings is to be welcomed as this would enable the development to assimilate into the existing street scene.

The Town Council does request, however, that the following issues are addressed by the applicants:

- there must be adequate provision of charging points for electric cars and this must be future-proofed;
- covered, secure storage facilities must be provided for both cycles and mobility scooters;
- if refuse is to be collected by a commercial operator ' which in all likelihood it will be ' this must always take place after 7:00am to ensure that all residents in the locality are not disturbed at an unreasonable hour.

It is requested that developer Section 106 contributions for Local Community Infrastructure are allocated towards highway improvements in Bolnore Road.

COMMENTS AND OBSERVATIONS SUBMITTED IN RESPECT OF ORIGINAL APPLICATION DM/17/1615:

'After due consideration and discussion, Members of the Town Council's Planning Committee have no objections to this application for the redevelopment of numbers 23 and 25 Bolnore Road. The consensus is that the proposal has been well designed, is of a high specification and seeks to make a positive contribution to the character and street scene that exists in Bolnore Road. The development should appeal to the more able-bodied and active elderly members of the community who are looking to downsize to a residence that will give them the flexibility and security to make lifestyle changes should the need arise. Furthermore, the barn-style carport is an appealing feature as it may well provide an attractive and protective habitat for nesting wildlife such as bats and birds. Members request that from the outset, the carport is future-proofed by installing electric/hybrid car charging points (not to be confused with the mobility scooter facility).

Members understand that a Construction Management Plan (CMP) has been submitted with the application and this is to be welcomed at this early stage in proceedings. Long-standing residents of Bolnore Road, Beech Hurst Close and Wealden Way have had to endure disruption and inconvenience whilst a number of developments have been built in their locality and so one of the main objectives of this CMP must be the protection ' as far as is possible ' of resident amenity and property. Members have identified the following matters which they feel should be addressed by the CMP:

- in the spirit of neighbourliness and to demonstrate best practice, the developers must consult with local residents and notify them in advance of the key stages of the development, e.g. the demolition of the existing house at number 25 Bolnore Road; it is essential that lines of communication between the developers and residents are kept open;
- the developers should be required to fund pre-commencement (of works) and post-completion surveys of the condition of Bolnore Road and should be obligated to rectify any defects that are attributable to construction traffic; regardless of this, a proportion of developer contributions should be allocated towards the reconstruction/resurfacing of the entire length of the road;
- adequate provision must be made on site to accommodate all plant and machinery and the parking of contractors' and visitors' vehicles; Members are also led to believe that if this is unachievable, the developers would introduce a 'park and ride' scheme for contractors that would make use of one of the public car parks nearby;
- during the demolition phase in particular, measures must be implemented to protect existing neighbouring properties and local residents from dust;

- wheel washing measures of the highest standard must be implemented to ensure that all roads in the vicinity are kept 'surgically' clean.

Because the development does not include an affordable housing element, Members are informed that there will be a commuted financial contribution from the developers of approximately £150,000. This would seem to be rather on the low side and so the Town Council will seek an assurance from Mid Sussex District Council that this sum is indeed correct.'

MSDC Urban Designer

Summary and Overall Assessment

The loss of existing trees and the fine house at 25 Bolnore Road is unfortunate. However the proposed elevations and layout have been improved in relation to the previous planning application particularly in respect of the most visible part of the scheme on the Bolnore Road frontage. The Arts and Crafts styling appropriately echoes the existing houses and results in a more architecturally cohesive proposal and the run of consistently designed cottages at the rear of the site particularly benefit from strong order and rhythm. However elevations are still let down by an untidy variety of window proportions and sizes, unnecessarily small glazing panels (generating fake glazing bars) and odd rainwater downpipe positions. The small scale of the submitted drawings also does not show key elements in sufficient detail.

I therefore have no objections to the scheme but in addition to the normal conditions covering facing materials (including windows) and landscaping (including the design of all boundary treatment and gateways), I would recommend a condition requiring further approval of: (a) the position of the rainwater downpipes; (b) the design of the windows. I would also like a condition requiring detailed drawings (elevations and sections provided at 1:20 scale and in their elevational context) the decorative barge boarding and balustrading.

Demolition of 25 Bolnore Road

25 Bolnore Road is a well-designed house that dates approximately from the late Victorian period. The elevations feature a rich variety of facing materials that are formally combined floor by floor that avoids the façade looking busy. The façade also benefits from careful detailing of the stone-framed windows at ground floor level and from deep window reveals and patterned tilework on the first floor. The semi-hipped 3 storey bay on the Bolnore Road elevation and the double fronted configuration of the return west elevation also successfully addresses the building's corner position. Lastly, the building is part of a group of houses of a similar size and character in which it sits harmoniously. For all these reasons the house contributes positively to the surrounds and its loss is unfortunate.

Layout and Landscaping

The overall site layout is now much improved with the parking more discreetly accommodated in the south east corner of the site where it will be least visible, and with much of it being housed within car barns that reduce the amount of visible parking and help define and enclose the space.

The re-positioning of the sub-station from the Bolnore Road frontage, also to the south-east corner, will help improve the attractiveness of the road boundary. The employment of hedges both along this frontage and around the other boundaries across the site should provide an attractive backdrop. The retention of the large maple and adjacent beech tree at the front of no.25 will play an important role in softening the new development.

The cottages have been pulled marginally further from the existing trees to the south of the site. They are nevertheless still quite close; however this is a matter for our arboriculturist to assess.

Bolnore Road Apartment Block

The south side of this part of Bolnore Road feature detached houses with generous separation gaps and soft landscaping at the front, side and rear. While there are retirement homes with larger footprint immediately to the west and south, these are heavily screened from the road by mature tree belts around their boundaries.

The proposed development has been significantly improved compared to the previous planning application proposal particularly in relation to the Bolnore Road frontage. The loss of the overtly classical elements and reliance on an Arts and Crafts language echoes the characteristics of the existing houses and gives the design more coherence, while the set-back / asymmetrical sub-division of the frontage has helped reduce the building's apparent scale along the street frontage.

The north-east elevation is also an important facade as it will be visible from Bolnore Road. Although improvements have been made, notably the roofline now steps in response to the slope, the combination of poor positioning and inconsistent design of the windows/doors undermines the composition of this long façade.

The rear / south east elevation has been improved with its natural symmetry now being matched with a more consistent roofline.

The other flank / south-west elevation benefits from a more disciplined façade than the other flank with more consistently proportioned and positioned fenestration. Although like the other flank, the rainwater downpipe is unfortunately positioned in the middle of the building face.

Rear Block / Cottages

The natural repeated rhythm and overall design approach of the semi-detached "cottages" now work well and they evoke a run of alms-houses particularly now they are consistently spaced. They also attractively close the view at the end of the vehicular access.

Ecologist

Recommendation:

The proposal will involve the loss of several bat roosts. Whilst one of these is a roost of a *Myotis* sp., it is highly unlikely to be a rare *Myotis* species and, as only one individual bat was observed, it appears to be of relatively low conservation significance for maintaining local populations. As such and subject to MSDC being satisfied that in all other respects, granting consent is in the public interest, then it is likely that a licence can be obtained from Natural England. There appear to be no other significant biodiversity implications, subject to some basic precautions. Therefore, subject consent being deemed to be in the public interest and subject to the following condition, there are, in my opinion, no biodiversity policy reasons for refusal:

Development shall proceed in strict accordance with the recommendation set out in the Phase 1 Habitat Survey and Phase 2 Bat Emergence Surveys Report by Abbas Ecology, updated February 2018.

Reason: To ensure that the proposals avoid adverse impacts on protected and priority species and contribute to a net gain in biodiversity, in accordance with DP38 of the District Plan and 175 of the NPPF.

WSSC Flood Risk

West Sussex County Council (WSSC), in its capacity as the Lead Local Flood Authority (LLFA), has been consulted on the above proposed development in respect of surface water drainage.

The following is the detailed comments of the LLFA relating to surface water drainage and flood risk for the proposed development and any associated observations and advice.

Flood Risk Summary

Modelled surface water flood risk: Low risk

Comments: Current uFMfSW mapping shows the proposed site is at low risk from surface water flooding.

This risk is based on modelled data only and should not be taken as meaning that the site will/will not definitely flood in these events.

However the surface water management strategy should consider this risk and suitable mitigation measures with any existing surface water flow paths across the site maintained.

Reason: NPPF paragraph 103 states - 'When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere.'

Therefore, a wholesale site level rise via the spreading of excavated material should be avoided.

Modelled ground water flood risk susceptibility: Low risk

Comments: The area of the proposed development is shown to be at low risk from ground water flooding based on the current mapping.

Ground water contamination and Source Protection Zones.

The potential for ground water contamination within a source protection zone has not been considered by the LLFA. The LPA should consult with the EA if this is considered as risk.

Records of any historic flooding within the site? No

Comments: We do not have any records of historic flooding within the confines of the proposed site. This should not be taken that this site has never suffered from flooding, only that it has never been reported to the LLFA.

Watercourses on site or nearby? Yes

Comments: Current Ordnance Survey mapping shows an ordinary watercourse within approximately 50m of the south west boundary of the proposed development area.

Local or field boundary ditches, not shown on Ordnance Survey mapping, may exist around the site. If present these should be maintained and highlighted on future plans.

No development should take place within 5m of any ordinary watercourse. If works are undertaken within, under, over or up to an Ordinary Watercourse, even if this is temporary, an Ordinary Watercourse Consent (OWC) may need to be applied for from the District or Borough Council.

Future development - Sustainable Drainage Systems (SuDs)

No FRA or Drainage Strategy has been included with this application. The application form states that an 'Ordinary Watercourse' will be used to dispose of the site's surface water.

There is not enough information contained within this application to comment further or to determine whether the NPPF, PPG and associated guidance documents such as Defra's Non Statutory Technical Standards for Sustainable Drainage Systems will be met.

Following the SuDS hierarchy and the spirit of SuDS implementation, betterment for surface water systems on the new developments should be sought. This could include retention at source through green roofs, permeable paving and swales prior to disposal to reduce peak flows. SuDS landscaping, could significantly improve the local green infrastructure provision and biodiversity impact of the developments whilst having surface water benefits too.

Development should not commence until finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles, for the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should demonstrate that the surface water runoff generated up to and including the 1 in 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event.

Development shall not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved designs.

Please note that Schedule 3 of the Flood and Water Management Act 2010 has not yet been implemented and WSCC does not currently expect to act as the SuDS Approval Body (SAB) in this matter.

MSDC Environmental Health

Main Comments: There is lack of information regarding the proposed lighting scheme in terms of the lux levels local residents will experience. A condition should therefore be attached with regards to ensuring the lighting achieves the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011) for zone E3.

Additionally, given the proximity of nearby existing residents to the application site, there is a concern with regards to the impact of the construction work which will produce a certain level of noise. Conditions are therefore recommended in order to try and minimise the impact as far as reasonably practicable.

Recommendation: Approve with conditions

1. The lighting scheme installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011) for zone E3. Thereafter the approved installation shall be maintained and

operated in accordance with zone E3 requirements unless the Local Planning Authority gives its written consent to a variation.

Reason: To protect the amenity of local residents

2. Construction hours: Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:

- Monday to Friday: 08:00 - 18:00 Hours
- Saturday: 09:00 - 13:00 Hours
- Sundays and Bank/Public Holidays: no work permitted

Reason: To protect the amenity of local residents.

3. Deliveries: Deliveries or collection of plant, equipment or materials for use during the demolition/construction phase shall be limited to the following times:

- Monday to Friday: 08:00 - 18:00 hrs
- Saturday: 09:00 - 13:00 hrs
- Sundays and Bank/Public Holidays: None permitted

Reason: To protect the amenity of local residents

4. No burning materials: No burning of demolition/construction waste materials shall take place on site.

Reason: To protect the amenity of local residents from smoke, ash, odour and fume.

MSDC Environmental Health - Contaminated Land

No comment.

MSDC Street Naming and Numbering Officer

I note from the list of planning applications received during the week 5th April to 11th April that the applications listed below will require address allocation if approved.

Planning application number:

DM/18/1280
DM/18/1288
DM/18/1324
DM/18/1401
DM/18/1407
DM/18/1076
DM/18/1274
DM/18/1364

Please could I ask you to ensure that the following informative is added to any decision notice granting approval:

Informative: Info29

The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming & Numbering Officer before work starts on site. Details of fees and advice for developers can be found at www.midsussex.gov.uk/streetnaming or by phone on 01444 477175.

MSDC Culture - 23/04/2018

Thank you for the opportunity to comment on plans for the demolition of dwelling at No. 25 and garage at No. 23 Bolnore Road and redevelopment to form 15 sheltered dwellings for the elderly, comprising 8 retirement cottages and 7 retirement apartments, including communal facilities, access, car parking and landscaping on behalf of the Head of Corporate Resources. The following leisure contributions are required to enhance capacity and provision due to increased demand for facilities in accordance with the Local Plan policy and SPD which require contributions for developments of over 5 units.

CHILDRENS PLAYING SPACE

As this is an age restricted development contributions toward play and kickabout are not required in this instance.

FORMAL SPORT

In the case of this development, a financial contribution of £13,481 is required toward the provision of formal sport facilities in Beech Hurst Gardens (tennis and / or bowls), IDP Ref: HH/165.

COMMUNITY BUILDINGS

The provision of community facilities is an essential part of the infrastructure required to service new developments to ensure that sustainable communities are created. In the case of this development, a financial contribution of £5,856 is required toward enhancements to the Age UK community building in Haywards Heath.

In terms of the scale of contribution required, these figures are calculated on a per head formulae based upon the number of units proposed and average occupancy (as laid out in the Council's Development and Infrastructure SPD) and therefore is commensurate in scale to the development. The Council maintains that the contributions sought as set out are in full accordance with the requirements set out in Circular 05/2005 and in Regulation 122 of the Community Infrastructure Levy Regulations 2010.

28/09/2018

The revised contributions are as follows:

Formal Sport £15,504

Community Buildings £8,892

MSDC Housing

The applicant is proposing a development of 15 dwellings which gives rise to an affordable housing contribution of 30%. Our preference for onsite contribution has not been met. It is the advice of the District Valuer that the specific characteristics and nature of this scheme mean that the provision of a commuted sum would be a more appropriate approach. The applicant has offered an off-site affordable housing contribution of £154,515 and having instructed the District Valuer to appraise the applicant's submission we are satisfied that the development cannot currently viably support a higher sum. A commuted sum of £154,515, coupled with a viability review mechanism within the S106 planning obligation, will satisfy current policy.

MSDC Arboriculturist

I've reviewed the AIA & AMS reports that accompany this application, please find my comments below.

All of the trees on and close to site have been: plotted, measured, identified and classified as per BS 5837.

The RPA of each tree has been calculated and displayed on the plan provided.

The site currently has no trees subject to TPOs and is not within a conservation area.

Protection measures for retained trees have been detailed within the report including, Construction Exclusion Zones using suitable fencing and signage throughout the site.

Where the RPA of trees does encroach into the footprint of buildings or groundworks are planned within RPAs of retained trees, then good working practices shall be used (sympathetic excavation/ good treatment of disturbed roots) to lessen the effect of these excavations.

Several trees are to be removed to facilitate the development, most of these trees are of poor quality or well within the site and not publically visible. Consequently, these trees should not act as a constraint upon the development.

However, a tree to the front of the site (T1 Norway Maple) is highly visible to the public and does make a significant contribution to the street scene and character of the area. T1 is currently recommended for removal and has been classified as category C, this classification may be deemed as questionable as the tree is not in poor health and has many years of contribution remaining. There is evidence of past limb failure but "wound wood" can be seen from the ground and any decay seems minor.

10 new trees are to be planted throughout the site, these trees are to be "Heavy Standards" in size and so should have a very good chance of growing to maturity. Maintenance of these trees has been addressed within the landscape plan provided, including: planting, watering, support and feeding.

However, as a large number of trees are to be removed from site it is crucial that all new trees planted reach maturity or are replaced. Consequently it is advised that the following condition is implemented.

No part of the development shall be occupied until there has been submitted to, and approved in writing by, the Local Planning Authority full details of a hard and soft landscaping scheme and these works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031, and Policy EG3 of the Neighbourhood Plan.

In conclusion, I do not object to the development in principle and would most likely support a revised report that retains and protects the RPA of T1.

West Sussex County Council Highways

There is no objection to the principle of development on the site. The access is onto a road maintained by WSCC, rather than the nearby byway. However, several points need addressing by the applicant.

A transport statement (TS) was sent in with the site documents. Although the TS does not appear to acknowledge that 23 & 25 may be divided into several homes, it is unlikely that traffic from the new use will have a severe impact on local roads. The site is near local amenities. Quoted walking distances are for able-bodied pedestrians and site residents may find these more than they can cope with.

Points on which further information is needed include:

- Drawing LANDP001 (landscape plan) seems to be at the wrong scale, resulting in unusual dimensions for site features.
- The various drawings are not consistent, showing landscape features on one (in the car park) which do not exist on another. Please say which the final site layout drawing is.
- Cottages 5-8 are remote from parking spaces and deliveries and removals may be difficult, given the landscaping in front of the properties.
- A highway tree at the front of the site is to be removed. We assume that this is to allow for visibility at the site entrance.

Comments from our tree officer on this proposal will be sent on soon.

Summary of Contributions:

Libraries £3,122

TAD £26,222

MSDC Drainage Engineer

Recommendation: No objection subject to conditions

Summary and overall assessment

Following receipt of a Drainage Strategy report dated July 2018 we understand the applicant proposes to discharge both foul and surface water to main sewers through a pumped system.

Should the proposed drainage scheme remain as per the report as part of discharging a drainage condition we will require the following information;

- Discharge rates will need to be discussed and agreed by Southern Water.
- Plans showing potential exceedance routes and resulting flood risk should pumping fail.

Receipt of the above information at discharge of condition stage does not guarantee further information will not be required. Our general guidance is included below for reference.

This proposed development will need to fully consider how it will manage surface water run-off. Guidance is provided at the end of this consultation response for the various possible methods. However, the hierarchy of surface water disposal will need to be followed and full consideration will need to be made towards the development catering for the 1 in 100 year storm event plus extra capacity for climate change.

Any proposed run-off to a watercourse or sewer system will need to be restricted in accordance with the Non-statutory Technical Standards for SuDS, so that run-off rates and volumes do not exceed the pre-existing Greenfield values for the whole site between the 1 in 1 to the 1 in 100 year event.

As this is for multiple dwellings, we will need to see a maintenance and management plan that identifies how the various drainage systems will be managed for the lifetime of the development, who will undertake this work and how it will be funded.

The proposed development drainage will need to:

- Follow the hierarchy of surface water disposal.
- Protect people and property on the site from the risk of flooding
- Avoid creating and/or exacerbating flood risk to others beyond the boundary of the site.
- Match existing Greenfield rates and follow natural drainage routes as far as possible.
- Calculate Greenfield rates using IH124 or a similar approved method. SAAR and any other rainfall data used in run-off storage calculations should be based upon FEH rainfall values.
- Seek to reduce existing flood risk.
- Fully consider the likely impacts of climate change and changes to impermeable areas over the lifetime of the development.
- Consider a sustainable approach to drainage design considering managing surface water at source and surface.
- Consider the ability to remove pollutants and improve water quality.
- Consider opportunities for biodiversity enhancement.

Flood Risk

The proposed development is within flood zone 1 and is deemed to be at low fluvial flood risk. The proposed development is not within an area identified as having possible surface water (pluvial) flood risk. There are not any historic records of flooding occurring on this site and in this area. This does not mean that flooding has never occurred here, instead, that flooding has just never been reported.

Surface Water Drainage Proposals

It is proposed that the development will discharge to the existing surface water sewer located in Bolnore Road. This approach requires the use of a pumped system.

Foul Water Drainage Proposals

It is proposed that the development will discharge to the existing foul water sewer located in Bolnore Road. This approach required the use of a pumped system.

Suggested Conditions

C18F - Multiple Dwellings

The development hereby permitted shall not commence 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 building 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.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements, Policy CS13 of the Mid Sussex Local Plan, Policy DP41 of the Pre-Submission District Plan (2014 - 2031) and Policy ...'z'... of the Neighbourhood Plan.