
19 February 2020

Dear Councillor,

A meeting of **PLANNING COMMITTEE** will be held in the **COUNCIL CHAMBER** at these offices on **THURSDAY, 27TH FEBRUARY, 2020 at 7.00 pm** when your attendance is requested.

Yours sincerely,
KATHRYN HALL
Chief Executive

A G E N D A

Pages

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|----|--|--------------|
| 1. | To receive apologies for absence. | |
| 2. | To receive Declarations of Interest from Members in respect of any matter on the Agenda. | |
| 3. | To confirm the Minutes of the meeting of the Committee held on 6 February 2020. | 3 - 8 |
| 4. | To consider any items that the Chairman agrees to take as urgent business. | |

Items Recommended for Approval.

- | | | |
|----|---|---------------|
| 5. | DM/19/5100 - Land At Turners Hill Burial Ground, Turners Hill Road, Turners Hill, RH10 4PE. | 9 - 34 |
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Items Recommended for Refusal.

- | | | |
|----|---|----------------|
| 6. | DM/19/0260 - Tavistock And Summerhill School, Summerhill Lane, Lindfield, RH16 1RP. | 35 - 94 |
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Other Matters.

None.

Working together for a better Mid Sussex

7. Questions pursuant to Council Procedure Rule 10.2 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:** Councillors G Marsh, P Coote, G Allen, R Cartwright, E Coe-Gunnell White, J Dabell, R Eggleston, A MacNaughton, C Phillips, M Pulfer, D Sweatman and N Walker

**Minutes of a meeting of Planning Committee
held on Thursday, 6th February, 2020
from 7.00 - 8.03 pm**

Present: G Marsh (Chairman)
P Coote (Vice-Chair)

G Allen	R Eggleston	N Walker
R Cartwright	C Phillips	
J Dabell	D Sweatman	

Absent: Councillors E Coe-Gunnell White, A MacNaughton and M Pulfer

Also Present: Councillors P Brown and P Chapman.

1 TO RECEIVE APOLOGIES FOR ABSENCE.

Apologies were received from Councillor Pulfer, Councillor MacNaughton, and Councillor Coe-Gunnell White.

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

The Chairman declared a non pre-determined interest in Item 7 DM/19/3292 as he was a part of the Cabinet Grants Panel at the time the grant was approved however the grant was for a different design and he comes to the meeting with an open mind to hear the representations of Officers, Public Speakers and Members of the Committee.

3 TO CONFIRM THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 16 JANUARY 2020.

The Minutes of the meeting of the Planning Committee held on 16 January 2020 were agreed as a correct record and signed by the Chairman.

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

The Chairman had no urgent business.

5 DM/19/3123 - BRIDGE HALL, CUCKFIELD ROAD, BURGESS HILL, WEST SUSSEX, RH15 8RE.

The application was introduced by the Chairman, who noted that the application seeks full planning permission for the demolition of existing dwelling at Bridge Hall, Cuckfield Road and erection of 40 new dwellings with new access created onto Cuckfield Road. He said the application was previously reported to the planning committee on 28th November 2019 where Members resolved to approve the application subject to the completion of a satisfactory section 106 legal agreement to

secure the required affordable housing and infrastructure contributions. He noted that the application is before the Committee as there has been a change in relation to the infrastructure contributions that are being sought by the County Council. Having reassessed the application and having regard to the outline consent that exists on the site, the County Council have reduced the infrastructure monies that they are seeking. All other aspects of the planning application remain the same as was presented to Members on 28th November 2019.

The Members agreed that the Local community infrastructure contribution secured through the Section 106 agreement could be used towards the refurbishment of the storage shed at Ansty village recreation ground as requested by the Parish Council and detailed at page 12 of the agenda.

The Chairman took Members to the recommendation to approve, proposed by Councillor Walker and seconded by The Vice-Chairman and this was agreed unanimously.

RESOLVED

That planning permission be approved subject to the completion of a S106 Legal Agreement to secure affordable housing and infrastructure contributions and the conditions set out in appendix A.

6 DM/19/4538 - LAND AT LONG MEADOW, STATION ROAD, SHARPThorNE, EAST GRINSTEAD, RH19 4NY.

Steve King, Planning Applications Team Leader, introduced the application which sought approval for the erection of 2 No. detached dwellings with garages at Long Meadow Station Road Sharpthorne East Grinstead, with access via Station Road. He noted that the principle of development complied with policy DP6 in the Mid Sussex District Plan as the proposal was for a development of less than 10 dwellings on a site that adjoins the built-up area boundary. The Planning Application Team Leader spoke about the application including, the ancient woodland to the north of the application, the fact that the application falls outside of the built-up area as defined by the District and Neighbourhood Plan. He noted the application included a 15m buffer between the gardens and the ancient woodland. The Planning Application Team Leader noted that this site has had previous applications, the most recent of which came before the Planning Committee June 2018, this was refused, and had since been appealed, the appeal was refused on the grounds that the process for the collection of the monies for Suitable Alternative Natural Greenspace (SANG) was not satisfactory. He explained to Members that the planning history of the site was an important material planning consideration and that Members should have regard to the views of the Planning Inspector who determined the last appeal on the site.

He explained that the Planning Inspector had found the previous scheme, which was the same as the one before the planning committee, to be acceptable apart from the method by which the Council had sought to mitigate the impact on the Ashdown Forest, a European protected site.

He explained that as the site lies within 7km of the Ashdown Forest there is a requirement to mitigate the impact of residential development on the Ashdown Forest. Payments are made for Suitable Alternative Natural Green Space (SANG) and Strategic Access Management and Monitoring (SAMM). On the previous application the Inspector was not satisfied with the Councils method for collecting monies to mitigate the impact of the development on the Ashdown Forest.

He explained that at the time of the appeal, SANG money was classed as being money for an infrastructure project. The Community Infrastructure Levy (CIL) Regulations prevented the Council from pooling more than 5 contributions towards infrastructure projects. As such the Council sought to secure the SANG monies via a planning condition. The Inspector did not consider this approach to be correct. He explained that the CIL Regulations had now changed and the pooling restriction no longer applied. Therefore the SANG money could be collected via a section 106 legal agreement. As such the sole reason for the Inspector dismissing the appeal had been overcome and therefore the application was recommended for approval.

Parish Councillor Ken Allfree, Jay Shipway and Jess Smashfold, spoke against the application.

Councillor Paul Brown, Ward Member, spoke against the application. He said that the access road required further consideration, as it had a limited view and that a revised protocol for the dropped curb may be necessary due to the footpath being the only pedestrian walkway along that road. He noted that the footprint of the application was large. He told the Committee that there was a need in the West Hoathly parish for smaller houses and that this application was not included in the Neighbourhood Plan. He suggested that the development could potentially have an adverse effect on the water levels of the surrounding area and would suggest further ecological protections were put in place.

Tim Rodway spoke in favour of the application.

The Chairman addressed the points which had been made by the speakers, noting that the application contained a condition (3) which addressed the prospect of flooding, and water drainage; there were ecological and landscaping conditions which addressed these issues.

The Planning Application Team Leader noted that this application had been to the Planning Inspectorate and the only reason for refusal was due to the process of collecting SANG monies for Ashdown Forrest, and therefore the rest of the application had been deemed acceptable.

A Member noted that the application had been before the Planning Inspectorate and highlighted page 92 of the agenda which confirmed that the SANG issue has been resolved. He considered that the previously discussed topics of flooding, traffic control and the footprint of the application had been addressed.

The Chairman took Members to the recommendation to approve, proposed by Councillor Walker and seconded by The Vice Chairman, which was agreed with eight Members in favour and one abstention.

RESOLVED

A

That planning permission be approved subject to the completion of a satisfactory signed planning obligation to secure the required level of SANG and SANG contributions and the conditions listed in Appendix A.

and

B

That if the applicants have not submitted a satisfactory signed planning obligation securing secure the required level of SAMM contributions by 7 May 2020, then it is recommended that permission be refused at the discretion of the Divisional Lead for Planning and Economy, for the following reason:

'The application fails to comply with policy DP17 of the Mid Sussex District Plan 2014-2031 in respect of the required mitigation by way of a financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy.

7 DM/19/3292 - ST FRANCIS SPORTS AND SOCIAL CLUB, COLWELL ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 4EX.

Joseph Swift, Senior Planning Officer, introduced the report and stated that the site falls within the built-up area of Haywards Heath and that planning permission had been previously granted for a larger community building. He said that the application is for an erection of an extension to an existing building to form a new community hall, similar to the previously submitted application, with ancillary facilities and parking, on land to the south of Southdowns Park, Haywards Heath. The site presently consists of a swimming pool building, tennis courts and sports pitches. He told Members this had changed from the previously approved application due to cost, and due to the elevation of the site.

Mike Barber, agent and architect of the building, spoke in support of the application. A Member noted that he had visited the site, and whilst he had concerns regarding the amount of traffic and on street parking for the surrounding area, he believed that this improvement to the community centre would outweigh these effects for the surrounding community. He also asked if these facilities would be for just the local community or available to all residents.

The Chairman noted that these facilities would be available to all those who wanted to use them via a membership and the NHS.

A Member noted that the stakeholders of the centre were all residents of Mid Sussex and there were strong links with the resident's association.

The Chairman took Members to the recommendation to approve, proposed by The Vice Chairman and seconded by Councillor Phillips and this was agreed unanimously.

RESOLVED

That permission be approved subject to the conditions out in Appendix A.

8 DM/19/5083 - 63 CHURCH LANE, COPTHORNE, CRAWLEY, WEST SUSSEX, RH10 3QQ.

The Chairman introduced the application, noting that the application was before committee as the agent is an elected Member for the Copthorne and Worth Ward. He said the proposed development is considered to comply with the requirements of Mid Sussex District Plan policies DP21 and DP26, and the relevant provisions of the NPPF.

A Member noted that whilst there were no issues in terms of the application, his concerns were that the road the application is on can be very busy, with a high amount of on street parking, he hoped that the application would not result in this worsening if approved.

The Vice Chairman agreed and noted that there should be an agreement regarding this.

The Chairman explained that the only option was to include an informative requesting that Church Lane be kept free from obstruction during the implementation of the planning permission.

The Chairman took Members to the recommendation to approve the application with the suggested informative, proposed by the Vice Chairman and seconded by Councillor Phillips, which was agreed unanimously.

RESOLVED

That planning permission be approved subject to the conditions outlined at Appendix A and the addition of an informative requesting that Church Lane be kept free from obstruction during the implementation of the planning permission.

9 QUESTIONS PURSUANT TO COUNCIL PROCEDURE RULE 10.2 DUE NOTICE OF WHICH HAS BEEN GIVEN.

None.

The meeting finished at 8.03 pm

Chairman

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MID SUSSEX DISTRICT COUNCIL

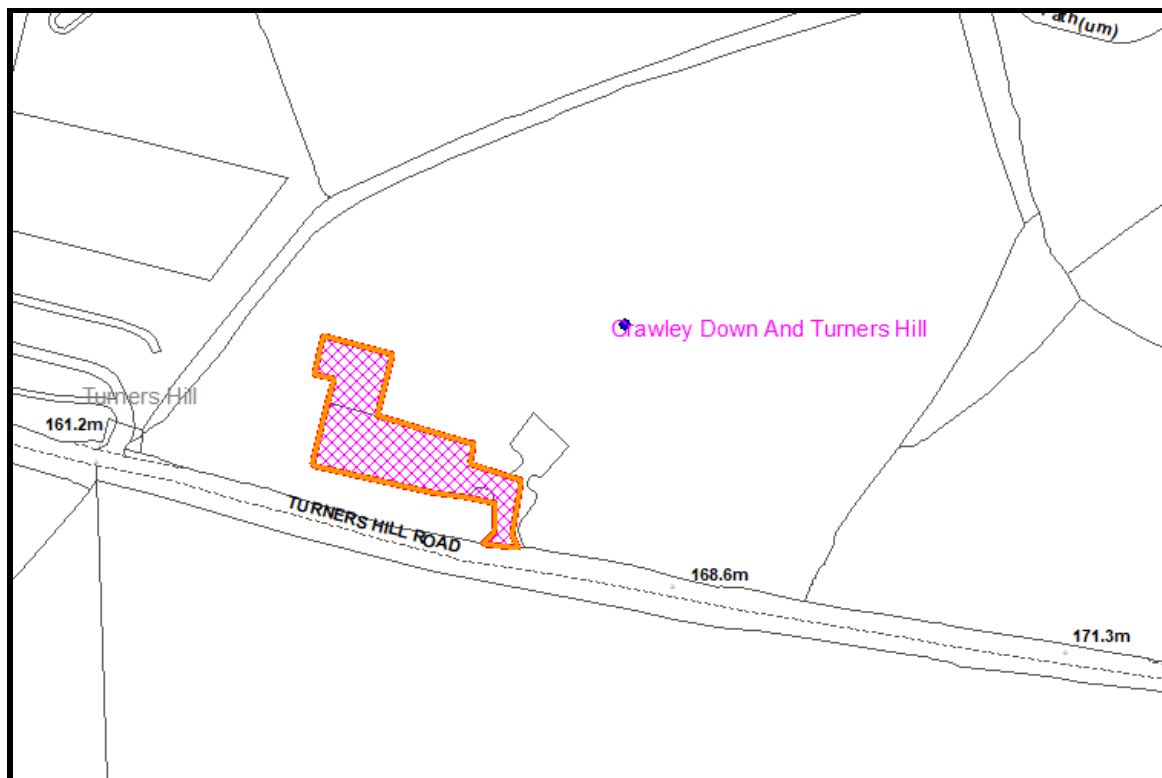
Planning Committee

27 FEB 2020

RECOMMENDED FOR PERMISSION

Turners Hill

DM/19/5100



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**LAND AT TURNERS HILL BURIAL GROUND TURNERS HILL ROAD
TURNERS HILL WEST SUSSEX
OUTLINE APPLICATION FOR CONSTRUCTION OF A BARN/WORKSHOP
FOR THE STORAGE AND MAINTENANCE OF OPERATIONAL VEHICLES.
ALL MATTERS RESERVED EXCEPT FOR ACCESS, APPEARANCE,
LAYOUT AND SCALE.
HARTMIRES INVESTMENTS LTD**

POLICY: Areas of Special Control for Adverts / Ashdown Forest SPA/SAC / Countryside Area of Dev. Restraint / Classified Roads - 20m buffer / Planning Agreement / Planning Obligation / Aerodrome Safeguarding (CAA) / Radar Safeguarding (NATS) / Minerals Local Plan Safeguarding (WSCC) /

ODPM CODE: Minor Other

8 WEEK DATE: 14th February 2020

WARD MEMBERS: Cllr Phillip Coote / Cllr Ian Gibson / Cllr Roger Webb /

CASE OFFICER: Andrew Watt

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

Outline planning permission is sought for the construction of a barn/workshop for the storage and maintenance of operational vehicles. The application seeks approval for the access, appearance, layout and scale. Landscaping would be reserved for future consideration.

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. Planning decisions should therefore be in accordance with the development plan unless material considerations indicate otherwise.

The need for this building for secure covered storage was identified by the most recent appeal Inspector. The location of the building has been changed and the scale significantly reduced from the previous scheme. It is considered that the siting is acceptable, due to being between two previously consented buildings, rather than isolated in the landscape. It is considered that the scale of the building is reasonable for the purposes to which the building will be put and would not be harmful to the landscape character of the area. Subject to a condition requiring details of the facing materials to be agreed, it is considered that the appearance of the building could blend in more sympathetically with the naturalistic materials used on the consented buildings adjoining it. The means of access remains as it is and the Highway Authority raise no objection to the proposal.

Other matters such as biodiversity can be covered by condition. Land contamination has been assessed as not requiring a condition to be applied to any planning permission.

There will be no likely significant effect on the Ashdown Forest SPA and SAC.

For the above reasons, it is considered that the proposal would comply with Policies DP1, DP12, DP14, DP17, DP21, DP25, DP26 and DP38 of the Mid Sussex District Plan, Policies THP8 and THP13 of the Turners Hill Neighbourhood Plan and the provisions of the National Planning Policy Framework. As such, planning permission should be granted.

RECOMMENDATION

It is recommended that the application be approved subject to the conditions set out in Appendix A.

CONSULTATIONS

(Full responses from Consultees are included at the end of this report as Appendix B)

MSDC Consultant Ecologist

To be reported.

MSDC Consultant Landscapes Officer - East Sussex County Council Landscape Architect

Recommend for approval in principle subject to the imposition of conditions

The proposal could comply with NPPF Section 15 policies for conserving and enhancing the natural environment.

This is with particular reference to Paragraph 170 which requires planning policies and decisions to contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

The proposals could comply with paragraph 172:

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

MSDC Contaminated Land Officer

Approve with condition.

WSCC Highways

Given the very small scale of the proposal and availability of turning space on the site, the highway authority has no objection to the application.

PARISH COUNCIL OBSERVATIONS

The Parish Council does not support this planning application. We still question the need for this unit as the Natural Burial Ground is still not in operation, has no buildings and no sign of work commencing despite permission being granted in September 2015. The need for this unit in relation to a small-scale, low intensity use of the site has not yet been demonstrated and it appears to us that it is not necessary for the running of the business.

We are pleased to note that our previous comments and those of MSDC and the Inspector have been taken into account with the re-siting of this building and the reduction in size. However, we feel that the unit is still too big being 10m x 10m, 3m in height and 4.95m to the roof ridge. Are two or three large vehicles really required for cutting grass and hedges or for providing graves? With three employees this does not seem necessary.

The original application for the Natural Burial Ground said that it was designed to be left with just mown paths with no formal pathways, so that visitors can experience the woodland as a natural environment.

We are concerned about the access for any large machinery as, unless the applicant intends to leave the unit and surrounding area unscreened, it appears that machines would have no access to the grounds. The plans submitted are not clear in this respect and it appears that visitors moving to the chapel would have a very open view of the unit. Should the roller door be on a different side of the building to avoid conflict with visitors and maintain separation?

If permission is granted then the area must be well screened from visitors and noise levels contained to a minimum, especially during any services. In addition, we would want to see a condition placed on the building to ensure it is only used for the storage and maintenance of operational vehicles relevant to the Natural Burial Ground.

The applicants comment on THP12 and the requirement for three-dimensional visualisations. They state that they consider this relates to residential developments in Turners Hill and not functional and operational commercial buildings. This is not the case and plans showing the visual perspective should be provided in accordance with this policy. They may actually assist in the understanding of the impact of all the buildings on this site.

We also note that this application is contrary to DP12, DP17 and DP26.

LETTERS OF REPRESENTATIONS

Petition from 48 signatories objecting to the application to scar this Turners Hill area of outstanding natural beauty and to tarmac the strawberry field for parking spaces. These applications would still ruin views in an area of outstanding natural beauty and still be outside the approved Turners Hill village plan. Access is still a traffic hazard.

2 letters of objection: Reasons set out above.

1 letter of support: The site is implemented and is a community asset. It is not AONB. It is non-agricultural land.

INTRODUCTION

Outline planning permission is sought for the construction of a barn/workshop for the storage and maintenance of operational vehicles. The application seeks approval for the access, appearance, layout and scale. Landscaping would be reserved for future consideration.

The application has been referred to committee for determination by officers given the planning history of this site, in line with the council's Constitution.

RELEVANT PLANNING HISTORY

A hedgerow application for the removal of the frontage hedgerow was refused on 12 May 2014 (14/01227/HEDGE) and a prior notification application for the erection of a proposed agricultural building on a field parcel to the north of that which adjoins the highway was refused in May 2014.

Full planning permission was refused on 23 May 2014 for the construction of a new access to two field parcels on the site, including removal of a boundary hedgerow and replanting of a replacement boundary hedgerow (14/01226/FUL). The reason for refusal stated:

"In the opinion of the Local Planning Authority, the proposed access is considered to be too large for the intended use of the land such that it would have an unacceptably harmful impact on the rural character of the area, contrary to paragraphs 7, 14, 17, 56 and 58 of the National Planning Policy Framework and policies C1 and C10 of the Mid Sussex Local Plan."

An appeal was lodged against this decision and dismissed in September 2014.

In September 2015, planning permission was granted for a change of use of the land to a natural burial ground and the erection of a reception building with associated access, parking and landscaping (DM/15/1035). This permission has been lawfully implemented.

In August 2016, outline planning permission was refused for the development of 22 affordable dwellings with new footway and means of access (DM/16/1887). The reasons for refusal were as follows:

- 1. The proposed development lies within a relatively isolated and unsustainable rural location and would be unacceptable in principle, as the extent of the built form would result in harm to the rural character of the area and setting of the High Weald Area of Outstanding Natural Beauty, which would not be contiguous with the built-up area boundary of the village and the existing scattered settlement pattern of housing in the immediate vicinity. Future residents would be more dependent upon the car to access day-to-day services as the footpath link to the village would be largely unlit and consequently unsafe. The proposed development would therefore be socially and environmentally unsustainable and these adverse impacts would significantly and demonstrably outweigh the benefits (in terms of helping to meet a District-wide need for housing, including provision of affordable housing, and economic benefits through the construction phase and spending in the local area from future residents). Moreover, the site is not allocated for housing in the 'made' Turners Hill Neighbourhood Plan. Accordingly the application would conflict with Policies C1, C4, B1 and T4 of the Mid Sussex Local Plan, Policy THP8 of the 'made' Turners Hill Neighbourhood Plan, Policies DP10, DP14, DP19 and DP24 of the draft Mid Sussex District Plan and paragraphs 7, 8, 14, 17, 29, 35, 115 and 198 of the National Planning Policy Framework.*
- 2. The proposal does not adequately mitigate the potential impact on the Ashdown Forest SPA and SAC and therefore would be contrary to the Conservation of Habitats and Species Regulations 2010, Policy C5 of the Mid Sussex Local Plan, Policy DP15 of the draft Mid Sussex District Plan and paragraph 118 of the National Planning Policy Framework.*
- 3. The application fails to comply with Policies G3 and H4 of the Mid Sussex Local Plan, Policy THP19 of the 'made' Turners Hill Neighbourhood Plan, Policies DP18 and DP29 of the draft Mid Sussex District Plan and paragraphs 203 and 204 of the National Planning Policy Framework in respect of the infrastructure and affordable housing required to serve the development.*

An appeal was lodged against this decision and dismissed in June 2017.

In June 2017, planning permission was refused for the construction of a new chapel building with associated landscaping within the approved burial ground and enlarged car parking area for 37 cars (DM/17/1167). The reason for refusal was as follows:

1. *The scale and design of the proposed chapel building and the extent of the hard standing car park would have an adverse impact on the landscape, contrary to Policies C1 and B1 of the Mid Sussex Local Plan, Policy THP8 of the Turners Hill Neighbourhood Plan and Policy DP24 of the draft Mid Sussex District Plan.*

An appeal was lodged against this decision and allowed in December 2017. This has not been implemented.

In May 2018, full planning permission was granted for the re-siting of the consented chapel building with excavation and construction of new basement, internal site access road and associated landscaping (DM/18/0677). This has not been implemented.

In September 2018, outline planning permission was refused for the construction of a new barn/workshop, hard standing area, internal site access road and footway, crossing to an existing public right of way and associated works - on the northern field (DM/18/2675). The reasons for refusal were as follows:

1. *The proposed development lies in a Countryside Area of Development Restraint, where planning policies seek to protect the countryside for its own sake by minimising the amount of land taken for development and preventing development that does not need to be there. The proposed access would have an urbanising effect on the rural character of the area and the proposed scale of the building (and its siting within the tightly-drawn red-lined area) would be harmful to the landscape quality of the area, particularly in views from the public right of way. The need for this building in relation to the small-scale, low intensity lawful use of the site has not been demonstrated, and neither has its siting at some distance from the previously approved cluster of buildings and car parking areas. As such, the proposal would not comply with Policies DP12, DP25 and DP26 of the Mid Sussex District Plan, Policy THP8 and THP13 of the Turners Hill Neighbourhood Plan and paragraphs 11, 12, 130 and 170 of the NPPF.*
2. *Insufficient information has been submitted to justify the loss of good quality trees that the proposed development would entail, so the application would be contrary to Policy DP37 of the Mid Sussex District Plan.*

An appeal was lodged against this decision and dismissed in April 2019.

In February 2019, planning permission was granted for a staff car park comprising 8 car parking spaces (DM/18/5092). This has not been implemented.

A planning application was submitted alongside this one for the re-siting and construction of a staff car parking area comprising 8 car parking spaces (DM/19/5107). This was approved on 14 February 2020.

SITE AND SURROUNDINGS

The site consists of a sunken parcel of land sited between an approved chapel building and to the north of an approved reception building and car parking area for a natural burial ground, none of which is operational.

The wider site lies immediately adjacent to an access to Tulleys Farm to the west, and is located just beyond the village church to the south-east. Turners Hill Road is a 60mph road of rural character, bounded by hedging on both sides, which connects the village of Turners Hill with Crawley some 2 miles or so to the west. Running along the western and north-western boundaries and splitting the two fields is a public right of way, which leads to an ancient woodland (Butchers Wood) to the east. Land to the south on the opposite side of Turners Hill Road consists of fields within the High Weald Area of Outstanding Natural Beauty.

APPLICATION DETAILS

Outline planning permission is sought for the construction of a barn/workshop for the storage and maintenance of operational vehicles. The application seeks approval for the access, appearance, layout and scale. Landscaping would be reserved for future consideration.

In detail, the barn would be sited in the location of the previously approved chapel building (DM/17/1167) and the subsequently approved staff car park (DM/18/5092) - i.e. between the consented reception building and the re-positioned chapel building.

The building would measure 10m x 10m x 4.95m in height at its maximum. Materials would be concrete blockwork with timber cladding above for the elevations and a composite metal dual pitched roof. There would be a shutter door up to 3m in height on the eastern elevation.

POLICY CONTEXT

Mid Sussex District Plan (Mar 2018)

The Mid Sussex District Plan 2014-2031 was adopted by Full Council on 28 March 2018. Relevant policies include:

- Policy DP1: Sustainable Economic Development
- Policy DP12: Protection and Enhancement of Countryside
- Policy DP14: Sustainable Rural Development and the Rural Economy
- Policy DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)
- Policy DP21: Transport
- Policy DP25: Community Facilities and Local Services
- Policy DP26: Character and Design
- Policy DP38: Biodiversity

Turners Hill Neighbourhood Plan (Mar 2016)

Mid Sussex District Council formally 'made' the Turners Hill Neighbourhood Plan part of the Local Development Plan for the Parish of Turners Hill as of 24 March 2016. The policies contained therein carry full weight as part of the Development Plan for planning decisions within Turners Hill.

Relevant policies include:

Policy THP8: Countryside Protection
Policy THP12: Visual Perspective
Policy THP13: Business Development

National Policy and Other Documents

National Planning Policy Framework (NPPF) (Feb 2019)

The National Planning Policy Framework (NPPF) 2019 is also a material consideration and paragraphs 8 (overarching objectives), 11 (presumption in favour of sustainable development), 12 (status of development plan), 38 (decision-making), 47 (determining applications), 54 and 55 (use of conditions), 80 (building a strong, competitive economy), 83 and 84 (supporting a prosperous rural economy), 108 and 109 (highways matters), 124 and 127 (design), 148 (transition to low carbon future), 153 and 154 (sustainability), 170 (enhancing the natural and local environment), 175 (biodiversity and ancient woodland), 177 (habitats sites), 178 and 179 (land contamination) and 180 (noise and light pollution) are considered to be relevant to this application.

Planning Practice Guidance

ASSESSMENT

The main issues for consideration are:

- The principle of development and the design and visual impact on the character of the area;
- Highways matters;
- Land contamination;
- Biodiversity;
- Habitats Regulations;
- Other matters; and
- Planning Balance and Conclusion

Principle of development and design and visual impact on the rural character of the area

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:

- *The provisions of the development plan, so far as material to application,*
- *Any local finance considerations, so far as material to the application, and*
- *Any other material considerations.'*

Section 38(6) of the 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 Mid Sussex District Plan (2018) together with the Turners Hill Neighbourhood Plan.

Policy DP12 of the Mid Sussex District Plan states (in part):

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

The supporting text sets out the following:

'The primary objective of the District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there. At the same time, it seeks to enhance the countryside, support the rural economy by accommodating well-designed, appropriate new forms of development and changes in land use where a countryside location is required and where it does not adversely affect the rural environment. It is therefore necessary that all development in the countryside, defined as the area outside of built up area boundaries, must seek to maintain or enhance the intrinsic beauty and tranquillity of the countryside.'

Policy DP25 of the District Plan relates to Community Facilities and Local Services and states (in part):

"The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported."

Policy DP26 of the District Plan 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 DP29);*
- 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 THP8 of the Neighbourhood Plan states:

"Outside the Built up Area Boundary (which is shown on the proposals map on page 24), priority will be given to protecting and enhancing the countryside from inappropriate development. A proposal for development will only be permitted where:

- a. *It is allocated for development in Policy THP1 or would be in accordance with Policies THP7 and THP14 of this Plan or other relevant planning policies applying to the area; and:*
- b. *It must not have a detrimental impact on, and would enhance, areas of substantial landscape value or sensitivity, and*
- c. *It must not have an adverse impact on the landscape setting of Turners Hill and*
- d. *It must maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built up area; and*
- e. *Within the High Weald Area of Outstanding Natural Beauty it must conserve and enhance the natural beauty and would have regard to the High Weald AONB Management Plan.*
- f. *It is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.*

Our Strategic Gaps are identified in MSDC Local Plan policy C2 and the High Weald Area of Outstanding Natural Beauty by Local Plan policy C4.

Policies in the emerging District Plan will provide protection and enhancement in relation to trees, woodland and hedgerows as well as biodiversity."

Policy THP13 of the Neighbourhood Plan referring to Business Development states:

"The conversion of existing buildings and the small-scale expansion of existing employment premises across the parish will be supported. Development of this nature must meet all the following criteria:

- *Respect the character of the area;*
- *Not harm the surrounding landscape; and*
- *Safeguard residential amenity and road safety."*

It is clear that the thrust of these policies is consistent with the NPPF in respect of protecting the intrinsic character of the countryside. Importantly, in considering the appeal for the previously refused workshop under ref: DM/18/2675, the Inspector confirmed at paragraph 19:

'... I am in no doubt that the burial ground requires secure covered storage, including for maintenance vehicles ...'

The applicant has responded to this by proposing this building 'to provide for the storage and maintenance of two or three operational vehicles (depending on their individual size) and ancillary equipment for the management of the Natural Burial Ground.' (as set out in the covering letter from the applicant's agent).

The location of the building has been re-positioned from the previously proposed area in the northern field to one between two consented buildings and car parking areas. As such, the visual harm would be much reduced from the previous scheme. Additionally, the scale of the building has been reduced from 30m in length to 10m (with the same depth and virtually similar height).

The need for this building is therefore deemed acceptable and the siting and scale also acceptable. The building is utilitarian in design and the council's Landscape consultant and planning officer suggested that the building could be improved as per the advice set out in Appendix B. Whilst the applicant has agreed that a grey colour can be used for the roof and the steel door, it is considered that the remainder of the walls can be faced with timber boarding as per the upper levels, rather than the exposed concrete blockwork. This would ensure that the building could blend in better with the more naturalistic materials used in the consented reception building and consented chapel building. As this could be secured by means of condition of any permission, it is considered that the appearance of the building would be acceptable. The access would remain as per the existing access. Given the above, it is considered that the above policies would be met by this proposal.

Highways matters

Policy DP21 of the Mid Sussex District Plan states (in part):

'... Decisions on development proposals will take account of whether:

- The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);*
- Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;*
- The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;*
- The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*
- Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;*
- The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;*
- The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;*
- The scheme protects the safety of road users and pedestrians; and*
- The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.*

Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so.'

The Highway Authority has commented that due to the small scale of the proposal and availability of turning space on site, no objection is raised to the application. As such, it is considered that the scheme would comply with Policy DP21 of the Mid Sussex District Plan.

Land contamination

The NPPF Glossary defines Site Investigation Information as:

'Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.'

Following submission of a Preliminary Risk Assessment, the Council's Contaminated Land Officer considered the proposal and originally requested a condition be applied to any permission, in the event that any further contamination not identified was discovered. The applicant did not agree that this condition would be necessary or reasonable, so the CLO made the following comments:

'In terms of the condition recommended, I would note their own reports recommends such an approach is undertaken, and this is stated in section 7.2, page 22:

Whilst the investigations undertaken to date have provided a robust assessment of potential contamination across the site, there is a residual risk, albeit very small, of contamination being present in small discrete areas (hot spots) and there can be no certainty that such areas have been located and/or sampled. As such, a discovery strategy should be implemented by all those involved with development at the site, including the main contractor and sub-contractors, and particularly those involved in ground works (e.g. groundwork contractor, gravediggers etc.).

This a common approach for any potentially contaminated site. While samples have been taken at targeted locations, there is always a risk, however small that there may be hot spots of contamination that were missed, as they may fall between the targeted samples sites.

If they find no unexpected contamination during the ground works, then the suggested condition can be signed of with a letter at that stage.'

and

'Further to the below, and our discussion, I agree to the suggested contaminated land discovery condition not being attached.

However I would like to make it clear, the developer is still responsible under section 78F of The Environmental Protection Act 1990 Part 2A for ensuring that no substances excavated that would cause the land to be considered contaminated are permitted to stay in, on or under the land. As such, given the recommendations in their own report, I would strongly recommend the developer still follows a discovery strategy despite it not being conditioned.

As below, a discovery strategy is a common approach for any potentially contaminated site. While samples have been taken at targeted locations, there is always a risk, however small, that there may be hot spots of contamination that were missed, as they may fall between the targeted sample locations.

I would also like to make it clear that if we receive queries about the land under The Environmental Information Regulations 2004 in the future, that we will have to disclose that the applicants contaminated land consultant's advice was that the land be developed with a discovery strategy in place, but the outcome of that discovery strategy was not reported to us.'

Accordingly the above requirements would be met.

Biodiversity

Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) lists species of animal (other than birds) which are provided special protection under the Act. Under Section 13 of the Wildlife and Countryside Act 1981 (as amended), all wild plants are protected from being uprooted without the consent of the landowner. In addition to the protection afforded by the Wildlife and Countryside Act 1981 (as amended), certain species are also covered by European legislation. These species are listed in Schedule 2 of the Conservation (Natural Habitats, 7c.) Regulations 1994 (as amended).

Policy DP38 of the Mid Sussex District Plan states:

'Biodiversity will be protected and enhanced by ensuring development:

- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation*

measures (or compensation measures in exceptional circumstances); and

- *Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- *Promotes the restoration, management and expansion of priority habitats in the District; and*
- *Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.*

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.'

Chapter 15 of the NPPF advises that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity value by minimising impacts on and providing net gains for biodiversity. In particular, paragraph 175 states:

'When determining planning applications, local planning authorities should apply the following principles:

- *if significant harm to biodiversity 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;*
- *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should*

- be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.'*

As before, an Extended Phase 1 Habitat Survey, Great Crested Newt Survey and Reptile Survey have been submitted in support of the application and the council's Ecological consultant previously raised no objection to the proposed development. Subject to compliance with a suitably worded condition, it is considered that the proposal would comply with Policy DP38 of the Mid Sussex District Plan, Chapter 15 of the NPPF (including paragraph 175) and the legislation outlined above.

Impact on Ashdown Forest

Under the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations'), the competent authority - in this case, Mid Sussex District Council - has a duty to ensure that any plans or projects that they regulate (including plan making and determining planning applications) will have no adverse effect on the integrity of a European site of nature conservation importance. The European site of focus is the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).

The potential effects of development on Ashdown Forest were assessed during the Habitats Regulations Assessment process for the Mid Sussex District Plan. This process identified likely significant effects on the Ashdown Forest SPA from recreational disturbance and on the Ashdown Forest SAC from atmospheric pollution.

A Habitats Regulations Assessment screening report has been undertaken for the proposed development.

Recreational disturbance

Increased recreational activity arising from new residential development and related population growth is likely to disturb the protected near-ground and ground nesting birds on Ashdown Forest.

In accordance with advice from Natural England, the HRA for the Mid Sussex District Plan, and as detailed in the District Plan Policy DP17, mitigation measures are necessary to counteract the effects of a potential increase in recreational pressure and are required for developments resulting in a net increase in dwellings within a 7km zone of influence around the Ashdown Forest SPA. A Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation approach has been developed. This mitigation approach has been agreed with Natural England.

This planning application does not result in a net increase in dwellings within the 7km zone of influence and so **mitigation is not required**.

Atmospheric pollution

Increased traffic emissions as a consequence of new development may result in additional 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 potential effects of the proposed development are incorporated into the overall results of the transport model (Mid Sussex Transport Study (Updated Transport Analysis)), which indicates there would not be an overall impact on Ashdown Forest. This means that there is not considered to be a significant in combination effect on the Ashdown Forest SAC by this development proposal.

Conclusion of the Habitats Regulations Assessment screening report

The screening assessment concludes that there would be no likely significant effects, alone or in combination, on the Ashdown Forest SPA and SAC from the proposed development.

No mitigation is required in relation to the Ashdown Forest SPA or SAC.

A full HRA (that is, the appropriate assessment stage that ascertains the effect on integrity of the European site) of the proposed development is not required.

Other matters

All the other issues raised during the consultation period have been taken into account and these other issues are either considered not to warrant a refusal of permission, are items that could be dealt with effectively by planning conditions or other legislation or are not even material planning considerations.

PLANNING BALANCE AND CONCLUSION

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. Planning decisions should therefore be in accordance with the development plan unless material considerations indicate otherwise.

The need for this building for secure covered storage was identified by the most recent appeal Inspector. The location of the building has been changed and the

scale significantly reduced from the previous scheme. It is considered that the siting is acceptable, due to being between two previously consented buildings, rather than isolated in the landscape. It is considered that the scale of the building is reasonable for the purposes to which the building will be put and would not be harmful to the landscape character of the area. Subject to a condition requiring details of the facing materials to be agreed, it is considered that the appearance of the building could blend in more sympathetically with the naturalistic materials used on the consented buildings adjoining it. The means of access remains as it is and the Highway Authority raise no objection to the proposal.

Other matters such as biodiversity can be covered by condition. Land contamination has been assessed as not requiring a condition to be applied to any planning permission.

There will be no likely significant effect on the Ashdown Forest SPA and SAC.

For the above reasons, it is considered that the proposal would comply with Policies DP1, DP12, DP14, DP17, DP21, DP25, DP26 and DP38 of the Mid Sussex District Plan, Policies THP8 and THP13 of the Turners Hill Neighbourhood Plan and the provisions of the National Planning Policy Framework. As such, planning permission should be granted.

APPENDIX A – RECOMMENDED CONDITIONS

1. Approval of the details of the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority, prior to the commencement of development on site.

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

The development hereby permitted must be begun either not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 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.

Pre-commencement conditions

3. No development shall be carried out until a schedule and/or samples of materials and finishes to be used for the external walls, door and roofs of the proposed

building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

Pre-occupation conditions

4. No part of the development hereby permitted shall be first occupied until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be implemented in accordance with the approved details.

Reason: To safeguard the amenities of nearby residents and to safeguard the visual appearance of the area, and to comply with Policy DP26 of the Mid Sussex District Plan.

5. An ecological impact assessment report specific to the reserved matters application, supported by up-to-date ecological survey information and full details of proposed measures for avoiding, mitigating and compensating any biodiversity impacts, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on site. The approved details shall be implemented in full unless otherwise approved in writing by the local planning authority.

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 the NPPF requirements and Policy DP38 of the Mid Sussex District Plan.

6. The building hereby permitted shall be used only for storage and maintenance of vehicles in connection with the specific use of the site as a natural burial ground and for no other purpose whatsoever.

Reason: To safeguard the amenities of nearby residents and to safeguard the visual appearance of the area, and to comply with Policies DP12 and DP26 of the Mid Sussex District Plan.

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 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.
2. You are advised that this planning permission requires compliance with a planning condition(s) **before development commences**. You are therefore advised to contact the case officer as soon as possible, or you can obtain further information from: <https://www.gov.uk/guidance/use-of-planning-conditions#discharging-and-modifying-conditions> (Fee of £116 will be payable

per request). If you carry out works prior to a pre-development condition being discharged then a lawful start will not have been made and you will be liable to enforcement action.

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 Plan	402B		20.12.2019
Proposed Floor and Elevations Plan	401a		20.12.2019

APPENDIX B – CONSULTATIONS

Parish Consultation

The Parish Council does not support this planning application. We still question the need for this unit as the Natural Burial Ground is still not in operation, has no buildings and no sign of work commencing despite permission being granted in September 2015. The need for this unit in relation to a small-scale, low intensity use of the site has not yet been demonstrated and it appears to us that it is not necessary for the running of the business.

We are pleased to note that our previous comments and those of MSDC and the Inspector have been taken into account with the re-siting of this building and the reduction in size. However, we feel that the unit is still too big being 10m x 10m, 3m in height and 4.95m to the roof ridge. Are two or three large vehicles really required for cutting grass and hedges or for providing graves? With three employees this does not seem necessary.

The original application for the Natural Burial Ground said that it was designed to be left with just mown paths with no formal pathways, so that visitors can experience the woodland as a natural environment.

We are concerned about the access for any large machinery as, unless the applicant intends to leave the unit and surrounding area unscreened, it appears that machines would have no access to the grounds. The plans submitted are not clear in this respect and it appears that visitors moving to the chapel would have a very open view of the unit. Should the roller door be on a different side of the building to avoid conflict with visitors and maintain separation?

If permission is granted then the area must be well screened from visitors and noise levels contained to a minimum, especially during any services. In addition, we would want to see a condition placed on the building to ensure it is only used for the storage and maintenance of operational vehicles relevant to the Natural Burial Ground.

The applicants comment on THP12 and the requirement for three-dimensional visualisations. They state that they consider this relates to residential developments in Turners Hill and not functional and operational commercial buildings. This is not the case and plans showing the visual perspective should be provided in accordance with this policy. They may actually assist in the understanding of the impact of all the buildings on this site.

We also note that this application is contrary to DP12, DP17 and DP26.

MSDC Consultant Ecologist

To be reported.

MSDC Consultant Landscapes Officer - East Sussex County Council Landscape Architect

Recommend for approval in principle subject to the imposition of conditions

The proposal could comply with NPPF Section 15 policies for conserving and enhancing the natural environment.

This is with particular reference to Paragraph 170 which requires planning policies and decisions to contribute to and enhance the natural and local environment by:

- a. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).
- b. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

The proposals could comply with paragraph 172:

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

Reason for Recommendation

1. The NPPF Section 15 provides policies for conserving and enhancing the natural environment. Paragraph 170 states that:

'Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).
- b. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c. maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d. minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e. preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f. remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'

2. Further to the above, paragraph 172 requires that:

2.1 Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited.

2.2 If permitted the proposed development would need to incorporate suitable landscape mitigation measures to ensure that it would meet the design requirements of the NPPF. This would include appropriate design details for the building as well as external hard works and planting.

2.3 The site is not within the High Weald AONB however it is immediately adjacent to the boundary which is Turners Hill Road.

2.4 The proposed development is supported by an update to the Landscape Statement (HLA Dec.19) which states that on completion the proposal would have a moderate adverse impact on local landscape character and visual amenity. The Landscape Statement concludes that once the existing and proposed mitigating planting has matured that the proposal would have a minor impact on local landscape character and views. The previous application for the chapel development is supported by a landscape masterplan and some planting has already been carried out around the boundaries of the site.

2.5 The application is outline apart from the siting, scale, layout, appearance and materials. The detailed design of the approved chapel building has been carefully considered to be in keeping with the rural location. This building is proposed to have the walls and roof clad in Western Red Cedar shingles and sandstone walling from a local quarry for the terrace retaining wall. The doors and windows are to be slate grey powder coated aluminium. By contrast the new storage barn would be of utilitarian design with exposed concrete blocks, a pitched metal roof and steel shutter door. This would appear industrial and urban by comparison with the chapel building. The approved visitor building is to be faced with stained timber cladding. The detailed design of the maintenance building needs to be in keeping with the other permitted development on the site. It is recommended that all of the exposed blockwork walls are timber clad and stained to match the other approved timber building finishes. A flat roof would be less intrusive and would reduce the overall height of the building and a green meadow roof would be the most sustainable solution both visually and for wildlife enhancement. If a metal roof is deemed to be acceptable then careful consideration needs to be given to the colour finish of the metal roof and shutter door so that they tie in with the grey detailing proposed for the chapel building.

2.6 The landscape mitigation proposals would need to have regard for the landscape masterplan strategy (Lizard Landscape drawing LLD1117/01) which was submitted to support the planning application for the chapel. This masterplan would need to be updated as the proposed maintenance building and extended car park would be situated where new tree planting is indicated on the landscape masterplan. These trees would be important for integrating the proposed buildings into the local landscape and it is recommended that a revised masterplan is required to support the proposed development.

2.7 Should the planning authority be minded to permit the development it is recommended that the following are required as conditions:

- a. Revisions to the proposed building design as suggested above
- b. An updated landscape masterplan

- c. A long term management plan for the successful establishment and care of the landscaped areas.

2.8 It is recommended that the application can be supported subject to consideration of the detailed mitigation measures outlined above.

MSDC Contaminated Land Officer

The Preliminary Risk Assessment by Terragen has been assessed. Given the findings of this report it is agreed that no further investigation of the site is required at this time.

It is agreed however that it is appropriate to apply a contaminated land discovery strategy for this development just in case otherwise unsuspected contamination is found during the development of the site.

Recommendation: Approve with conditions

1) If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to proposed coming into use a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the LPA.

WSCC Highways

The following quotations are taken from the covering letter and planning statement for the proposed use:

"The barn/workshop are laid out to fit within (and to the side of) the proposed resited Chapel building and to the north of the Reception Building. The barn/workshop would be sited broadly on the footprint of the Chapel building ... and in place of the approved additional staff car parking area... (for which a separate application is being submitted for the relocation of the parking elsewhere within the Burial Ground site)."

"The external area to the new barn/workshop will be laid out with a small area of hard standing and a vehicle access as shown on the proposed plans to facilitate vehicle movements and any necessary loading/unloading of operational vehicles."

"No change or alteration to the existing access/egress arrangements to the public highway for the Burial Ground are proposed."

"No changes are proposed to the consented quantum of visitor parking for this scheme. Cycle parking and waste /recycling storage as provided in accordance with the existing consented Natural Burial Ground permission and the consented Chapel scheme and no additional provision is proposed."

"The total internal floor area would be 92 square metres (GIA) (100 square metres GEA)."

Given the very small scale of the proposal and availability of turning space on the site, the highway authority has no objection to the application.

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MID SUSSEX DISTRICT COUNCIL

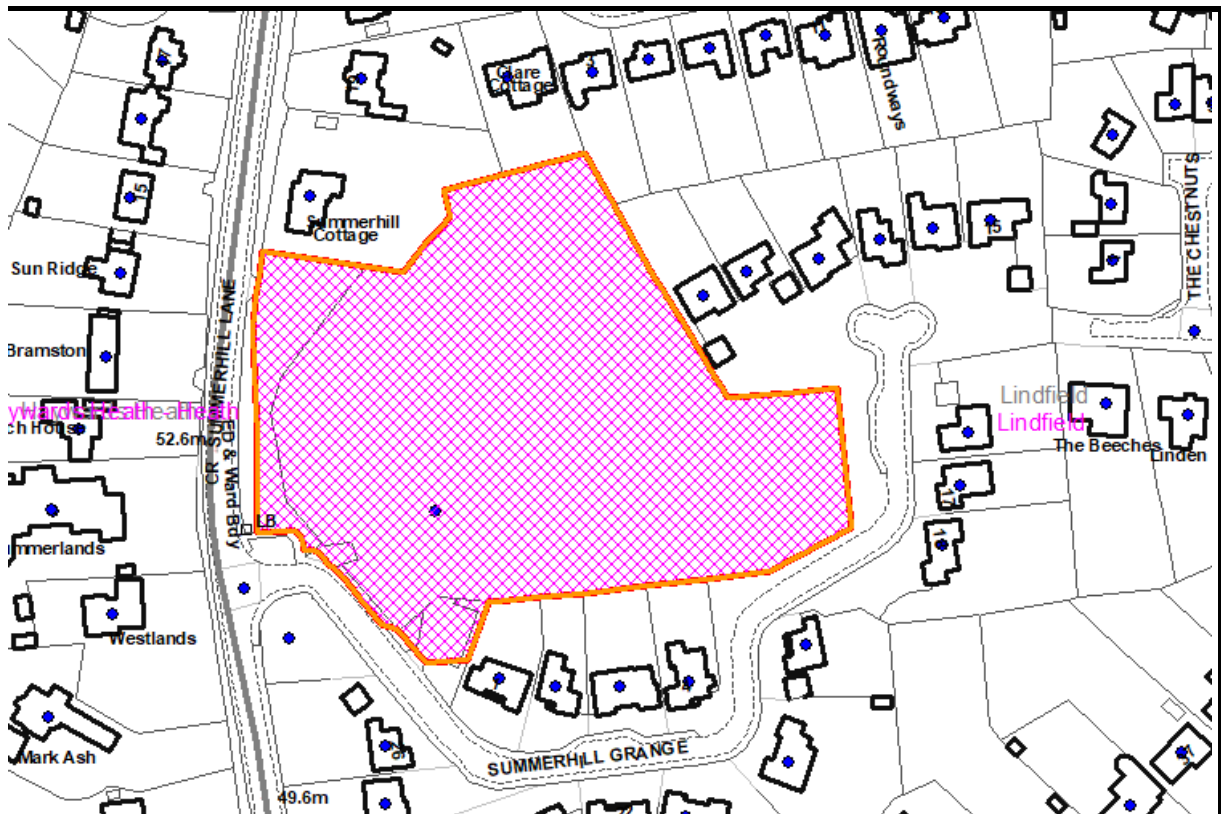
Planning Committee

27 FEB 2020

RECOMMENDED FOR REFUSAL

Lindfield

DM/19/0260



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**TAVISTOCK AND SUMMERHILL SCHOOL SUMMERHILL LANE
LINDFIELD HAYWARDS HEATH
PROPOSED ERECTION OF 38 RESIDENTIAL DWELLINGS COMPRISING 4
HOUSES AND 34 FLATS WITH ASSOCIATED INTERNAL ACCESS,
SURFACE-LEVEL CAR PARKING, LANDSCAPING WITH OTHER
INFRASTRUCTURE. CORRECTED APPLICATION FORM, SITE LAYOUT
PLAN, DESIGN AND ACCESS STATEMENT AND LANDSCAPING PLANS
RECEIVED 21/03/2019. PROPOSED CAR PARKING SPACES REVISED TO
77. AMENDED PLANS RECEIVED 30 OCTOBER SHOWING REVISIONS TO
BLOCK A AND B AND ADDITIONAL SUPPORTING INFORMATION.
CCH BUILD SOLUTION (SUMMERHILL LANE) LTD**

POLICY: Areas of Townscape Character / Built Up Areas / Classified Roads - 20m buffer / Aerodrome Safeguarding (CAA) / SWT Bat Survey / Tree Preservation Order /Tree Preservation Order Points /Highways Agreement (WSSC)

ODPM CODE: Smallscale Major Dwellings

13 WEEK DATE: 29th November 2019

WARD MEMBERS: Cllr Andrew Lea / Cllr Anthea Lea / Cllr Jonathan Ash-Edwards /

CASE OFFICER: Steven King

PURPOSE OF REPORT

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

EXECUTIVE SUMMARY AND RECOMMENDATION

This application seeks planning permission for the erection of 38 residential dwellings comprising of 4 houses and 34 flats with associated internal access on land formally occupied by Tavistock and Summerhill School, Summer Hill Lane, Lindfield.

Planning legislation requires the application to be determined in accordance with the Development Plan unless material circumstances indicate otherwise. In this part of Mid Sussex, the development plan comprises the District Plan (DP) and the Lindfield and Lindfield Rural Neighbourhood Plan (LLRNP). The National Planning Policy Framework (NPPF) is an important material planning consideration.

The site is within the built-up area of Lindfield and was formally occupied by a school. On this basis it is considered that the principle of a residential redevelopment of the site accords with policy DP6 of the DP and is acceptable.

With regards to affordable housing, if a scheme is not providing a policy compliant level of 30% on site affordable housing, the requirement is for the applicants to demonstrate to the Council's satisfaction that it is not viable for such provision to be provided. If it is not viable to provide affordable housing at the time of the application being determined, the Council's policy is that a review mechanism should be secured in a legal agreement to determine at a later stage whether a development can viably provide some or all of the affordable housing, deemed unviable at planning application stage. The Council's policy is that such a review should take place at an advanced stage of development, when more definite information about cost and values will be able to be provided. The Council's Development Viability SPD states that an Advanced Stage Viability Review should be undertaken on sale of 75% of market residential units.

The applicant's viability appraisal indicated that at the planning application stage it was not viable for the scheme to provide any affordable housing, a position accepted in the independent assessment. The assessment was based on the scheme as originally submitted and an updated assessment has not been carried out based on the new dwelling mix and costings. There is no agreement with the applicants on the provision of a review mechanism, as required by the Councils policy. As a result there is a conflict with policy DP31 of the DP. The provision of affordable housing is a corporate priority for the Council and the failure of the scheme to comply with policy DP31 weighs heavily against the scheme.

There is a requirement for developments of this scale to provide contributions towards the costs of infrastructure to mitigate the impacts of the development. In the absence of a completed legal agreement to provide the required infrastructure contributions there is a conflict with policy DP20 of the DP.

It is considered that the access into the site is satisfactory and the proposal would not result in a severe impact on the highway network. There is no objection from the Councils Drainage Engineer and it is considered that as a matter of principle the site can be satisfactorily drained. As such policies DP21 and DP41 of the DP would be met.

The scheme would result in a change in outlook for those neighbouring properties that face the site. The test within policy DP26 is whether there would be significant harm to neighbouring amenities. For the reasons outlined in the report it is not felt that the scheme would cause significant harm to neighbouring amenities.

The design of the scheme has attracted a significant level of opposition. It is considered that there are some elements of design that are clearly good (for example, well overlooked attractive public spaces) and there are some elements that are clearly poor design (for example poorly overlooked areas that provide easy opportunities for crime/anti-social behaviour). It is acknowledged that to some extent, the attractiveness of the external appearance of the proposed buildings is a subjective matter. It is your officers view that the proposed buildings are of an acceptable design, notwithstanding the fact that they will be clearly very different to the surrounding buildings. As such it is your officers view that there is no conflict with policy DP26 of the DP or policy 7 of the LLRNP.

In conclusion, the principle of a residential redevelopment of the site is acceptable. Weighing in favour of the scheme is the fact that the scheme would provide 38 dwellings on a previously developed site, which would contribute to meeting the housing needs of the District. There would also be economic benefits from the proposal arising from both the construction phase and from the additional spend in the local economy from future residents of the development. These are all matters that weigh in favour of the scheme in the planning balance.

It is your officers view that the design of the scheme and the impact on the amenities of the neighbouring properties is acceptable.

The access into the site and car parking arrangements are acceptable. It is also considered that the site can be satisfactorily drained. There are no objections to the scheme from the Councils Ecological Consultant. Whilst there would be a loss of some preserved trees within the site, there would be extensive replanting within the site. As such all these matters are neutral in the planning balance

Weighing against the scheme is the fact that the scheme does not provide any affordable housing and there is no mechanism in place to secure a viability review. Providing affordable housing is a priority for the District Council and therefore this issue is considered to attract significant negative weight in the planning balance. Also weighing against the scheme is the fact that there is no legal agreement in place to secure the required infrastructure contributions to mitigate the impact of the development.

Considering all the above it is felt that the proposal does not comply with the development plan when read as a whole, which is the proper basis for decision making. It is therefore recommended that planning permission is refused for this development.

SUMMARY OF REPRESENTATIONS

117 letters of objection:

- applicant's submissions are inaccurate in relation to trees on the site
- flats would be out of keeping with the area
- would result in car parking problems on Summerhill Grange as there are insufficient car parking spaces on site
- proposal would be unneighbourly and over power existing houses
- loss of trees would adversely affect character of the area and wildlife
- is an over development of the site
- will devalue properties
- car parking adjacent to boundaries will cause a loss of amenity
- will cause loss of light and over shadowing
- contrary to Neighbourhood Plan and Village Design Statement
- no need for these ugly apartment blocks
- visibility splays on Summerhill Lane are not within the ownership of the applicants
- the developers have not secured the rights for the drainage required
- infrastructure is already over stretched
- proposal should provide affordable housing
- will increase noise levels
- affordable housing contribution should be around £992,000
- -the whole site has been bought for £3.25m but the lodge has been omitted from the plans. When the development has been completed and sold the lodge site can then be developed and further revenue achieved, bolstering the profit of the whole piece
- recent heavy rainfall has shown that the redevelopment of the site as proposed can only worsen the situation for properties downhill in Summerhill Grange and the current proposal does not address this risk

SUMMARY OF CONSULTEES

County Planning Officer

Requires infrastructure contributions towards education (primary and secondary), libraries and total access demand.

Highway Authority

No objection subject to condition.

Lead Local Flood Authority

Current uFMfSW mapping shows that the proposed site is at low risk from surface water flooding. The majority of the proposed development is shown to be at low risk from ground water flooding based on the current mapping.

Southern Water

Southern Water would have no objections to the above proposal.

Sussex Police

I see no evidence of any defensible planting to ground floor vulnerable windows or any demarcation of public/private space for blocks. There are few dwellings that have direct observation of vehicle spaces. In summary the design and layout has created a very permeable development and I have concerns that the vulnerable ground floor windows of the blocks and the unobserved vehicles throughout the development are exposed, easily accessible and open to attack. I feel it too open to promote a sense of ownership, respect, territorial responsibility and community, i.e. there is far too much permeability throughout the site which has created vulnerable areas. I feel there is a lack of active frontage and natural surveillance over the street and public areas.

Urban Designer

This is an attractive site characterised by its mature deciduous trees. The recently demolished two storey Victorian school and the single storey outbuildings sat comfortably on the site providing a generous amount of space around the trees with the building envelopes modest enough to permit views of the trees across the site.

In my previous observations dated 21/3/19 I commented that the originally submitted application drawings were an improvement upon the earlier withdrawn planning application proposal both because of the quality of the building design and because more space had been provided between the buildings allowing a better setting / outlook. The revised drawings incorporate a number of further improvements. In particular, the most visible blocks A and B (when viewed from Sunninghill Lane) have been reduced in size and re-modelled to break-up the facades by staggering the footprint and incorporating more defined top floor set-backs. This has reduced

their actual and apparent scale, and consequently they sit better in their parkland setting allowing more open space around them and the attractive retained trees.

While the proposed buildings will be distinctly different from the surrounding suburban houses, their design benefits from architectural integrity (missing in the withdrawn application) and a bespoke approach that responds to the specific site conditions, safeguarding the retained trees and the parkland setting, and giving the scheme a strong sense of place. The absence of private gardens (with the exception of the 4 dwellings in block D) and the flexibility in the positioning of the access road and parking, which is possible with an apartment-based scheme, has also contributed to maintaining the site's open parkland character, while enabling its development potential to also be optimised.

For these reasons I withdraw my objection to the application. To secure the quality of the design, I nevertheless recommend the following conditions requiring the approval of further drawings and information in respect of:

- 1:20 scale section and elevation drawings of block B's south-west frontage, showing the full height of the building including the stairwell bay, balconies and typical windows.
- The configuration, depth and design of block D's gardens.
- The soft and hard landscaping including boundary treatment.
- The facing materials

An informative should also be included that states that roof structure will require further consent.

Housing Officer

The scheme currently proposed by the applicant comprises 18 x 1 bed flats, 16 x 2 bed flats and 4 x 5 bed houses, making 38 units in total. A policy compliant scheme would require 12 of these units to be for affordable housing (30%) with 9 units for affordable rent and 3 for shared ownership. The applicant submitted a viability appraisal with his application to justify his claim that it was not viable for any affordable housing to be provided as part of the scheme. An assessment of this appraisal by an independent valuer initially concluded that 30% affordable housing could in fact viably be provided. Following receipt of further cost information however the valuer agreed that the scheme could not support the provision of any affordable housing at the present time. Subsequently the scheme mix and some of the costings have changed. As a result if it is decided that planning consent should be granted, a new viability appraisal based on the revised scheme mix and costings will be required before planning consent is issued. A viability review will also need to be undertaken, in line with the Development Viability SPD, when 75% of the units have been sold and more definite information about costs and values will be able to be provided. The requirement for this advanced stage review will need to be included in the Section 106 legal agreement

Environmental Health Officer

No objection subject to conditions

Drainage Engineer

No objection subject to conditions

Tree Officer

No objections

Community Leisure Officer

Requires infrastructure contributions towards children's play space, formal sport and community buildings.

Environmental Protection Officer

Requires conditions regarding construction of the development

Contaminated Land Officer

No comment

HAYWARDS HEATH TOWN COUNCIL

Objects to the application.

LINDFIELD PARISH COUNCIL

Lindfield Parish Council strongly objects to this application which, despite a reduction in the number of dwellings proposed compared to the previous application, remains totally unsuited to its location and contrary to the approved District and Neighbourhood Plans.

Mid Sussex District Plan

DP 6 Settlement Hierarchy - "to promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character ... To provide the amount and type of housing that meets the needs of all sectors of the community ... 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 ... of the settlement."

DP 26 - Character and Design "All development ... will be well designed and reflect the distinctive character of the towns and villages ... creates a sense of place while addressing the character and scale of the surrounding buildings ... 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 ... including taking account of the impact on privacy, outlook, daylight and sunlight ... incorporates well integrated parking that does not dominate the street environment..."

DP31 - Affordable Housing "The requirement for the provision of affordable housing applies to all types of residential developments falling within Use Class C3 ... The Council will seek ... a minimum of 30% on-site affordable housing ... Proposals that do not meet these requirements will be refused..."

Lindfield and Lindfield Rural Neighbourhood Plan

P1 - A spatial Plan for the Parishes - to encourage modest proposals...that can be satisfactorily accommodated without undermining the quality of life for local people."

P2 - Housing Windfall Sites - "It is important that as many affordable homes are delivered as possible..."

P7 - Areas of Townscape Character - "Development proposals will be supported...provided applicants can demonstrate they have had regard to their impact on the appearance and character of the area and have sought to retain features important to the character of the area, as defined in the Lindfield Village Design Statement."

Lindfield Village Design Statement

5.1 New Housing - "...must be laid out sensitively in broad form, scale and detailing to respect and avoid harm to its existing structure and existing character areas..."

This latest proposal provides for flats, seemingly designed in a 60/70's style campus format, which is completely out of place in a location immediately adjacent to an Area of Townscape Character and shows no consideration of the identity and character of the village. The design of the flats is inappropriate in terms of both visual impression and the impact of the detail of the design on nearby properties. The proposed balconies will negatively impact the privacy of existing residents and the bulk of the buildings is detrimental to the outlook, daylight and sunlight currently enjoyed by such properties.

The apparent avoidance of any element of affordable housing, in addition to being contrary to policy, robs the proposal of any potential merit in contributing to support new younger buyers to the village. Notwithstanding S106 contributions, the infrastructure of the village is unable to cope with existing traffic volumes and the proposed density will exacerbate those problems, noting that there is insufficient space to sufficiently modify village roads to accommodate this. Accordingly, a wider, holistic approach needs to be considered by both WSCC Highways and the Planning Authority as to managing such traffic increase, perhaps encompassing sustainable transport methodology.

The Council supports and indeed encourages the appropriate redevelopment of this site and considers that this is likely to be through the development of maximum two storey units, potentially comprising a mix of maisonettes, terraced and semi-detached housing with suitable parking provision and greenspace.

In terms of the detail of this application several aspects stand out as being improperly addressed or plain wrong:

- Parking spaces - the plan does not seem to tie up with the descriptions.

- Location - reference to Haywards Heath when the site is located within Lindfield Village
- Trees - the proposal seems to make no attempt to preserve the significant trees on this site, nine of which are subject to TPOs, merely seeking to destroy those that are in the way of the unsuitable plans. Any plans for this site should protect and improve the natural street scene.
- Local consultation - the views of two councils, other consultees and residents would seem to suggest that this exercise was at best, perfunctory, and at worst, ignored.
- S106 contributions - in the unfortunate event that this application obtains approval despite failing to meet most, if not all, applicable policies under the respective District and Local Plans, the contributions or ideally physical improvements should be structured to achieve a meaningful improvement in local infrastructure rather than allocated 'in case' an improvement is identified in the future.

It is felt that the applicant employed architects with no feel for the location (hence the references to Haywards Heath and the overbearing nature of the proposals seen to date) and who have produced entirely inappropriate off the shelf plans to address the applicants brief, leading to the proposed overdevelopment of the site.

The Council notes the objections raised by Hayward Heath Town Council which substantially align with its own views and fully recognises HHTC's interest in the site given its proximity to Haywards Heath and the shared impact on local infrastructure of this poorly thought out proposal.

Corrected plans

The minor changes in the latest application do nothing to assuage the Council's detailed concerns spelt out in its response dated 22/2/19 and Lindfield Parish Council re-confirms its strong objections contained therein.

INTRODUCTION

This application seeks planning permission for the erection of 38 residential dwellings comprising of 4 houses and 34 flats with associated internal access on land formally occupied by Tavistock and Summerhill School, Summer Hill Lane, Lindfield.

RELEVANT PLANNING HISTORY

An application that sought prior approval for the demolition of all the existing buildings at the former Tavistock and Summerhill School, Summerhill Lane, Lindfield (reference DM/17/3068) was approved by the Local Planning Authority (LPA) on 22 August 2017. The former school has been demolished and the site is now cleared.

A planning application that sought consent for the erection of 48 residential dwellings comprising of 6 houses and 42 flats with associated internal access (reference DM/18/0733) was withdrawn by the applicants on 31 August 2018.

SITE AND SURROUNDINGS

The site is located on the eastern side of Summerhill Lane. The site used to contain a number of buildings that were formally in use as a school. These have now all been demolished and the site has been cleared. There are three vehicular entrances/exits from the site, two from Summerhill Grange and one from Summerhill Lane. There are also many trees on the site that are the subject of Tree Preservation Orders, including a significant Category A tree towards the southern part of the site.

The site is bounded by residential development on all sides. Residential properties known as Summerhill Cottage, Clare Cottage, 3 Oak Bank and 1-4, 9 and 10 Summerhill Grange, directly abut the site to the north, north west, east and south. All other residential properties on Summerhill Grange are separated from the site by virtue of Summerhill Grange itself. The site is within the built up area of Lindfield and is not within a conservation area. The northern part of the site does fall within an Area of Townscape Character as defined in the Lindfield and Lindfield Rural Neighbourhood Plan (LLRNP).

There are some significant changes in levels through the site. For example, there is a fall of some 3m from the north western boundary of the site to the north-eastern corner of the site. There is a similar fall from the southwestern side of the site to the south eastern corner of the site.

APPLICATION DETAILS

The proposal comprises a total of 38 residential units with multiple building types. The proposed unit mix is as follows:

- 18 x one bed flats
- 16 x two bed flats
- 4 x five bed houses

The plans show that there would be three blocks of flats on the northern and western sides of the site. The four houses would be located on the eastern side of the site. The plans show one vehicular point of access onto Summerhill Lane and one on Summerhill Grange. There would be a total of 71 car parking spaces provided within the site, of which 12 would be for the four houses.

Block A would be a 3 storey building with a flat roof. It would have 23 car parking spaces located to the south and west of the building of which 16 would be allocated and 7 unallocated. External elevations would feature silver grey-brown facing brickwork, timber boarding with Powder coated composite aluminium/ timber frames. There would be an access road located to the south of the building that would provide access to block C and the houses on the eastern side of the site.

Block B would be similarly designed 3 storey building with a flat roof. It would have 20 car parking spaces located to the west of the building of which 18 would be allocated and 2 unallocated. External elevations would feature silver grey-brown facing brickwork, timber boarding with Powder coated composite aluminium/ timber frames.

Block C would also be a 3 storey building with a flat roof. The elevations would be similar to the other two blocks of flats. There would be 16 allocated car parking spaces located to the east of this building and within the ground floor level within the building. There would be 4 unallocated spaces to the southeast of this building.

Finally the plans show 4 houses arranged as a terrace in the eastern corner of the site. These would also be arranged over 3 floors. The ground floor would feature an integral single garage with a single car parking space in front. The external elevations would utilise the same pallet of materials as the block of flats.

The centre of the site would be a landscaped open space that would retain the existing mature tree within the centre of the site. The plans show a series of interconnecting pedestrian pathways within the site between the various blocks. There would also be landscaped open space between blocks A and B and B and C.

The applicants have stated that the scheme would not be viable if it provided any affordable housing. They have provided financial information to support this assertion and this has been independently assessed by consultants appointed by the Local Planning Authority (LPA).

LIST OF POLICIES

District Plan

The District Plan was adopted in March 2018.

DP6 Settlement Hierarchy
DP17 Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)
DP20 Securing Infrastructure
DP21 Transport
DP26 Character and Design
DP27 Dwelling Space Standards
DP29 Noise, Air and Light Pollution
DP30 Housing Mix
DP31 Affordable Housing
DP38 Biodiversity
DP39 Sustainable Design and Construction
DP41 Flood Risk and Drainage

Neighbourhood Plan

The Lindfield and Lindfield Rural Neighbourhood Plan (LLRNP) (2016) is a made plan with full weight.

Policy 2: Housing Windfall Sites
Policy 7: Areas of Townscape Character

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The District Council carried out consultation on the Mid Sussex Design Guide SPD between 9th October and 20th November 2019. Responses are now being processed. This document currently has little weight in the determination of planning applications. However, once adopted this document will be treated as a material consideration in the assessment of all future planning schemes

This Design Guide is intended to inform and guide the quality of design for all development across Mid Sussex District. It sets out a number of design principles to deliver high quality, new development that responds appropriately to its context and is inclusive and sustainable.

SPD Affordable Housing (2018)
SDP Development Viability (2018)
SDP Development Infrastructure and Contributions (2018)

National Policy and Legislation

National Planning Policy Framework (NPPF) (Feb 2019)

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 objectives to sustainable development, such that the planning system needs to perform an economic objective, a social objective and an environmental objective. This means ensuring sufficient land of the right type to support growth; providing a supply of housing and creating a high quality environment with accessible local services; and using natural resources prudently. An overall aim of national policy is '*significantly boosting the supply of homes.*'

Paragraph 12 of the NPPF states '*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 38 of the NPPF states '*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.*'

With specific reference to decision-taking paragraph 47 states that planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Guidance (PPG)

National Design Guide

Technical Housing Standards: Nationally Described Space Standard (Mar 2015)

Ministerial Statement and Design Guide

On 1 October 2019 the Secretary of State for the Ministry of Housing, Communities and Local Government made a statement relating to design. The thrust of the statement was that the Government was seeking to improve the quality of design and drive up the quality of new homes. The Government also published a National Design Guide, which is a material planning consideration.

The National Design Guide provides guidance on what the Government considers to be good design and provides examples of good practice. It notes that social, economic and environmental change will influence the planning, design and construction of new homes and places.

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Principle of the development
- Design and impact of the proposal on the character of the area
- Impact on trees
- Ecology
- Impact of the proposal on the amenities of surrounding occupiers
- Highways issues
- Affordable housing
- Infrastructure provision
- Drainage
- Ashdown Forest

Principle of the development

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.'

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan (2018) and the Lindfield and Lindfield Rural Neighbourhood Plan Neighbourhood Plan (LLRNP) (2016). The District Plan is up to date and has superseded the Mid Sussex Local Plan (MSLP), other than the policies in the MSLP which relate to site specific allocations.

The site is within the built up area of Lindfield and is a previously developed site. The principle of a redevelopment of this site for residential purposes is acceptable. The key issue is whether this particular development is acceptable having regard to the relevant policies in the development plan and other material planning considerations.

Design issues

Impact of the proposal on the character of the area

Policy DP26 in the District Plan seeks a high standard to design in new development. It 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 DP29);*
- *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 7 of the LLRNP states:

'Development proposals in an Area of Townscape Character will be supported, provided applicants can demonstrate they have had regard to their impact on the character and appearance of the area and have sought to retain features important to the character of the area, as defined in the Lindfield Village Design Statement.

In particular, proposals should:

- retain trees, frontage hedgerows and walls which contribute to the character and appearance of the area;*
- retain areas of open space, (including private gardens) which are open to public view and contribute to the character and appearance of the area; and*
- avoid the demolition of existing buildings which contribute to the character and appearance of the area.'*

The NPPF makes it clear that good design is a key aspect of sustainable development. Paragraph 172 of the NPPF states:

'Planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

The NPPF is also supportive of achieving appropriate densities on sites. Paragraph 122 states:

'Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) local market conditions and viability;*
- c) the availability and capacity of infrastructure and services - both existing and proposed - as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) the importance of securing well-designed, attractive and healthy places.'*

The surrounding properties are mainly two storey housing of a traditional design. Summerlands Nursing home to the west of the site is a larger scale building that has been extended in the past.

It is considered that in principle, a flatted development would be suitable for the site. This is because the constraints of the site (preserved trees and changes in levels) lends itself to a flatted layout that should be able to incorporate the development in a parkland setting. It is important to note that there are no policies within either the DP or LLRNP that preclude flatted developments within this area.

It is therefore considered that a key issue to assess in this case is the quality of the design and whether this is appropriate to this area. The scheme has been the subject of negotiation with the applicants and the blocks have been redesigned during the course of the application. The most visible blocks, A and B have been reduced in scale and have been re modelled to break up the facades by staggering the footprint and incorporating a more defined top floor setback. It is considered that this has reduced their actual and apparent scale and allows the buildings to sit more comfortably in their parkland setting.

The concluding comments of the Urban Designer are set out at the start of the committee report. In relation to the layout of the site the Urban Designer states:

'Unlike the withdrawn application, the current scheme proposes surface parking instead of underground parking. The majority of the parking is adjacent to the western boundary. While this is the most visible part of the site along the Summerhill Lane frontage, much of it is the existing parking area that served the former school. Furthermore, it will be softened by the retained mature trees on this frontage as well as the proposed additional tree planting. The rest of the parking is discreetly accommodated at the rear of the site adjacent to the block D houses or behind / underneath block C; both these areas are accessed via a road that loops around the southern edge of the site that enables the central part of the site to be laid out as open space providing an attractive context for the apartment blocks in particular. The star-shaped configuration of the 4

blocks also provides a central focus to the layout which is anchored by the large retained tree in the middle. The hard surface treatment will nevertheless need to be sensitive to the parkland character.

The greater separation distances between the blocks of flats along with the internal layout ensures they have an outlook that does not undermine privacy or conflict with the existing trees. The reduction in the footprint that has enabled this has been achieved by: an increase in one bedroom flats (in place of two bed flats); smaller communal corridors; and by removing the bin and cycle stores from blocks A and B and incorporating them as stand-alone structures.

The incorporation of apartments rather than houses generates an open parkland arrangement with the retained boundary trees providing a highly attractive backdrop; and conversely avoids the trees being marooned in overshadowed back gardens. Block D nevertheless incorporates four houses and I note the revised drawings now show longer gardens than in the original submission, which constrain the space and sight lines around the trees on the southern boundary. For this reason I am recommending a condition is included that allows the gardens to be marginally reduced to open up this boundary.'

Overall, whilst it is clear that the layout of the site will be markedly different to the houses that surround the site, it is not felt that this in itself is objectionable. The former use of the site was different in character compared to the surrounding houses. The layout of the site allows for the retention of the main trees.

In relation to the elevational treatment of the buildings, the Urban Designer states:

'The building design benefits from architectural integrity with care taken over the composition and quality of the detailing with the additional vertical articulation of blocks A-C sitting more comfortably with the four-house division of block D. The four blocks now work harmoniously together as a variation on a design theme. The 2+1 storey flat roof configuration gives them a modest height that in addition to the reduced building footprints and the softening effect of the retained boundary trees ensures the buildings should not overwhelm their surrounds.

I was previously critical of block C's rear/east elevation. Although it will still be very visible from Summerhill Grange, the revised scheme shows a reduction in the building's length and a better articulated facade. It is nevertheless important that this eastern boundary features a comprehensively landscaped border that provides a high level of screening/softening.'

It is recognised that the proposed buildings will be very different to the houses that surround the site. It is also recognised that the proposed design has resulted in a significant number of objections, with the main theme running through these objections being that the design is not appropriate and that a redevelopment of the site should feature houses that are similar in style to those that surround the site.

In respect of policy 7 of the NP the scheme would retain the boundary treatment that contributes to the character of the area, thus meeting the first criteria of policy 7.

The scheme would retain open space between the buildings which would be open to public view. As such there would not be a conflict with these two criteria of policy 7. In respect of criteria three of policy 7, the buildings that used to be on the site were removed prior to the submission of this planning application. Therefore, by definition this planning application cannot conflict with this criteria of the policy as there are no buildings to be demolished as a result of this application.

All of the dwellings would meet the national dwelling space standards, in compliance with policy DP27 of the DP.

Conclusions on design matters

To conclude, it is clear that the design of the proposed scheme has generated a significant level of opposition; the view of the majority of those who have commented on the application is that this design would be out of place in this location. These comments have all been considered. As Members will be aware local opposition alone is not a reason in itself to refuse a planning application. Any refusal of a planning application must be on planning grounds that can be properly substantiated.

It is also accepted that to some extent, design matters are subjective. For example the detailed elevational treatment of a development may elicit different opinions from different people. However, there are some aspects of design that are clearer cut, for example some layouts are generally regarded as a good design approach (perimeter block layouts for example), whereas other are not (a series of cul-de-sacs with poor legibility and poor connectivity for example).

The National Design Guide advises that well designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including: *the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development*'. However, the design guidance also makes it clear that *'...well-designed places do not need to copy their surroundings in every way. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems.'*

As it is still a draft document, the Mid Sussex Design Guide attracts very limited weight in decision making now. However, it is worth noting what is said within the document in relation to building design. The draft Design Guide states:

'It is important that the design of buildings and in particular their form, proportions, roofscape and overall appearance is borne from the place and therefore contributes positively to the character of the existing settlement. All too often new development is built which fails to contribute to the distinctiveness of a place resulting in standard development that could be found anywhere. Being responsive to the character of the existing built form should not result in pastiche replicas, instead the emphasis should be placed on contemporary interpretation of traditional building forms to suit today's needs.'

In this particular case, your officers are of the view that the proposed flatted layout of the scheme is a sound design. It makes best use of the land and works around the preserved trees on the site. The site lends itself to a flatted layout rather than a traditional layout with buildings fronting onto a street. In its former use the site had a different layout to the traditional houses that surround it.

The scale of the proposed buildings, combined with the elevational treatment will result in a development that is markedly different from the surrounding development. In its own right, it is considered that the elevations of the proposed buildings are of the high quality design that is sought by policy DP26 of the DP. It is also considered that as a result of their distinctive design, the proposed development would create a sense of place. The layout would be pedestrian friendly, safe, well connected, legible and accessible.

It is considered that the proposed car parking is reasonably well integrated with the scheme. As it is broken up into separate parcels that serve each of the four blocks, it does not overly dominate the site, despite it being in the main, surface car parking.

The design of the development does optimise the potential of the site to accommodate development. The site is some 1.15 hectares and the density of the development is 33 dwellings per hectare.

Overall, on balance, your officers are of the view that the design of the scheme is acceptable and accords with policy DP26 of the DP and policy 7 of the NP. It is recognised however that this is a subject of which a different view could legitimately be formed.

Crime prevention

The NPPF demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Sussex Police have commented on the application and have raised concerns about the vulnerability of ground floor windows in the proposed flats because of a lack of defensible planting. They are also concerned about the lack of demarcation between public and private areas and finally they are also concerned about the lack of natural surveillance for the majority of the proposed car parking.

With regards to the surveillance of the car parking areas, there would be lounge windows on block A that face towards the car parking. On block B, the orientation of the blocks is such that the lounge windows do not face directly towards the car parking area but are at a more oblique angle. The car parking areas to the west of the site are all open so there would not be an opportunity for people to be completely unobserved in this area. With regards to the car parking to the east of block C, it is acknowledged that this would not be as well overlooked as there would only be bedroom windows facing eastwards towards this car parking area. However, this is a relatively modest area of car parking of 12 spaces. It is also the case that Lindfield is not an area that suffers with a high crime rate.

With regards to defensible space around the front of the ground floor flats, it would be possible to install low level fencing to secure an area of defensible space around the front elevations of the flats. This could be secured with a planning condition.

Sustainable Construction

Policy DP39 in the DP relates to sustainable design and construction. The applicants have provided a sustainability and energy statement that is available on file for inspection. In respect of energy use the statement advises that the strategy for carbon dioxide reduction is based on energy efficiency measures, including high levels of insulation, high levels of passive energy efficiency and low energy lighting. The aim is to achieve carbon dioxide reduction beyond the Part L: 2013 target rate in the building regulations. The scheme also proposes to reduce water demand to a maximum consumption of 105 l/person/day by the implementation of water efficient fittings and water meters.

It is considered that the applicants have satisfactorily addressed policy DP39 of the DP.

Impact on trees

Policy DP37 in the DP states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. Ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- *prevents damage to root systems and takes account of expected future growth; and where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- *has appropriate protection measures throughout the development process; and takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*

- *does not sever ecological corridors created by these assets.*

Proposals for works to trees will be considered taking into account:

- *the condition and health of the trees; and*
- *the contribution of the trees to the character and visual amenity of the local area; and*
- *the amenity and nature conservation value of the trees; and*
- *the extent and impact of the works; and any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.'

The site is covered by a Tree Preservation Order (TPO) reference CU/13/TPO/84. The order covers a total of 39 individual trees and a number of group orders.

The application is accompanied by an Arboricultural Report that is available on file for inspection. The report surveyed a total of 83 individual trees within the site. The report and accompanying plans show that 13 trees would be removed to allow the development to take place, of which 10 are preserved trees. Of these trees 5 are categorised as U quality, 2 are categorised as C quality and 3 are categorised as B quality. The categories are defined as follows:

- Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years
- Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
- Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
- Category U: Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Of the better-quality B category trees that would be removed, two of the trees (both Limes) are in the centre of the site, to the southeast of block C with the remaining B category tree (Scots Pine) being located on the north-western boundary of the site.

The removal of any preserved trees is regrettable. However, their loss does need to be weighed up in the planning balance. The majority of the trees within the site would be retained. Of the preserved trees that would be removed, the majority are lower quality C and U class trees. The Scots Pine to be removed is part of a grouping of trees so the loss of this is not likely to have a significant impact on the

character of the area. The two Limes trees are at the end of a line of trees that run to the east. As a result of their positioning at the end of this line of trees, it is considered that their removal would also not have a significant impact on the wider character of the area.

It should also be noted that the submitted landscaping plan shows that there would be some 48 new trees being planted on the boundaries and within the site. This additional tree planting will help to soften the development.

Overall it is considered that there would be a degree of conflict with policy DP37 arising from the felling of trees on the site that are covered by a TPO. However, the visual impact arising from the loss of these trees would be limited and the plans do show a significant level of new tree planting within the site. The TPO trees to be removed are not A category trees. Taking all the above into account, it is not felt that the loss of the TPO trees required by this scheme should be a reason to resist this planning application.

Ecology

A habitat survey of the site was carried out in May 2017 and an update was carried out in December 2018. The site is not subject to any non-statutory nature conservation designations. The applicants report notes that the majority of the site (some 41%) is made up of poor semi improved grassland, some 25% is bare ground and short perennial/ephemeral vegetation, with the next largest land use being a mixture of hardstanding and semi improved grassland (some 17%).

The main findings of the applicant's report are summarised below:

Breeding birds

The site does include habitat that is suitable for breeding birds. All breeding birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to kill or injure a bird, and damage or destroy a bird's nest. Where the proposed works require the removal of trees, hedgerow, scrub and introduced shrubs with potential to support breeding birds, this must be carried out September to February inclusive, to avoid any potential offences relating to breeding birds during their main bird breeding season.

The applicants report recommends that tree felling is carried out September to February.

Bats

All British species of bat are listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017. Under this legislation it is an offence to deliberately capture, kill or disturb a bat and damage or destroy a bat roost.

The applicants have provided a Preliminary Roost Assessment with their application. The survey addresses both the buildings that used to be on the site and the trees

within the site. The report states that no bats emerged from any of the buildings during the bat emergence surveys, therefore absence of roosting bats is considered likely. All the buildings that used to be on the site have now been removed.

Of the nine trees proposed for removal the applicants report states that one tree (Lime) was assessed as having moderate potential to support a bat roost, four had low potential and four were of negligible suitability. The report advises that an aerial tree inspection of the tree with moderate potential to support bat roosts is recommended.

The applicants report also makes recommendations in relation to future lighting of the site and the future provision of artificial roost features.

Reptiles

All species of reptile are protected from killing or injuring under the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to kill or injure reptiles. The applicants preliminary ecological survey states that reptile surveys carried out in 2017 confirmed the likely absence of reptiles from site.

Conclusions on ecology matters

The Council's Ecology Consultant has assessed the application. He notes that the site appears to be very poor for biodiversity. He recommends a planning condition is imposed to require a method statement for implementation of wildlife mitigation to be approved by the LPA prior to development commencing. He states:

'in my opinion, there are no biodiversity policy reasons for refusal or amendment of the proposals.'

Considering the above it is considered there are no grounds to resist the application based on ecological matters.

Impact of the proposal on the amenities of surrounding occupiers

One of the criteria of policy DP26 seeks to resist developments that would 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, day light and sunlight and noise, air and light pollution. The policy threshold in terms of impacts on neighbour amenity ('significant) harm' is a high one.

Block A would be some 24m to the north of 1 Summerhill Grange at its closest point. 1 Summerhill Grange is also angled so that its rear elevation does not face directly to the north. Whilst there would be a major change to the view for the properties to the south on Summerhill Grange, given the distance between these properties and the new development it is not considered that they would be over bearing or overly dominant. There would be new overlooking from the first floor of Block A towards Summerhill Grange, but this is a built-up area where a degree of mutual overlooking is to be expected. The second floor of Block A has been arranged so that the main habitable windows do not face southwards towards Summerhill Grange.

There would be a block of 3 car parking spaces to the northwest of 1 Summerhill Grange. With suitable boundary treatments in place it is not felt that the activity associated with these car parking spaces would cause a significant loss of amenity in respect of noise and disturbance.

Block B would be some 28m to the southwest of Summerhill Cottage. Whilst Block B would be visible from Summerhill Cottage it is felt that given this distance there would not be significant harm to their residential amenities. The internal layout of Block B has been arranged so that there are not main habitable windows in the northwest facing elevation

Block C would be some 38m to the south of Clare Cottage at its closest point and would be at a slightly higher level (some 1.4m). Block C would be clearly visible from Clare Cottage but at this distance it is not felt that the new block would be overly dominant or overbearing or create unacceptable levels of overlooking. Block C would be 15m away from the side elevation of 9 Summerhill Grange. There is a first floor window in the side elevation of this property which serves a bathroom. There is a 2m hedge on the boundary. The northern part of Block C would be some 16m from the rear garden boundary with 9 Summerhill Grange.

The corner of the new houses in Block D would be some 27m away from the front elevation of 17 Summerhill Grange at its closest point. It is not considered that there would be any loss of residential amenity to the occupiers of 16-18 Summerhill Grange from the positioning of Block D. The north eastern elevations of the houses in Block D would be angled so they face the front gardens of the houses at the end of the Summerhill Grange cul-de-sac. It is considered that this relationship would not cause a significant impact on the residential amenities of those properties on Summerhill Grange.

The houses in Block D would be some 34m away from the rear elevation of 4 Summerhill Grange at their closest point. The houses on Block D would be angled so they would not directly face the rear elevations of the properties to the south. It is not felt that there would be significant harm to the residential amenities of the 1 to 4 Summerhill Grange from this relationship.

Highways Issues

Policy DP21 in the District Plan states:

'Development will be required to support the objectives of the West Sussex Transport Plan 2011-2026, which are:

- *A high quality transport network that promotes a competitive and prosperous economy;*
- *A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;*
- *Access to services, employment and housing; and*
- *A transport network that feels, and is, safer and healthier to use.*

To meet these objectives, decisions on development proposals will take account of whether:

- *The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);*
- *Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;*
- *The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;*
- *The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*
- *Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;*
- *The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;*
- *The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;*
- *The scheme protects the safety of road users and pedestrians; and*
- *The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.*

Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so.'

The reference to development not causing a severe cumulative impact reflects the advice in paragraph 109 of the NPPF, which states:

'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

The proposal would have two vehicular points of access. The first would be onto Summerhill Lane and this would serve the 23 car parking spaces for block B. The second would be off Summerhill Grange and would serve the remainder of the development. The applicants have carried out a speed survey in relation to the access onto Summerhill Lane to inform the required visibility splays. This details 85th% speeds are 37.6mph northbound and 35.7mph southbound at site 1 (north of the access) and 35.9 mph northbound and 37.6mph southbound at site 2 (south of the access).

The Highway Authority has raised no objection to the application. They consider that the speed survey that has been undertaken has properly justified the proposed visibility splays for this junction. On this basis it is considered that the proposed access onto Summerhill Lane would be safe and is acceptable in relation to highway safety.

Vehicle speeds on Summerhill Grange will be much lower as this is a cul-de-sac. It is considered that the proposed vehicular access onto Summerhill Grange is acceptable in relation to highway safety.

Some objectors have stated that the applicants do not have the right to use a vehicular access onto Summerhill Grange to serve the development. The question of whether there are private covenants/restrictions that prevent a vehicular access being formed onto Summerhill Grange is not a planning matter but would be a private legal matter between the interested parties. The LPA can impose a planning condition requiring the works to create the access to be completed prior to the development commencing. It would then be a matter for the applicants to comply with the planning condition. If they could not comply because of private legal restrictions then they would not be able to implement the planning permission.

Policy DP21 seeks to avoid severe traffic congestion, which reflects the advice in the NPPF. The applicants have provided figures that show that the proposed development would generate fewer peak hour movements than the previous use of the site. Whilst all the buildings on the site have now been demolished and the site has in effect a nil use, this is a useful comparison. Given the scale of the development it is not considered that it could be reasonably argued that the proposal would result in a severe impact on the local highway network in relation to traffic congestion.

With regards to car parking, the LPAs car parking standards were set out in the Development Infrastructure and Contributions supplementary planning document (SPD). These were expressed as minimum indicative standards. The car parking standards in the SPD were 1 space per 1 bed unit, 2 spaces per 2/3 bed unit and 3 spaces per 4 bed dwellings. Using these old standards the scheme should provide a minimum of 74 spaces. The scheme provides a total of 71 car parking spaces.

This SPD was updated in October 2019 to reflect new car parking guidance provided by WSCC. The County Council have an updated car parking demand calculator that predicts the car parking requirements for each of the parishes within the County.

Applying this calculator, using the figures for allocated and unallocated spaces (58 and 13 respectively) provided by the applicants the predicted parking demand is for a total of 69 spaces (58 allocated and 11 unallocated).

It is therefore considered that there are no grounds to resist the application based on the numbers of car parking spaces that are intended to be provided.

Affordable housing

Policy DP31 of the DP requires a minimum of 30% on site affordable housing on developments providing more than 11 dwellings. The policy states that proposals that do not meet these requirements will be refused unless significant clear evidence demonstrates to the Council's satisfaction that the site cannot support the required affordable housing from a viability and deliverability perspective.

National guidance recognises that viability is a material planning consideration. The PPG states:

'Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.'

The PPG makes it clear that:

'Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.'

The Royal Institution of Chartered Surveyors (RICS) Guidance 'Financial Viability in Planning' also recognises that a developer may make unreasonable/over optimistic assumptions regarding the type and density of development or the extent of planning obligations, which means that it has overpaid for the site.

The applicants have stated that the site would not be viable to provide any affordable housing. They provided financial appraisals, and these have been independently assessed by consultants appointed by the LPA. The applicants own appraisal which related to the scheme as it was first submitted concluded:

'following further modelling including using cost consultancy build cost figures, the scheme produces a negative residual land cost of £1,041,256 and in conclusion, contrary to DSP's approach the development is unable to support additional contributions to affordable housing beyond the £357,966 planning obligations already outlined.'

In response to this, the Councils appointed consultants concluded as follows:

'As requested following receipt of Martin Warren Associates cost consultant's review of Taylor Associates' cost plan and Icenis most recent rebuttal to our

viability review I have now had the opportunity to consider the response and the cost plan.

Without going through each point of the Icenis response, the effect of the submitted cost plan is to remove any surplus that we identified previously through our review; leaving a significant deficit against the benchmark land value. Martin Warren Associates consider the cost plan to be reasonable (and in fact suggest slightly higher overall costs). I have attached for reference.

There are also a number of other assumptions where a difference of opinion remains between Icenis and DSP (which I suggest that there is no point addressing at this stage given the impact of just the cost assumptions here).

I don't have a working copy of Icenis's development appraisal but making (only) the cost plan adjustments to our original appraisal (i.e. ignoring any other areas of disagreement) the residual land value drops from £3,365,669 to £587,561 (with 100% market housing) and therefore significantly below the BLV (now agreed at £1.275m. This compares to Icenis's assertion that the development produces a negative residual land cost of -£1,041,256 (i.e. £2.3m below the BLV).

I have noticed that the gross area of the development is now significantly larger than previously assumed (increased from 3,921m² to 4,888m² which indicates a relatively inefficient use of space within the flats). However, we can only review the scheme / design as presented.

Unfortunately I am not sure that there is anywhere else we can go with this other than to suggest potentially that a review mechanism is inserted into the s106 agreement that potentially captures any positive (in viability terms) changes in costs and values.'

The LPA has no reason to dispute the findings of the viability assessment that it has commissioned. It should be noted however that the viability assessment carried out by the Councils consultants Dixon Searle in March 2019 and the subsequent assessment of the applicants cost plan in July 2019 were based on a scheme comprising 6 x 1B units, 28 x 2B units and 4 x 5B units, whereas the scheme has now been revised to comprise 18 x 1B units, 16 x 2B units and 4 x 5B units.

It is also recognized that as stated in the Development Viability SPD the financial viability of schemes will change over time due to the prevailing economic climate and changing property values and construction costs and that a Viability Review enables the viability of a scheme to be reassessed at a later date in the project when more accurate information about costs and values will be able to be provided.

The Councils SPD on Development Viability deals with review mechanisms. It states:

'The assessment of viability at planning application stage (Submission VA) may have had the effect of reducing the policy requirements that a development would otherwise have to meet. One potential outcome could be a reduced provision of affordable housing.

In order to ensure that the maximum reasonable level of affordable housing is provided in line with District Plan Policy DP31, and that other plan requirements are met, the District Council will require viability review through planning obligations on all residential/ mixed use applications which do not meet the affordable housing requirement and/ or policy requirements in full at the time permission is granted.

Property markets have experienced significant changes in recent years at a local and national level. The viability of a scheme may therefore be notably different by the time of implementation due to changes in market conditions; and uncertainties in relation to aspects of a VA at the application stage. As such, the practice of viability review to ensure that proposals are based on an accurate assessment of viability at the point of delivery has become increasingly well established.'

The SPD goes on to state:

'In order to ensure that the maximum reasonable level of affordable housing is provided in accordance with District Plan Policy DP31 and other plan requirements are met, viability review mechanisms are required, secured through planning obligations, for all applications which do not meet the strategic affordable housing requirement; and or applications where policy requirements are not met in full at the time permission is granted.

A viability review will determine whether a development is capable of providing additional affordable housing or meeting other unmet policy requirements, deemed unviable at planning application stage through the Submission VA.'

In respect of the timing of a viability review, the SPD states:

'For all schemes requiring a Submission Viability Assessment at planning application stage (see paragraph 4.1): At an advanced stage of development (Advanced Stage Review VA), a review will ensure that viability is accurately assessed and up to date;'

This scheme was submitted with a viability assessment. Therefore, the SPD is saying that if a scheme cannot provide affordable housing at the point it is determined a viability review will be required at an advanced stage of development.

The PPG states that:

'Review mechanisms are not a tool to protect a return to the developer, but to strengthen local authorities' ability to seek compliance with relevant policies over the lifetime of the project.'

The applicants have stated:

'Policy DP31 gives the Local Authority the discretion to take account of changes in economic climate by imposing reviews on schemes not delivering policy compliant affordable housing. The policy proposes a potential review

would take place at an "advanced stage of development". The SPD notes the trigger is on the sale of 75% of market residential units. However, it is noted that the 2012 RICS guidance states that these late stage reviews are more suited for larger, multiphase schemes. For single phase schemes, such as this, where all construction will happen simultaneously a late stage review will result in a significantly increased project risk for what is already a marginally viable scheme generating a deficit of £300,000 by the Council's own independent assessment.

The effect of a late stage review is to introduce risk when a scheme is at its most financially exposed - i.e. all development costs have been incurred and therefore funding outlay is at its highest, but no development profit has been made - and leaves 100% of the developer profit (20% of GDV) at potential risk of delayed receipt and/or loss as a consequence of planning viability review. As a consequence, a late stage review has the effect of undermining funder ability to ensure the development has a clear return profile through construction and disposal. The risk profile for funding therefore increases significantly with a late stage review which impacts on access to borrowing and or borrowing costs increase for smaller schemes.

In the spirit of cooperation, we would suggest that a more effective mechanism, so that the developer can ascertain funding costs against a definable and manageable project risk, is that the LPA seek a pre-commencement review, in line with the Development Viability SPD paragraph 4.14; i.e. if, for example, the substantial implementation occurs after 12 months (at which point the initial VA will be deemed to be out of date) a Pre-Implementation Viability Review will be required 3 months following substantial implantation. This means that if the pre-commencement review does take place, but development was not commenced within 12 months then another review will need to be carried out before commencement. This will ensure that the development is commenced within the same economic climate within which the decision was made, allowing the Council to ensure the robustness of the viability assessment. In that way, at least developer and LPA are clear on the risk and costs going in so that clear funding structures can be put in place to finance the development and the Council is meeting its policy requirements.'

The LPA has advised the applicants that we do seek to apply our policies in a pragmatic way. As such the applicants were asked to confirm that a review mechanism that would be triggered on the sale of the twelfth unit would be acceptable, since at this stage more definite information about costs and values would be able to be provided. The applicants have advised that a late stage review mechanism would not be acceptable to them as they state that this would make the scheme unviable and it would not be delivered.

The applicants last submission on this matter states that the scheme cannot afford to make any contribution to affordable housing. They state:

'My clients are in an invidious position with the advanced stage viability review (ASVR) mechanism, which because of the discrepancy between the actual land value paid and the Benchmark Land Value calculation in the formula, would

result in the Council taxing losses rather than profits, which would exacerbate an already very bad situation and no party could agree to this formula in this instance.

The proposal to apply the actual price paid to the ASVR formula would enable the Council to secure a significant proportion of any excess and unforeseen profits towards affordable housing, but you feel that that option cannot be taken forward.

Accordingly, that leaves the off-site contribution of £500,000. My clients feel that if this is the only way development can be approved, they will reluctantly accept it.'

The current position can therefore be summarised as follows:

- the scheme does not provide any affordable housing
- the scheme should provide 12 affordable units with 9 being for affordable or social rent (75%) and 3 for shared ownership (25%).
- there is no legal agreement in place in relation to a review mechanism to secure a contribution towards affordable housing if the viability position improves in the future if planning permission was granted now
- the applicants have made an offer of £500,000 to go towards off site affordable housing

It is your officers view that this offer from the applicants is not acceptable as it does not accord with the Councils adopted policy. It is also questionable whether the scheme would be brought forward in any event with such an offer in place as the applicants have stated that it would not be a viable scheme.

In the absence of a legal agreement to secure either affordable housing now or a viability review mechanism it is considered there is a clear conflict with policy DP31 of the DP. This weighs heavily against the proposal.

Infrastructure provision

Policy DP20 of the DP seeks to ensure that development is accompanied by the necessary infrastructure. This includes securing affordable housing which is dealt with under Policy DP31 of the District Plan. Policy DP20 sets out that infrastructure will be secured through the use of planning obligations.

The Council has approved three Supplementary Planning Documents (SPDs) in relation to developer obligations (including contributions). The SPDs are:

- a) A Development Infrastructure and Contributions SPD which sets out the overall framework for planning obligations
- b) An Affordable Housing SPD
- c) A Development Viability SPD

The National Planning Policy Framework sets out the government's policy on planning obligations in paragraphs 54 and 56 which state:

'54 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:

'56 Planning obligations must 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.'*

These tests reflect the statutory tests set out in Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 (CIL Regulations).

West Sussex County Council Contributions:

Library provision: £10,499
Education Primary: £26,747
Education Secondary: £28,786
TAD: £99,903

District Council Contributions

Children's play space £20,710 - Hickmans Lane Rec
Kick about £17,396 - Hickmans Lane Rec
Formal sport £36,448 - for pitch drainage and / or pavilion improvements at Hickmans Lane
Community buildings £20,904 - King Edward Hall and / or Hickmans Lane pavilion
Local community infrastructure £23,372

It should be noted that these figures are based on 100% market housing.

The additional population will impose additional burdens on existing infrastructure and the monies identified above will mitigate these impacts. As Members will know developers are not required to address any existing deficiencies in infrastructure; it is only lawful for contributions to be sought to mitigate the additional impacts of a particular development.

It is considered that the above contributions are justified having regard to this Council's development and infrastructure SPD and would meet the test of the CIL Regulations. In absence of a completed legal agreement to secure these contributions there would be a conflict with policy DP20 of the DP.

Drainage

Policy DP41 in the District Plan seeks to ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. Paragraph 163 of the

National Planning Policy Framework states: *'When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.'*

It is proposed for surface water to discharge to the existing surface water system of Summerhill Grange at two points. The Council's Drainage Engineer has advised that there is an opportunity to reduce the volume of surface water discharging from the site compared to the current rate so there should be less peak flow into the Summerhill Grange surface water system post development, compared to the existing. The Council's Drainage Engineer raises no objection to the proposed surface water drainage of the site.

In respect of foul drainage it is proposed to run new foul and surface water drains from the eastern boundary of the site, through a parcel of green land, and then under the highway where they will connect to the existing public foul and surface water sewers. This approach appears to be crossing third party land. Concerns have been raised by third parties about how this will be achieved, and the Council's Drainage Engineer has also asked this question.

The key issue in assessing the planning application is whether as a matter of principle that there is a technical solution that would mean that the site could be drained satisfactorily. The details of the drainage design can be secured by a planning condition that could prevent works from taking place until the details of the proposed drainage solution have been approved by the Local Planning Authority. It would therefore be lawful for the Council to approve drainage details that involved works taking place across third party land. It would be a matter for the applicants to ensure that they could then deliver any such off site works. If they could not, then they would not be able to fulfil the requirements of the planning condition and therefore would not be able to implement the planning permission.

In this case the Council's Drainage Engineer has raised no objection to the application and has advised that the details of the foul and surface water drains should be controlled by a planning condition. In light of all the above it is considered that as a matter of principle the site is capable of being properly drained and therefore there would be no conflict with policy DP41 of the DP.

Ashdown Forest

Under the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations'), the competent authority - in this case, Mid Sussex District Council - has a duty to ensure that any plans or projects that they regulate (including plan making and determining planning applications) will have no adverse effect on the integrity of a European site of nature conservation importance. The European site of focus is the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).

The potential effects of development on Ashdown Forest were assessed during the Habitats Regulations Assessment process for the Mid Sussex District Plan. This process identified likely significant effects on the Ashdown Forest SPA from recreational disturbance and on the Ashdown Forest SAC from atmospheric pollution.

A Habitats Regulations Assessment screening report has been undertaken for the proposed development.

Recreational Disturbance

Increased recreational activity arising from new residential development and related population growth is likely to disturb the protected near-ground and ground nesting birds on Ashdown Forest.

In accordance with advice from Natural England, the HRA for the Mid Sussex District Plan, and as detailed in the District Plan Policy DP17, mitigation measures are necessary to counteract the effects of a potential increase in recreational pressure and are required for developments resulting in a net increase in dwellings within a 7km zone of influence around the Ashdown Forest SPA. A Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation approach has been developed. This mitigation approach has been agreed with Natural England.

The proposed development is outside the 7km zone of influence and as such, **mitigation is not required.**

Atmospheric Pollution

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**, 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 that there is not considered to be a

significant in combination effect on the Ashdown Forest SAC by this development proposal.

Conclusion of the Habitats Regulations Assessment screening report

The screening assessment concludes that there would be no likely significant effects, alone or in combination, on the Ashdown Forest SPA and SAC from the proposed development.

No mitigation is required in relation to the Ashdown Forest SPA or SAC.

A full HRA (that is, the appropriate assessment stage that ascertains the effect on integrity of the European site) of the proposed development is not required.

PLANNING BALANCE AND CONCLUSION

Planning legislation requires the application to be determined in accordance with the Development Plan unless material circumstances indicate otherwise. In this part of Mid Sussex, the development plan comprises the DP and the LLRNP. The NPPF is an important material planning consideration.

The site is within the built-up area of Lindfield and was formally occupied by a school. On this basis it is considered that the principle of a residential redevelopment of the site accords with policy DP6 of the DP and is acceptable.

With regards to affordable housing, if a scheme is not providing a policy compliant level of 30% on site affordable housing, the requirement is for the applicants to demonstrate to the Council's satisfaction that it is not viable for such provision to be provided. If it is not viable to provide affordable housing at the time of the application being determined, the Council's policy is that a review mechanism should be secured in a legal agreement to determine at a later stage whether a development can viably provide some or all of the affordable housing, deemed unviable at planning application stage. The Council's policy is that such a review should take place at an advanced stage of development, when more definite information about cost and values will be able to be provided. The Council's Development Viability SPD states that an Advanced Stage Viability Review should be undertaken on sale of 75% of market residential units.

The applicant's viability appraisal indicated that at the planning application stage it was not viable for the scheme to provide any affordable housing, a position accepted in the independent assessment. The assessment was based on the scheme as originally submitted and an updated assessment has not been carried out based on the new dwelling mix and costings. There is no agreement with applicants on the provision of a review mechanism, as required by the Council's policy. As a result there is a conflict with policy DP31 of the DP. The provision of affordable housing is a corporate priority for the Council and the failure of the scheme to comply with policy DP31 weighs heavily against the scheme.

There is a requirement for developments of this scale to provide contributions towards the costs of infrastructure to mitigate the impacts of the development. In the

absence of a completed legal agreement to provide the required infrastructure contributions there is a conflict with policy DP20 of the DP.

It is considered that the access into the site is satisfactory and the proposal would not result in a severe impact on the highway network. There is no objection from the Councils Drainage Engineer and it is considered that as a matter of principle the site can be satisfactorily drained. As such policies DP21 and DP41 of the DP would be met.

The scheme would result in a change in outlook for those neighbouring properties that face the site. The test within policy DP26 is whether there would be significant harm to neighbouring amenities. For the reasons outlined in the report it is not felt that the scheme would cause significant harm to neighbouring amenities. The design of the scheme has attracted a significant level of opposition. It is considered that there are some elements of design that are clearly good (for example, well overlooked attractive public spaces) and there are some elements that are clearly poor design (for example poorly overlooked areas that provide easy opportunities for crime/anti-social behaviour). It is acknowledged that to some extent, the attractiveness of the external appearance of the proposed buildings is a subjective matter. It is your officers view that the proposed buildings are of an acceptable design, notwithstanding the fact that they will be clearly very different to the surrounding buildings. As such it is your officers view that there is no conflict with policy DP26 of the DP or policy 7 of the LLRNP.

In conclusion, the principle of a residential redevelopment of the site is acceptable. Weighing in favour of the scheme is the fact that the scheme would provide 38 dwellings on a previously developed site, which would contribute to meeting the housing needs of the District. There would also be economic benefits from the proposal arising from both the construction phase and from the additional spend in the local economy from future residents of the development. The Council would also receive a New Homes bonus for the dwellings created. These are all matters that weigh in favour of the scheme in the planning balance.

It is your officers view that the design of the scheme and the impact on the amenities of the neighbouring properties is acceptable.

The access into the site and car parking arrangements are acceptable. It is also considered that the site can be satisfactorily drained. There are no objections to the scheme from the Councils Ecological Consultant. Whilst there would be a loss of some preserved trees within the site, there would be extensive replanting within the site. As such all these matters are neutral in the planning balance.

Weighing against the scheme is the fact that the scheme does not provide any affordable housing and there is no mechanism in place to secure a viability review. Providing affordable housing is a priority for the District Council and therefore this issue is considered to attract significant negative weight in the planning balance. Also weighing against the scheme is the fact that there is no legal agreement in place to secure the required infrastructure contributions to mitigate the impact of the development.

In light of the above it is considered that the proposal conflicts with the development plan when read as a whole and the scheme cannot be supported.

APPENDIX A – REASONS FOR REFUSAL

1. The proposal fails to provide the required infrastructure contributions necessary to serve the development. The proposal therefore conflicts with policy DP20 of the Mid Sussex District Plan 2014-2031.
2. The proposal fails to provide a policy compliant level of affordable housing and there is no legal agreement in place to secure an Advanced Stage Viability Review. The proposal therefore conflicts with policy DP31 of the Mid Sussex District Plan 2014-2031 and the Councils Development Viability Supplementary Planning Document.

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	0527.EXG.001	B	15.05.2019
Existing Site Plan	0527.EXG.002	B	21.01.2019
Existing Sections	0527.EXG.003	B	21.01.2019
Existing Sections	0527.EXG.004	B	21.01.2019
Proposed Block Plan	0527.PL.001	F	09.01.2020
Proposed Site Plan	0527.PL.002	D	02.12.2019
Proposed Site Plan	0527.PL.003	C	02.12.2019
Proposed Site Plan	0527.PL.004	C	02.12.2019
Proposed Site Plan	0527.PL.005	D	10.01.2020
Proposed Floor Plans	0527.PL.101	A	30.10.2019
Proposed Floor Plans	0527.PL.102	A	30.10.2019
Proposed Floor Plans	0527.PL.103	B	02.12.2019
Proposed Floor Plans	0527.PL.104	A	30.10.2019
Proposed Sections	0527.PL.201	C	09.01.2020
Proposed Sections	0527.PL.202	C	09.01.2020
Proposed Elevations	0527.PL.301	B	09.01.2020
Proposed Elevations	0527.PL.302	B	09.01.2020
Proposed Elevations	0527.PL.303	B	09.01.2020
Proposed Elevations	0527.PL.304	B	02.12.2019
Landscaping Details	0212/901	G	02.12.2019
Sections	0212/503		02.12.2019
Access Plan	0212/002	G	02.12.2019
Landscaping	0212/301	G	02.12.2019
Landscaping	0212/302	G	02.12.2019
Drainage Details	0212/304	G	02.12.2019
Sections	0212/501	G	02.12.2019
Sections	0212/502	G	02.12.2019
Landscaping Details	0212/801	G	02.12.2019
Survey	0212/001	F	30.10.2019
Access Plan	762/210B		02.12.2019
Access Plan	762/211B		02.12.2019
Access Plan	762/212B		02.12.2019
Access Plan	762/213B		02.12.2019
Access Plan	762/214B		02.12.2019

Access Plan	762/216C	02.12.2019
Access Plan	762/217B	02.12.2019
Access Plan	762/218B	02.12.2019
Other	762/219B	02.12.2019
Landscaping Details	0212/100	H 02.12.2019

APPENDIX B – CONSULTATIONS

County Planning Officer

Summary of Contributions

Education			
Locality	Haywards Heath/Cuckfield		
Population Adjustment	73.0		
	Primary	Secondary	6th Form
Child Product	0.4340	0.4340	0.2344
Total Places Required	3.0380	2.1700	0.0000
Library			
Locality	Haywards Heath		
Contribution towards Hassocks/ Hurstpierpoint/Steyping	£0		
Contribution towards Burgess Hill	£0		
Contribution towards East Grinstead/Haywards Heath	£11,502		
Population Adjustment	73.0		
Sqm per population	30/35		
Waste			
Adjusted Net. Households	38		
Fire			
No. Hydrants	TBC		
Population Adjustment	N/A		
£/head of additional population	N/A		
TAD- Transport			
Net Population Increase	73.0		
Net Parking Spaces	82		
Net Commercial Floor Space sqm	0		
Total Access (commercial only)	0.0000		

Summary of Contributions

S106 type	Monies Due
Education - Primary	£54,441
Secondary	£58,590
Education - 6th Form	No contribution required
Libraries	£11,502
Waste	No contribution required
Fire & Rescue	No contribution required
No. of Hydrants	To be secured under Condition
TAD	£106,412

Total Contribution	£230,945
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Note: The above summary does not include the installation costs of fire hydrants. Where these are required on developments, (quantity as identified above) as required under the Fire Services Act 2004 they will be installed as a planning condition and at direct cost to the developer. Hydrants should be attached to a mains capable of delivering sufficient flow and pressure for fire fighting as required in the National Guidance Document on the Provision of Water for Fire Fighting 3rd Edition (Appendix 5)

The above contributions are required pursuant to s106 of the Town and Country planning Act 1990 to mitigate the impacts of the subject proposal with the provision of additional

County Council service infrastructure, highways and public transport that would arise in relation to the proposed development.

Planning obligations requiring the above money is understood to accord with the Secretary of State's policy tests outlined by the in the National Planning Policy Framework, 2012.

The proposal falls within the Mid Sussex District and the contributions comply with the provisions of Mid Sussex District Local Development Framework Supplementary Planning Document- Development Infrastructure and Contributions July 2018.

All TAD contributions have been calculated in accordance with the stipulated local threshold and the methodology adopted as Supplementary Planning Guidance (SPG) in November 2003.

The calculations have been derived on the basis of an increase in 38 Net dwellings and an additional 82 car parking spaces.

Please see below for a Breakdown and explanation of the WSCC Contribution Calculators. Also see the attached spreadsheet for the breakdown of the calculation figures. For further explanation please see the West Sussex County Council website:

<http://www.westsussex.gov.uk/s106>

5. Deed of Planning Obligations

- a) As a deed of planning obligations would be required to ensure payment of the necessary financial contribution, the County Council would require the proposed development to reimburse its reasonable legal fees incurred in the preparation of the deed.
- b) The deed would provide for payment of the financial contribution upon commencement of the development.
- c) In order to reflect the changing costs, the deed would include arrangements for review of the financial contributions at the date the payment is made if the relevant date falls after 31st March 2019. This may include revised occupancy rates if payment is made after new data is available from the 2021 Census.
- d) Review of the contributions towards school building costs should be by reference to the DfE adopted Primary/Secondary school building costs applicable at the date of payment of the contribution and where this has not been published in the financial year in which the contribution has been made then the contribution should be index linked to the DfE cost multiplier and relevant increase in the RICS BCIS All-In TPI. This figure is subject to annual review.
- e) Review of the contribution towards the provision of additional library floorspace should be by reference to an appropriate index, preferably RICS BCIS All-In TPI. This figure is subject to annual review.

The contributions generated by this proposal shall be spent on additional facilities at Blackthorns Community Primary Academy.

The contributions generated by this proposal shall be spent on small scale improvements at Oathall Community College.

The contributions generated by this proposal shall be spent on upgrading of digital services at Haywards Heath Library.

The contributions generated by this proposal shall be spent on:

- Bus infrastructure improvements between Lindfield and Haywards Heath
- A safer routes to school scheme at Lindfield Primary, to include footpath improvements.

Recent experience suggests that where a change in contributions required in relation to a development or the necessity for indexation of financial contributions from the proposed development towards the costs of providing service infrastructure such as libraries is not specifically set out within recommendations approved by committee, applicants are unlikely to agree to such provisions being included in the deed itself. Therefore, it is important that your report and recommendations should cover a possible change in requirements and the need for appropriate indexation arrangements in relation to financial contributions.

Please ensure that applicants and their agents are advised that any alteration to the housing mix, size, nature or tenure, may generate a different population and thus require re-assessment of contributions. Such re-assessment should be sought as soon as the housing mix is known and not be left until signing of the section 106 Agreement is imminent.

Where the developer intends to keep some of the estate roads private we will require provisions in any s106 agreement to ensure that they are properly built, never offered for adoption and that a certificate from a suitably qualified professional is provided confirming their construction standard.

It should be noted that the figures quoted in this letter are based on current information and will be adhered to for 3 months. Thereafter, if they are not consolidated in a signed S106 agreement they will be subject to revision as necessary to reflect the latest information as to cost and need.

Please see below for a Breakdown of the Contribution Calculators for clarification of West Sussex County Council's methodology in calculating Contributions. For further explanation please see the Sussex County Council website (<http://www.westsussex.gov.uk/s106>).

Breakdown of Contribution Calculation Formulas:

1. School Infrastructure Contributions

The financial contributions for school infrastructure are broken up into three categories (primary, secondary, sixth form). Depending on the existing local infrastructure only some or none of these categories of education will be required. Where the contributions are required the calculations are based on the additional amount of children and thus school places that the development would generate (shown as TPR- Total Places Required). The TPR is then multiplied by the Department for Children, Schools and Families school building costs per pupil place (cost multiplier).

School Contributions = TPR x cost multiplier

a) TPR - Total Places Required:

TPR is determined by the number of year groups in each school category multiplied by the child product.

TPR = (No of year groups) x (child product)

Year groups are as below:

- Primary school: 7 year groups (aged 4 to 11)
- Secondary School: 5 year groups (aged 11 to 16)
- Sixth Form School Places: 2 year groups (aged 16 to 18)

Child Product is the adjusted education population multiplied by average amount of children, taken to be 14 children per year of age per 1000 persons (average figure taken from 2001 Census).

Child Product = Adjusted Population x 14 / 1000

Note: The adjusted education population for the child product excludes population generated from 1 bed units, Sheltered and 55+ Age Restricted Housing. Affordable dwellings are given a 33% discount.

b) Cost multiplier - Education Services

The cost multiplier is a figure released by the Department for Education. It is a school building costs per pupil place as at 2018/2019, updated by Royal Institute of Chartered Surveyors' Building Cost Information Service All-In Tender Price Index. Each Cost multiplier is as below:

- Primary Schools: £17,920 per child
- Secondary Schools: £27,000 per child
- Sixth Form Schools: £29,283 per child

2. Library Infrastructure

There are two methodologies used for calculating library infrastructure Contributions. These have been locally tailored on the basis of required contributions and the nature of the library in the locality, as below:

Library infrastructure contributions are determined by the population adjustment resulting in a square metre demand for library services. The square metre demand is multiplied by a cost multiplier which determines the total contributions as below:

Contributions = SQ M Demand x Cost Multiplier

a) Square Metre Demand

The square metre demand for library floor space varies across the relevant districts and parishes on the basis of library infrastructure available and the settlement population in each particular locality. The local floorspace demand (LFD) figure varies between 30 and 35 square metres per 1000 people and is provided with each individual calculation.

Square Metre Demand = (Adjusted Population x LFD) / 1000

b) Cost Multiplier - Library Infrastructure

WSCC estimated cost of providing relatively small additions to the floorspace of existing library buildings is £5,252 per square metre. This figure was updated by Royal Institute of Chartered Surveyors' Building Cost Information Service All-In Tender Price Index for the 2018/2019 period.

3. TAD - Total Access Demand

The methodology is based on total access to and from a development. An Infrastructure Contribution is required in respect of each occupant or employee provided with a parking space, as they would be more likely to use the road infrastructure. The Sustainable Transport Contribution is required in respect of each occupant or employee not provided with a parking space which would be likely to rely on sustainable transport.

TAD = Infrastructure contribution + Sustainable Transport contribution

a) Infrastructure Contribution

Contributions for Infrastructure are determined by the new increase in car parking spaces, multiplied by WSCC's estimated cost of providing transport infrastructure per vehicle Infrastructure cost multiplier. The Infrastructure cost multiplier as at 2018/2019 is £1,373 per parking space.

Infrastructure contributions = Car parking spaces x Cost multiplier

b) Sustainable Transport Contribution

This is derived from the new car parking increase subtracted from the projected increase in occupancy of the development. The sustainable transport contribution increases where the population is greater than the parking provided. The sustainable transport figure is then multiplied by the County Council's estimated costs of providing sustainable transport infrastructure cost multiplier (£686).

Sustainable transport contribution = (net car parking - occupancy) x 686

Note: occupancy is determined by projected rates per dwelling and projected people per commercial floorspace as determined by WSCC.

Highway Authority

The application is for the erection of 38 residential dwellings at Tavistock and Summerhill School, Summerhill Lane, Haywards Heath.

A previous proposal ref DM/18/0733 for 48 residential dwellings was withdrawn however no highway objection was raised.

This is the second WSCC Highways response and responds to information contained within Technical Note - Speed Survey provided to address my previous comments on the suitability of visibility splays from the Summerhill Lane access.

The applicant has undertaken speed surveys which details 85th% speeds are 37.6mph northbound and 35.7mph southbound at site 1 (north of the access) and 35.9 mph northbound and 37.6mph southbound at site 2 (south of the access).

Visibility splays of 2.4m x 59.1 to a 1.1m offset (or 2.4m x 68.2m to the centreline) is achievable to the south and to the north 2.4m x 59.1m is achievable. The provision of the splays are considered acceptable.

Conclusion

No objection to the proposal is raised subject to the following s106 and conditions:

S106 - Total Access Demand contribution

Conditions

Provision of Dropped Kerbs and Tactile Pacing at junction of Summerhill Lane and Summerhill Grange.

Reason: To encourage and promote sustainable transport.

Vehicle parking and turning

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.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period.

The Plan shall provide details as appropriate but not necessarily be restricted to the following matters;

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Lead Local Flood Authority

West Sussex County Council (WSSCC), 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 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
<p>Comments:</p> <p>Current surface water mapping shows that the proposed site is at low risk from surface water flooding.</p> <p>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.</p> <p>Any existing surface water flow paths across the site must be maintained or appropriate mitigation strategies proposed.</p> <p>Reason: NPPF paragraph 163 states – ‘When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere’.</p> <p>Therefore, a wholesale site level rise via the spreading of excavated material should be avoided.</p>	

Modelled ground water flood risk susceptibility	Low risk
<p>Comments:</p> <p>The majority of the proposed development is shown to be at low risk from ground water flooding based on the current mapping.</p> <p>Where the intention is to dispose of surface water via infiltration/soakaway, these should be shown to be suitable through an appropriate assessment carried out under the methodology set out in BRE Digest 365 or equivalent.</p> <p>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.</p>	

Records of any flooding of the site?	No
<p>Comments:</p> <p>We do not have any records of historic surface water flooding within the confines of the proposed site although other locations nearby in Summerhill Grange have suffered from historic flooding. This should not be taken that this site has never suffered from flooding, only that it has never been reported to the LLFA.</p>	

Ordinary watercourses nearby?	No
<p>Comments:</p> <p>Current Ordnance Survey mapping shows no ordinary watercourses within the boundary of the site although 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.</p> <p>Works affecting the flow of an ordinary watercourse will require ordinary watercourse consent and an appropriate development-free buffer zone should be incorporated into the design of the development.</p>	

Future development - Sustainable Drainage Systems (SuDs)

The Surface Water Management Strategy for this application proposes that permeable paving, below ground attenuation, with restricted discharge to main sewer would be used to control the surface water from this development. This method would, in principle, meet the requirements of the NPPF and associated guidance documents.

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 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.

Southern Water

Southern Water would have no objections to the above proposal.

Southern Water can facilitate foul sewage and surface water runoff disposal at proposed restricted flow rate to service the proposed development. Southern Water requires a formal application for a connection to the public sewers to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link: <https://beta.southernwater.co.uk/infrastructurecharges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a. Adequate soakaway or infiltration system
- b. Water course
- c. Where neither of the above is practicable sewer

As no detailed drainage was provided for assessment, we request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers. The applicant shall take into account that no tanks or other water conveying features shall be located within 5 meters of adoptable sewers.

Land uses such as general hardstanding that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Sussex Police

Thank you for your correspondence of 28th January 2019, advising me of an outline planning application for the proposed erection of 38 residential dwellings comprising 4 houses and 34 flats with associated internal access, surface-level car parking, landscaping with other infrastructure at the above location, for which you seek advice from a crime prevention viewpoint.

I have had the opportunity to examine the detail within the application and in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments from a Secured by Design (SBD) perspective. SBD is owned by the Police service and supported by the Home Office that recommends a minimum standard of security using proven, tested and accredited products. Further details can be found on www.securedbydesign.com

The National Planning Policy Framework demonstrates the government's aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. With the level of crime and anti-social behaviour in Mid Sussex district being below average when compared with the rest of Sussex, I have no major concerns with the proposals, however,

additional measures to mitigate against any identified local crime trends should be considered.

The application describes the development as four clusters of built form, three apartment blocks and one row of four houses. Block A & B each accommodate 12 apartments with block C accommodating 10 apartments.

I can see no evidence of any defensible planting to ground floor vulnerable windows or any demarcation of public / private space for the blocks. It is important that the boundary between public space and private areas is clearly indicated. It is desirable for dwelling frontages to be open to view, so walls fences and hedges will need to be kept low or alternatively feature a combination (max height 1m) of wall, railings or timber picket fence. As the first line of defence, perimeter fencing must be adequate with vulnerable areas such as side and rear gardens needing more robust defensive barriers by using walls or fencing to a minimum height of 1.8 metres.

The proposed parking is spread out across the development with the main being unobserved from the dwellings. Even when it is close to the residential units such as the houses and block A, there are few dwellings that have direct observation over the vehicles. Where communal parking occurs it is important that they must be within view of an active room within the property. An active room is where there is direct and visual connection between the room and the street or the car parking area. Such visual connections can be expected from rooms such as kitchens and living rooms, but not from bedrooms and bathrooms. Gable ended windows can assist in providing observation over an otherwise unobserved area.

In summary the design and layout has created a very permeable development and I have concerns that the vulnerable ground floor windows of the blocks and the unobserved vehicles throughout the development are exposed, easily accessible and open to attack. I feel it too open to promote a sense of ownership, respect, territorial responsibility and community, i.e. there is far too much permeability throughout the site which has created vulnerable areas. I feel there is a lack of active frontage and natural surveillance over the street and public areas.

I thank you for allowing me the opportunity to comment.

The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.

This letter has been copied to the applicant or their agent who is asked to note that the above comments may be a material consideration in the determination of the application but may not necessarily be acceptable to the Local Planning Authority. It is recommended, therefore, that before making any amendments to the application, the applicant or their agent first discuss these comments with the Local Planning Authority.

Urban Designer

Summary and Overall Assessment

This is an attractive site characterised by a large number of mature deciduous trees. The recently demolished two storey Victorian school and the single storey outbuildings sat comfortably on the site providing a generous amount of space around the trees with the building envelopes modest enough to permit views of the trees across the site.

This scheme is an improvement upon the withdrawn planning application proposal. In particular the building design is of a higher quality and there is a little more space between the buildings allowing a better setting / outlook from the proposed dwellings. Nevertheless, the 3 storey height when combined with the considerable size of block A, B and C's building envelope, is out of character with the surrounding domestic-scaled 2 storey suburban houses and imposes too much on the attractive site itself, and the trees around it. Furthermore the blocks will be clearly visible from the surrounding public realm including Summerhill Lane and Summerhill Grange and from certain vantages the blocks will visibly merge with each other, further increasing their apparent size and constraining views of the trees across this attractive site. While the impact from Summerhill Lane is mitigated to some extent by the softening effect of the frontage trees, this will be less the case during the winter months. In conclusion, I object to this application.

Layout

Unlike the withdrawn application, the current scheme proposes surface parking instead of underground parking. The majority of the parking is adjacent to the western boundary. While this is the most visible part of the site along the Summerhill Lane frontage, much of it is the existing parking area that served the former school. Furthermore, it is softened by the mature trees on this frontage (at least during summer months), most of which will be retained. The rest of the parking is discreetly accommodated at the rear of the site adjacent to the block D houses or behind / underneath block C; both these areas are accessed via a road that loops around the southern edge of the site that enables the central part of the site to be laid out as open space providing an attractive context for the apartment blocks in particular. The star-shaped configuration of the 4 blocks also provides a central focus to the layout which is anchored by the large retained tree in the middle.

The blocks of flats have been laid out with more space around them (than the previous scheme) and have been internally organised so they have an outlook that does not undermine privacy or conflict with the existing trees. However I agree with Irene Fletcher's concerns about the proximity of trees to buildings, this especially seems to be the case in respect of the houses in block D which is also uncomfortably close to the eastern boundary with Summerhill Grange.

Elevations

Unlike the withdrawn application, the building design benefits from architectural integrity and care has been taken over its detailing. While I am supportive in principle of a contemporary approach and 2+1 storey configuration, the scale/footprint needs to be reduced to allow the buildings to sit more comfortably with the surrounding domestically scaled and traditionally designed houses; at present they dominate the surrounds and the site itself constraining views of existing trees across the site.

The blocks of flats are not only too big, but the horizontal proportions dominate too much, and do not do enough to vertically break up the long elevations. By contrast the four-house

subdivision of block D benefits from vertical articulation that more successfully breaks up its scale; however it also has a smaller/more appropriate sized footprint than blocks A to C.

Block C's rear/east elevation features large un-fenestrated areas; while this may reduce potential overlooking it generates a less attractive elevation and with its great length is likely to be an imposing presence over the adjacent Summerhill Grange houses.

Housing Officer

The scheme currently proposed by the applicant comprises 18 x 1 bed flats, 16 x 2 bed flats and 4 x 5 bed houses, making 38 units in total. A policy compliant scheme would require 12 of these units to be for affordable housing (30%) with 9 units for affordable rent and 3 for shared ownership. The applicant submitted a viability appraisal with his application to justify his claim that it was not viable for any affordable housing to be provided as part of the scheme. An assessment of this appraisal by an independent valuer initially concluded that 30% affordable housing could in fact viably be provided. Following receipt of further cost information however the valuer agreed that the scheme could not support the provision of any affordable housing at the present time. Subsequently the scheme mix and some of the costings have changed. As a result if it is decided that planning consent should be granted, a new viability appraisal based on the revised scheme mix and costings will be required before planning consent is issued. A viability review will also need to be undertaken, in line with the Development Viability SPD, when 75% of the units have been sold and more definite information about costs and values will be able to be provided. The requirement for this advanced stage review will need to be included in the Section 106 legal agreement

Environmental Health Officer

Given the proximity of residential properties, Environmental Protection has no objection to this application, subject to the following conditions:

Construction hours: Works of construction, 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.

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

Monday to Friday: 08:00 - 18:00 Hours;

Saturday: 09:00 - 13:00 Hours

Sunday & Public/Bank holidays: None permitted

Reason: To protect the amenity of local residents.

Control of construction noise: Construction work shall not commence until a scheme for the protection of neighbouring properties from noise generated during construction work has first been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be in accordance with BS5228-1:2009 'Noise and Vibration control on construction and open sites'. The scheme as approved shall be operated at all times during the construction phases of the development.

Reason: To protect neighbouring residents and residences from noise and vibration.

Minimise dust emissions: Construction work shall not commence until a scheme for the protection of the existing neighbouring properties from dust has been submitted to, and approved in writing by, the local planning authority. The scheme as approved shall be operated at all times during the construction phases of the development.

Reason: To protect the amenity of local residents from dust emissions.

Informative:

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:

- No burning of construction waste materials shall take place on site.

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

Drainage Engineer

Recommendation: No objection subject to conditions

Summary and overall assessment

The total site area is 1.15Ha

The proposed impermeable area is 0.49Ha

The Greenfield Run-off Rates for 1.15Ha is:

1:2 = 49 ls-1

1:100 = 143 ls-1

It is proposed for surface water to discharge to the existing surface water system of Summerhill Grange at two points of 5 ls-1, total 10 ls-1.

The existing arrangement shows a surface water discharge mix to the existing local foul system and surface water system.

The surface water discharge to the existing surface water system of Summerhill Grange is known/found to be 1:2 = 20 ls-1, and 1:100 = 60 ls-1.

The greenfield run-off rate for the whole site (1.15Ha) is found to be 1:1 = 5.8 ls-1, and 1;100 = 21.5 ls-1.

As the site has an impermeable drained area of 0.49Ha, the greenfield run-off equivalents are:

$$1:1 = \frac{5.8 \text{ ls}^{\wedge} - 1}{1.15 \text{ Ha}} * 0.49 \text{ Ha} = 2.47 \text{ ls}^{\wedge} - 1$$

$$1:100 = \frac{21.5 \text{ ls}^{\wedge} - 1}{1.15 \text{ Ha}} * 0.49 \text{ Ha} = 9.16 \text{ ls}^{\wedge} - 1$$

So, in order to match the greenfield run-off rates for the site, in accordance with the Non-Statutory Technical Standards for SuDS, discharge from the proposed impermeable areas should be restricted to 1:1 = 2.5 ls-1 up to 1:100 = 9.2 ls-1.

However, what is proposed is a total surface water discharge of 10 ls-1. And when compared to the existing found brownfield run-off rate, this is a betterment of 1:2 = -10 ls-1 and 1:100 = -50 ls-1. So there should be less peak flow into the Summerhill Grange surface water system post development, compared to the existing. This is a welcome approach, as there are historic flooding issues associated with properties at the lower end of Summerhill Grange, and the comparative reduction in surface water run-off should help to reduce this flood risk.

In addition, the removal of surface water from the existing foul system will also increase capacity within the local foul network.

It is proposed to run new foul and surface water drains from the eastern boundary of the site, though a parcel of green land, and then under the highway where they will connect to the existing public foul and surface water sewers. This approach appears to be crossing third party land. How will this be achieved? Will these sewers be requisitioned by Southern Water, or will there be a third party agreement? We expect this to be detailed as part of any forthcoming drainage condition.



This proposed development will need to continue fully considering 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 should 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:

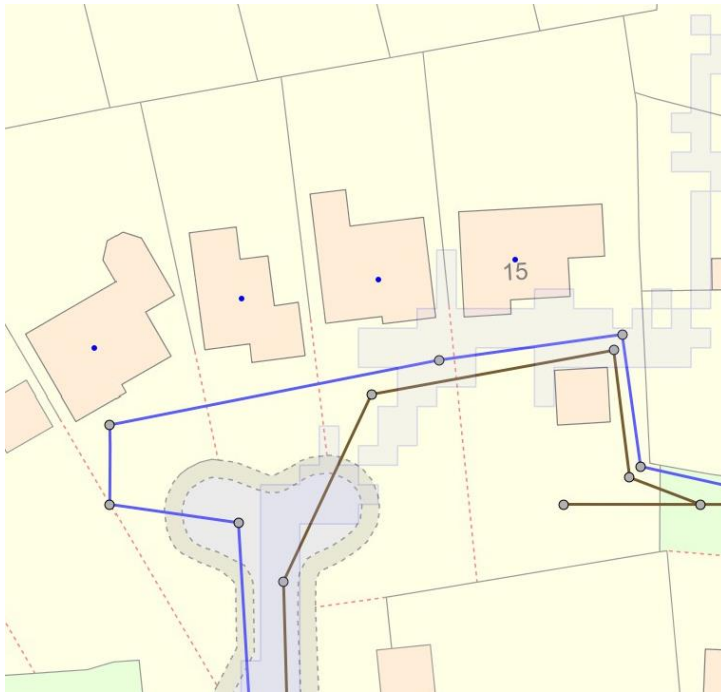
- Follow the hierarchy of surface water disposal.
- Protect people and property on the site from the risk of flooding
- Avoid creating and/or exacerbating flood risk to others beyond the boundary of the site.
- Match existing greenfield rates and follow natural drainage routes as far as possible.
- Calculate 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 as low fluvial flood risk.

The proposed development is not within an area identified as having possible pluvial flood risk.

There are historic records of flooding occurring downstream of this site and in this area. This is chiefly with regards to properties at the cul-de-sac end of Summerhill Grange where the 1.2m surface water storage pipe was installed.



Surface Water Drainage Proposals

It is proposed that the development will attenuate surface water on site with two controlled discharges of 5 ls-1 each (10 ls-1). Whilst this is an increase compared to the impermeable area's greenfield run-off rate, it is in fact a reduction of 1:2 = -10 ls-1 and 1:100 = -50 ls-1 compared to the site's existing brownfield condition. This will drain to the existing public surface water sewer of Summerhill Grange. It has not been confirmed how this will be achieved across third party land, but we expect this could be undertaken via S98 Sewer Requisition with Southern Water.

Foul Water Drainage Proposals

It is proposed that the development will discharge foul water to the existing public foul sewer of Summerhill Grange. It has not been confirmed how this will be achieved across third party land, but we expect this could be undertaken via S98 Sewer Requisition with Southern Water.

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.

Further Drainage Advice

Applicants and their consultants should familiarise themselves with the following information:

Flood Risk and Drainage Information for Planning Applications

The level of drainage information necessary for submission at each stage within the planning process will vary depending on the size of the development, flood risk, site constraints, proposed sustainable drainage system etc. The table below provides a guide and is taken from the Practice Guidance for the English non-statutory SuDS Standards

Pre-app	Outline	Full	Reserved	Discharge	Document submitted
√	√	√			Flood Risk Assessment / Statement (checklist)
√	√	√			Drainage Strategy / Statement & sketch layout plan (checklist)
	√				Preliminary layout drawings
	√				Preliminary "Outline" hydraulic calculations
	√				Preliminary landscape proposals
	√				Ground investigation report (for infiltration)
	√	√			Evidence of third party agreement for discharge to their system (in principle / consent to discharge)
		√		√	Maintenance program and on-going maintenance responsibilities
		√	√		Detailed development layout
		√	√	√	Detailed flood and drainage design drawings
		√	√	√	Full Structural, hydraulic & ground investigations
		√	√	√	Geotechnical factual and interpretive reports, including infiltration results
		√	√	√	Detailing landscaping details
		√	√	√	Discharge agreements (temporary and permanent)
		√	√	√	Development Management & Construction Phasing Plan

Additional information may be required under specific site conditions or development proposals

Useful links:

Planning Practice Guidance - Flood Risk and Coastal Change

Flood Risk Assessment for Planning Applications

Sustainable drainage systems technical standards

Water.People.Places.- A guide for master planning sustainable drainage into developments

Climate change allowances - Detailed guidance - Environment Agency Guidance

Further guidance is available on the Susdrain website at <http://www.susdrain.org/resources/>

1. For a development located within Flood Zone 2, Flood Zone 3, which is greater than 1 hectare in area, or where a significant flood risk has been identified:

A Flood Risk Assessment will need to be submitted that identifies what the flood risks are and how they will change in the future. Also whether the proposed development will create or exacerbate flood risk, and how it is intended to manage flood risk post development.

2. For the use of soakaways:

Percolation tests, calculations, plans and details will need to be submitted to demonstrate that the soakaway system will be able to cater for the 1 in 100 year storm event plus have extra capacity for climate change. It will also need to be demonstrated that the proposed soakaway will have a half drain time of at least 24 hours.

3. For the use of SuDs and Attenuation:

Written Statement (HCWS 161) - Department for Communities and Local Government - sets out the expectation that sustainable drainage systems will be provided to new developments wherever this is appropriate.

Percolation tests, calculations, plans and details will need to be submitted to demonstrate that the development will be able to cater for the 1 in 100 year storm event plus climate change percentages, for some developments this will mean considering between 20 and 40% additional volume for climate change but scenarios should be calculated and a precautionary worst case taken. 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. A maintenance and management plan will also need to be submitted that shows how all SuDS infrastructure will be maintained so it will operate at its optimum for the lifetime of the development. This will need to identify who will undertake this work and how it will be funded. Also, measures and arrangements in place to ensure perpetuity and demonstrate the serviceability requirements, including scheduled maintenance, inspections, repairs and replacements, will need to be submitted. A clear timetable for the schedule of maintenance can help to demonstrate this.

You cannot discharge surface water unrestricted to a watercourse or sewer.

4. Outfall to Watercourse:

If works (including temporary works) are undertaken within, under, over or up to an Ordinary Watercourse, then these works are likely to affect the flow in the watercourse and an Ordinary Watercourse Consent (OWC) may need to be applied for. OWC applications can be discussed and made with Mid Sussex District Council, Scott Wakely, 01444 477 005.

5. Outfall to Public Sewer:

Copies of the approval of the adoption of foul and surface water sewers and/or the connection to foul and surface water sewers from the sewerage undertaker, which agrees a rate of discharge, will need to be submitted. It will be expected that any controlled discharge of surface water will need to be restricted so that the cumulative total run-off rates, from the developed area and remaining Greenfield area, is not an increase above the pre-developed Greenfield rates.

6. Public Sewer Under or Adjacent to Site:

Consultation will need to be made with the sewerage undertaker if there is a Public Sewer running under or adjacent to the proposed development. Building any structure over or within close proximity to such sewers will require prior permission from the sewerage undertaker. Evidence of approvals to build over or within close proximity to such sewers will need to be submitted.

7. MSDC Culvert Under or Adjacent to Site:

Consultation will need to be made with Mid Sussex District Council if there is a MSDC owned culvert running under or adjacent to the proposed development. Building any structure over or within close proximity to such culverts will require prior permission from Mid Sussex District Council. Normally it will be required that an "easement" strip of land, at least 5 to 8 metres wide, is left undeveloped to ensure that access can be made in the event of future maintenance and/or replacement. This matter can be discussed with Mid Sussex District Council, Scott Wakely, 01444 477 055.

8. Watercourse On or Adjacent to Site:

A watercourse maintenance strip of 5 to 8 metres is required between any building and the top-of-bank of any watercourse that may run through or adjacent to the development site.

Tree Officer

The tree planting appears less 'squashed' and more account seems to have been taken of the trees growth.

If approval is recommended, please condition adherence to latest landscape masterplan.

We still don't seem to have a method statement regarding RPAs, type of fencing etc but this could be required by condition.

No objections.

Community Leisure Officer

Thank you for the opportunity to comment on the plans for the development of 38 residential dwellings at Tavistock And Summerhill School, Summerhill Lane, Haywards Heath RH16 1RP 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 District Plan policy and SPD which require contributions for developments of five or more dwellings.

Childrens Playing Space

Hickmans Lane Recreation Ground, owned and managed by the Council, is the nearest locally equipped play area to the development site. This facility will face increased demand from the new development and a contribution of £38,106 is required to make improvements to play equipment (£20,710) and kickabout provision (£17,396).

Formal Sport

In the case of this development, a financial contribution of £36,448 is required toward sports pitch drainage at Hickmans Lane Recreation Ground.

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 £20,904 is required to make improvements to the King Edward Hall, Lindfield

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 Infrastructure and Contributions 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.

Contaminated Land Officer

Approve.

HAYWARDS HEATH TOWN COUNCIL

Although this application relates to a site that falls just outside of Haywards Heath in the neighbouring parish of Lindfield, it is right on the town's boundary and undoubtedly has an impact on those residents of the town who live in this locality. Haywards Heath Town Council therefore welcomes the opportunity to make representation in respect of this proposal.

The Town Council notes the submission of amended plans (received by Mid Sussex District Council on 30/10/2019) and is disappointed to see proposals being presented that are very similar to the original application under this reference number.

These do nothing to address the issues raised previously. The Town Council has ongoing concerns about the suitability of a development along these lines in this location and, therefore, objects to the application and reiterates the following objections, comments and observations, to which Mid Sussex District Council (MSDC) is asked to give due consideration:

1. the current proposal would be out of keeping with the local environment, surrounded as it is by Areas of Townscape Character;
2. concern about the impact that the proposed blocks of apartments would have on the residential amenities of neighbouring properties - overbearing, loss of outlook, loss of sunlight;
3. inadequate screening to protect the privacy of existing residents from users of the proposed apartment balconies;
4. the adequacy of the proposed number of parking spaces is questionable;
5. the provision for recreational facilities is questionable;

6. the current proposal conflicts with the Lindfield Village Design Statement, the Lindfield and Lindfield Rural Neighbourhood Plan, and Policies DP6, DP26 and DP31 of the Mid Sussex District Plan 2014-2031;

7. the proposal represents an opportunistic attempt to overdevelop the site;

8. it is disingenuous and unacceptable that the proposal does not deliver a 30% affordable housing element. This deficit is contrary to both the Lindfield and Lindfield Rural, and Haywards Heath Neighbourhood Plans, and the Mid Sussex District Plan 2014-2031. The Committee notes the very strong resistance by MSDC applied to more sustainable sites elsewhere in Haywards Heath that do not deliver the 30% affordable housing requirement. It is even more important that it is applied on the Tavistock site without deviation from this policy;

9. the siting of the two blocks of three-storey apartments, to the front (western side) of the site and at its highest point, would give rise to an obtrusive and overbearing form of development, which would be out of keeping with the present character of the area and contrary to elements of Policy E9 of the Haywards Heath Neighbourhood Plan;

10. the construction of 34 apartments within three, three-storey blocks would constitute an undesirable intensification of residential development at a density which would be out of keeping with and would detract from the bordering Townscape Area, contrary to both the Lindfield and Lindfield Rural, and Haywards Heath Neighbourhood Plans;

11. there are three (BS5837) Category B trees - two limes and a Scots pine - that have been recommended for removal 'due to their proximity to the proposed landscaping requirements'. The trees are an integral part of the natural heritage of the site and, by extension, of Lindfield itself and must be preserved. Haywards Heath Neighbourhood Plan Policy E9 6.30 requires 'in the townscape character areas, Haywards Heath Town Council expects developers to demonstrate how their proposals for development or redevelopment will reinforce the local character and thus meet Objective 6F of this Plan.

In particular, proposals should:

- retain trees, frontage hedgerows and walls which contribute to the character and appearance of the area;
- retain areas of open space, (including private gardens) which are open to public view and contribute to the character and appearance of the area; and
- avoid the demolition of existing buildings which contribute to the character and appearance of the area.'

12. the Town Council challenges the credibility of the Viability Report and does not accept the Report's conclusion that the Residual Site Value 'cannot support contributions to planning obligations beyond the £329,210 contributions already included'. It is not the responsibility of the local planning authority to underwrite the profit objectives of the developer;

13. Members feel that the developer/applicant has not provided anything which delivers Haywards Heath Neighbourhood Plan Policies E8, E9 or E10 - listed below:

Policy E8 Critically the application does not demonstrate how it will contribute to the improvement of the health and well-being of the community.

Policy E9 Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site. This will include having regard to the following design elements:

- height, scale, spacing, layout, orientation, design and materials of buildings or makes best use of the site to accommodate development;
- car parking is designed and located so that it fits in with the character of the proposed development.

Policy E10 Development proposals in an Area of Townscape Character will be required to pay particular attention to retaining the special character and to demonstrate how they support and enhance the character of the area in question.

This site in Lindfield abuts areas of significant and important Townscape Character; however, notwithstanding that the site itself was not identified within the extant Neighbourhood Plan, the Town Council feels its proximity and prominent location requires that effectively it be treated as if it were.

14. in terms of the implications for the local highway network, West Sussex County Council - through its local Members - should consider any potential development of this site in conjunction with other developments in the wider area, i.e. a holistic approach is required in order to assess the effect of development on the flow of traffic in roads such as Summerhill Lane, Portsmouth Lane and Gander Hill. Specifically, Haywards Heath Neighbourhood Plan Rural Setting Objective 6C applies in this area, together with Objective 6F with the location identified in section 6.29.

In the unwelcome event that permission is granted despite the Town Council's objections, it is requested that developer Section 106 contributions for local community infrastructure - approximately £27,600 - are allocated towards developing and improving the streetscape on the route between the development and the Haywards Heath Station Quarter. Furthermore, it must be a condition that if the development is to be serviced by larger, Eurobin facilities - which will be collected by a commercial waste operator - no collections shall be permitted before 0700 hours in order to protect resident amenity.

In common with Lindfield Parish Council and the Friends of Summerhill Lane Area of Townscape Character, the Town Council is open to the principle of development on this newly created brownfield site. However, to have any prospect of gaining support, a scheme would have to consist of houses starting with two bedrooms upwards and not flats, and therefore be of a lower density than that currently proposed and would be expected to be in keeping with the surrounding Townscape Character environment of the area.

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