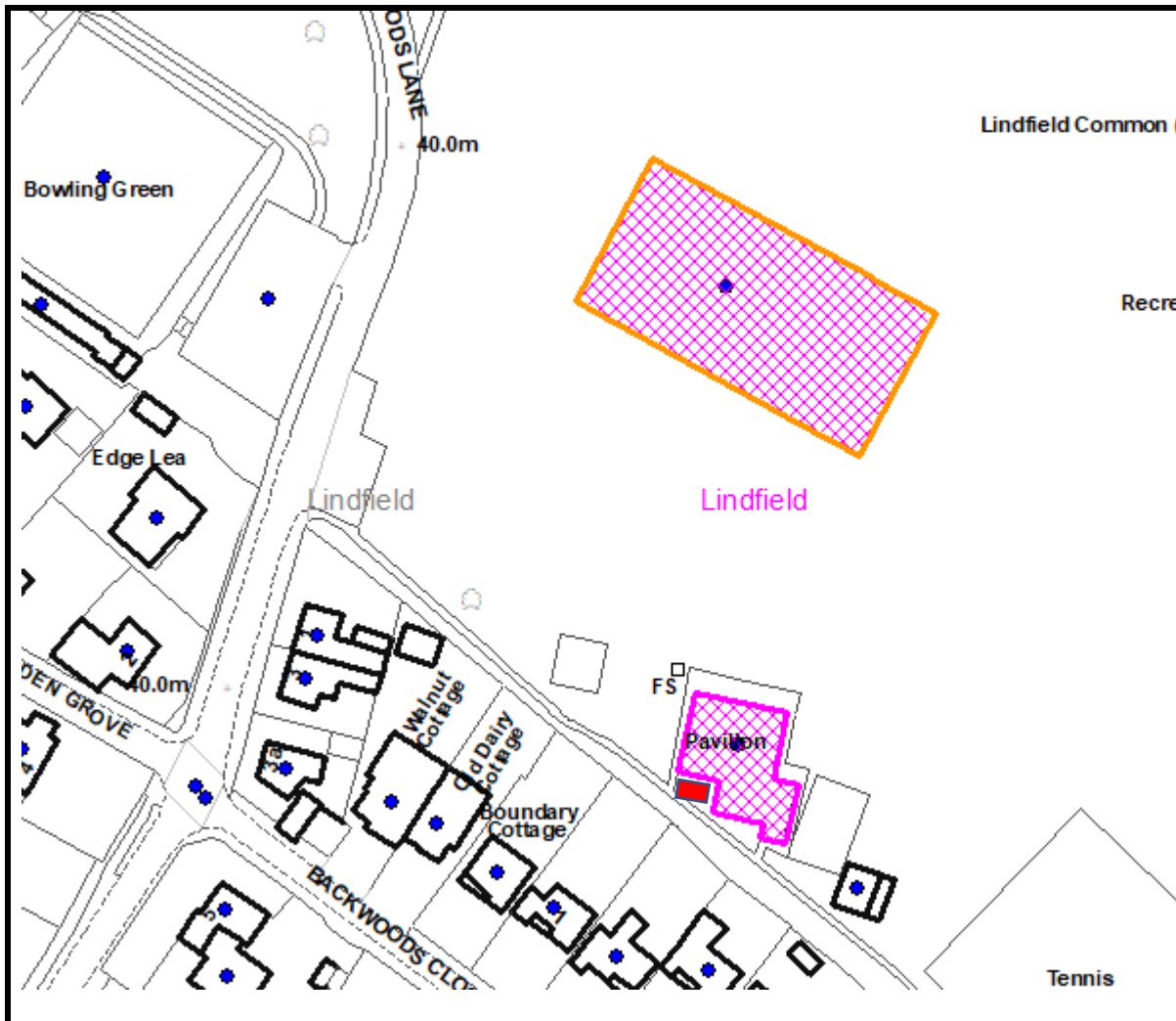


# Planning Committee

Recommended for Permission

3rd August 2023

DM/23/1530



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<b>Site:</b>	Lindfield Cricket Club Lindfield Common Cricket Pavilion Backwoods Lane Lindfield Haywards Heath
<b>Proposal:</b>	To install 6 No. pop up irrigation system within the existing cricket square. Install a rainwater harvesting system behind the existing cricket pavilion including a timber fence to secure the water harvesting.
<b>Applicant:</b>	Mr Malcolm Page
<b>Category:</b>	Minor Other
<b>Target Date:</b>	15th August 2023

<b>Parish:</b>	Lindfield
<b>Ward Members:</b>	Cllr Anne-Marie Cooke / Cllr Cavan Wood /
<b>Case Officer:</b>	Anna Tidey

### **Link to Planning Documents:**

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVZARNKT0D200>

#### **1.0 Purpose of Report**

1.1 To consider the recommendation of the Assistant Director for Planning and Sustainable Economy on the application for planning permission as detailed above.

#### **2.0 Executive Summary**

2.1 This application seeks planning permission to install six pop up irrigation sprinklers within the existing cricket square, to install a rainwater harvesting tank and system at the rear of the cricket pavilion with an associated timber fence to secure the area at Lindfield Common Cricket Clubhouse, off Backwoods Lane in Lindfield.

2.2 The application is being reported to committee as MSDC is the landowner.

2.3 The works will allow the use of rainwater from the roof of the pavilion to be used to water the cricket square, which is located on the Common. This will result in an efficient use of water and will reduce the mains water used to irrigate the cricket square area.

2.4 The development will not harm neighbouring amenity. It would not negatively impact upon boundary trees, subject to additional construction details being approved and it would conserve the character of the Conservation Area. The proposed works would also improve the existing community facilities. It is thus considered to accord with Policies DP24, DP25, DP26, DP35, DP37 and DP39 of the District Plan. The application is therefore recommended for conditional approval as set out in full at Appendix A.

#### **3.0 Recommendation**

3.1 It is recommended that permission be granted subject to the conditions listed at Appendix A.

#### **4.0 Summary of Representations**

4.1 An online petition set up by the Cricket Club has been signed by 260 people in support of the proposal.

## **5.0 Summary of Consultees**

- 5.1 (Full responses from Consultees are included at the end of this report as Appendix B.)
- 5.2 MSDC Flood Risk and Drainage team – No formal comment to make for this proposed irrigation system, as it appears to have no flood risk and drainage impact.
- 5.3 Tree Officer – Bearing in mind the existing hard standing areas surrounding and the limited impact of the development, I do not object. However, I would request a condition requiring a method statement prior to commencement for any incursions into Root Protection Areas.
- 5.4 Nature Space – The proposed development is unlikely to have an impact on great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, an informative is recommended.

## **6.0 Town/Parish Council Observations**

- 6.1 No objections.

## **7.0 Introduction**

- 7.1 Planning permission is sought for works associated with the installation of a new rainwater harvesting system at Lindfield Cricket Club on Lindfield Common.

## **8.0 Relevant Planning History**

- 8.1 Planning reference: DM/17/2157. Proposed 8x Soundtex acoustic quilts to be attached to rear and side of cricket nets. Quilts are to be hung on the metal cage surrounding the nets and are to be in-situ April-August each year. Approved July 2017.
- 8.2 Planning reference: 11/01838/FUL. Formation of 2 no all weather cricket nets, permanent security fence and planting. Replacement of existing 2 no. concrete net surfaces with modern all weather surfaces. Amended plans received 26th July 2011 correctly showing nets and relationship with surrounding buildings. Approved September 2011.
- 8.3 Planning reference: 09/02759/FUL. Formation of 2 no all weather cricket nets, removal security fence and planting. Replacement of existing 2 no. concrete net surfaces with modern all weather surfaces. Approved November 2009.
- 8.4 Planning reference: 07/02553/FUL. Formation of 2 no all weather cricket nets (retractable when not in use). Replacement of existing 2 no. concrete net surfaces with modern all weather surfaces. Approved May 2008.
- 8.5 Planning reference: 05/00120/FUL. Single storey extension to existing cricket pavilion to provide enlarged changing rooms plus 'dedicated officials' changing room and ancillary storage area plus new perimeter pathway. Revised drawings showing a revision of the front elevation. Approved December 2006.
- 8.6 Planning reference: 01/01305/FUL. Change of design of external shutters to scoreboard. Approved September 2001.

- 8.7 Planning reference: LF/090/92/AP3. Amended Plans: New Sports Pavilion. Reduced size and simplified elevations. Approved September 1997.
- 8.8 Planning reference: LF/090/92/AP2. Amended Plans: New Sports Pavilion. Alterations to pitched roof. Approved April 1996.
- 8.9 Planning reference: LF/090/92/AP1. Amended Plans: New Sports Pavilion. Approved October 1996.
- 8.10 Planning reference: LF/090/92. New Sports Pavilion. Approved March 1993.

## **9.0 Site and Surroundings**

- 9.1 The application site is the existing Cricket Pavilion and the associated cricket square, located on Lindfield Common, off Backwoods Lane in the built up area of Lindfield. The site is located in the Lindfield Conservation Area.
- 9.2 The cricket pavilion is a single storey building located on the south eastern side of the common, backing onto a rear pedestrian pathway and beyond that houses sited in Backwoods Close. The cricket square is located some 45m (approx.) to the north of the building, and is surrounded by suspended ropes in summer and a picket fence in the winter time to protect the grassed surface.
- 9.3 The proposed works involve the construction of a concrete base for a water holding tank on an area of bare soil at the rear of the pavilion, the construction of a timber fence to secure that area, the provision of piping across from the tank to the square and the installation of six pop up water sprinklers to irrigate the area.

## **10.0 Application Details**

- 10.1 In detail the application seeks planning permission for the construction of a 4 inch deep concrete pad to accommodate a 10,000 litre (10m<sup>3</sup>) black plastic water tank to allow rainwater harvesting from the gutters and roof of the Cricket Pavilion. This tank would be enclosed with a new 1.8m high close board timber fence panels set between concrete posts, on concrete gravel boards, with an access gate to create a secure compound at the south western corner at the rear of the club house.
- 10.2 A 63mm pipe will be run underground from that at a depth of 500-650mm to the cricket square to carry the water to the six pop up sprinklers, which will be positioned to allow the water to irrigate the whole area. The pipe will be installed under the grassed surface via a trenchless mole boring system.
- 10.3 The irrigation system will provide water harvesting to assist with the longer term reduction of the use of water to maintain the club's facilities, and it will allow for the square to be watered without the need to rely on volunteers attending the site during the daytime, when water loss from evaporation is highest, especially during hotter weather.
- 10.4 The application has been supported by a Planning Statement and a Design and Access Statement and a video made by the club which provide full details of the proposal. The statement confirms that the proposed irrigation system is similar to that installed by the Lindfield Bowls Club, also situated on Lindfield Common.

## **11.0 Legal Framework and List of Policies**

- 11.1 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 11.2 Specifically Section 70 (2) of the Town and Country Planning Act 1990 states:  
{\i '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.'}
- 11.3 Section 38(6) Planning and Compulsory Purchase Act 2004 provides:  
{\i '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.'}
- 11.4 The requirement to determine applications "in accordance with the plan" does not mean applications must comply with each and every policy, but is to be approached on the basis of the plan taken as a whole. This reflects the fact, acknowledged by the Courts, that development plans can have broad statements of policy, many of which may be mutually irreconcilable so that in a particular case one must give way to another.
- 11.5 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.
- 11.6 Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan and the Lindfield and Lindfield Rural Neighbourhood Plan and the Site Allocations Development Plan Document.
- 11.7 National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

### Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

- 11.8 Relevant policies:

Policy DP24: Leisure and Cultural Facilities and Activities  
Policy DP25: Community Facilities and Local Services  
Policy DP26: Character and Design  
Policy DP35: Conservation Areas  
Policy DP37: Trees, Woodland and Hedgerows  
Policy DP39: Sustainable Design and Construction

## Site Allocations Development Plan Document

- 11.9 Mid Sussex District Council adopted its Site Allocations Development Plan Document on 29th June 2022. The Site Allocations DPD identifies sufficient housing sites to provide a five year housing land supply to 2031 and also makes sure that enough land is allocated to meet identified employment needs.

There are no policies deemed relevant to this application.

## Lindfield and Lindfield Rural Neighbourhood Plan – Adopted 23 March 2016

- 11.10 No relevant policies

## Mid Sussex District Plan 2021-2039 Consultation Draft

- 11.11 The District Council is now in the process of reviewing and updating the District Plan. The new District Plan 2021 - 2039 will replace the current adopted District Plan. The draft District Plan 2021-2039 was published for public consultation on 7th November and the Regulation 18 Consultation period ran to 19th December 2022. No weight can be given to the plan at this stage due to the very early stage that it is at in the consultation process.

## **12.0 Assessment**

- 12.1 The main issues for consideration in determining the application are:

- Principle of development
- Design and impact upon the Conservation Area
- Impact upon residential amenity
- Sustainability
- Impact upon trees
- Planning Balance and Conclusion

- 12.2 District Plan Policies DP24 and DP25 are relevant to the consideration of this proposal.

- 12.3 District Plan Policy DP24 states:

*Development that provides new and/or enhanced leisure and cultural activities and facilities, including allotments, in accordance with the strategic aims of the Leisure and Cultural Strategy for Mid Sussex will be supported.*

*The on-site provision of new leisure and cultural facilities, including the provision of play areas and equipment will be required for all new residential developments, where appropriate in scale and impact, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure such facilities. Details about the provision, including standards, of new leisure and cultural facilities will be set out in a Supplementary Planning Document.*

*Sites for appropriate leisure and cultural facilities to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council.*

*Proposals that involve the loss of cultural facilities, open space, sports and recreational buildings and land, including playing fields, will not be supported unless:*

- an assessment has been undertaken which has clearly shown the cultural facility, open space, sports land or recreational building to be surplus to requirements; or*
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.}*

12.4 District Plan Policy DP25 states:

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

*Where proposals involve the loss of a community facility, (including those facilities where the loss would reduce the community's ability to meet its day-to-day needs locally) evidence will need to be provided that demonstrates:*

- that the use is no longer viable; or*
- that there is an existing duplicate facility in the locality which can accommodate the impact of the loss of the facility; or*
- that a replacement facility will be provided in the locality.*

*The on-site provision of new community facilities will be required on larger developments, where practicable and viable, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure on-site facilities. Further information about the provision, including standards, of community facilities will be set out in a Supplementary Planning Document. Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council.}*

12.5 The proposal accords with the principals of these policies as set out in the District Plan. The proposed rainwater harvesting system will not change the existing facilities at the cricket club but will serve to enhance the pitch facilities for the local community. As such it is considered that the proposal accords with District Plan Policies DP24 and DP25.

## Design and impact upon the Conservation Area

12.6 This application needs to be considered with reference to the statutory duty of the Council, as the Local Planning Authority, to have special regard to the desirability of preserving the character or appearance of the Lindfield Conservation Area, as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12.7 The District Plan policy DP35 requires development to conserve or enhance the special character and appearance of Conservation Areas. It states:

### *DP35: Conservation Areas*

*Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:*

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

12.8 Policy DP26 of the Mid Sussex 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}*

12.9 The proposed rainwater harvesting system will result in modest external alterations at the rear of the existing pavilion. The proposed fence will enclose the water tank to create a secure compound to the rear, which is appropriate to screen the new tank from public vantage points from the Common and from the public path past the site. The development would not appear out of character in its setting and would conserve the character and appearance of the wider Conservation Area and the street scene. It would thus accord with the requirements of District Plan policies DP26 and DP35.

#### **Impact upon residential amenity**

- 12.10 Policy DP26 of the Mid Sussex District Plan requires that development should ‘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’.
- 12.11 The Cricket Club Pavilion backs onto the south western boundary of the common, with residential properties to the rear. The proposed tank addition would be screened by the proposed fence line and a substantial hedge which is growing on the boundary of the Common, which provides an effective visual screen for the rear gardens beyond. The houses at Nos 1 and 2 Backwoods Close are sited some 16m (minimum) from the location of the proposed water tank.
- 12.12 A reasonable degree of spacing exists between the immediate properties and the proposed works and as such it is considered that the scale and form of the proposed water tank and new fence would not appear overbearing when viewed from these properties and their respective gardens. It is considered that the

proposal will accord with District Plan Policy DP26 in respect of neighbouring amenities.

### **Sustainability**

12.13 District Plan Policy DP39 states:

*'All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:*

- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;*
- Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;*
- Use renewable sources of energy;*
- Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;*
- Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;*
- Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience.}*

12.14 The applicant's planning statement refers to the benefits of the proposed rainwater harvesting system, which include a reduced reliance on the mains water supply. The use of harvested water will help when drought restrictions are in place during hotter periods. The conservation and use of rainwater from the site, that would otherwise be fed into the drains, is a significant benefit of the proposal and is supported by planning policy at local and national level.

### **Impact upon trees**

12.15 District Plan Policy DP37 states:

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

*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.'*

- 12.16 Details of the intended construction method of the concrete base for the water tank have been provided. The application site lies beneath the canopies of two mature trees growing in the rear gardens of the adjacent houses these details have been reviewed by the Council's Tree Officer, and her comments are reported above. A planning condition is recommended to require the submission of a method statement for the works prior to the commencement, to prevent any damage to tree roots. The proposed pre commencement condition will ensure that the works accord with the aims of District Plan Policy DP37 and this approach is therefore considered acceptable.

### 13.0 **Planning Balance and Conclusion**

- 13.1 This application seeks planning permission to install six pop up irrigation sprinklers within the existing cricket square, to install a rainwater harvesting system at the rear of the cricket pavilion with an associated timber fence to secure the area at Lindfield Common Cricket Clubhouse, off Backwards Lane in Lindfield.
- 13.2 The works will allow the use of rainwater from the roof of the pavilion to be used to water the cricket square, which is located on the Common. This will result in an efficient use of water and will reduce the mains water used to irrigate the cricket square area.
- 13.3 The development will not harm neighbouring amenity. It would not negatively impact upon boundary trees, subject to additional construction details being approved and it would conserve the character of the Conservation Area. The proposed works

would also improve the existing community facilities. It is thus considered to accord with policies DP24, DP25, DP26, DP35, DP37 and DP39 of the District Plan.

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## APPENDIX A – RECOMMENDED CONDITIONS

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

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

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

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

3. Prior to the commencement of the works hereby approved a Method Statement for the development works hereby approved shall be submitted to and approved in writing by the Local Planning Authority to prevent any incursions into the Root Protection Areas of the trees that are located on the boundary adjacent to the Cricket Clubhouse.

Reason: To protect the trees from damage and to accord with the aims of District Plan Policy DP37.

## INFORMATIVES

1. In accordance with Article 35 Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. 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:

- o Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.
- o Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- o No burning of materials shall take place on site at any time.

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

3. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

### 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
Existing Site Plan	LCC/001	A	09.06.2023
Existing Elevations	LCC/002	A	09.06.2023
Proposed Site Plan	LCC/003	A	09.06.2023
Proposed Elevations	LCC/004	A	09.06.2023
Other	LCC/005	A	09.06.2023
Other	LCC/006	A	09.06.2023
Location Plan	LCC/007	A	09.06.2023
Block Plan	LCC/008	A	09.06.2023
Location Plan	LCC 007	B	19.06.2023
Block Plan	LCC 008	B	19.06.2023
Existing Site Plan	LCC/001	A	19.06.2023
Existing Elevations	LCC/002	B	19.06.2023
Proposed Site Plan	LCC/003	A	19.06.2023
Proposed Elevations	LCC/004	A	19.06.2023

## **APPENDIX B – CONSULTATIONS**

MSDC Flood Risk and Drainage team -The MSDC Flood Risk and Drainage team have no formal comment to make for this proposed irrigation system, as it appears to have no flood risk and drainage impact.

Tree Officer- Bearing in mind the existing hard standing areas surrounding and the limited impact of the development, I do not object. However, I would request a condition requiring a method statement prior to commencement for any incursions into RPAs.

Nature Space- The proposed development is unlikely to have an impact on great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, I recommend that the following informative should be attached to planning consent:

“The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.”

Lindfield Parish Council has no objections to this application.