

MID SUSSEX DISTRICT COUNCIL

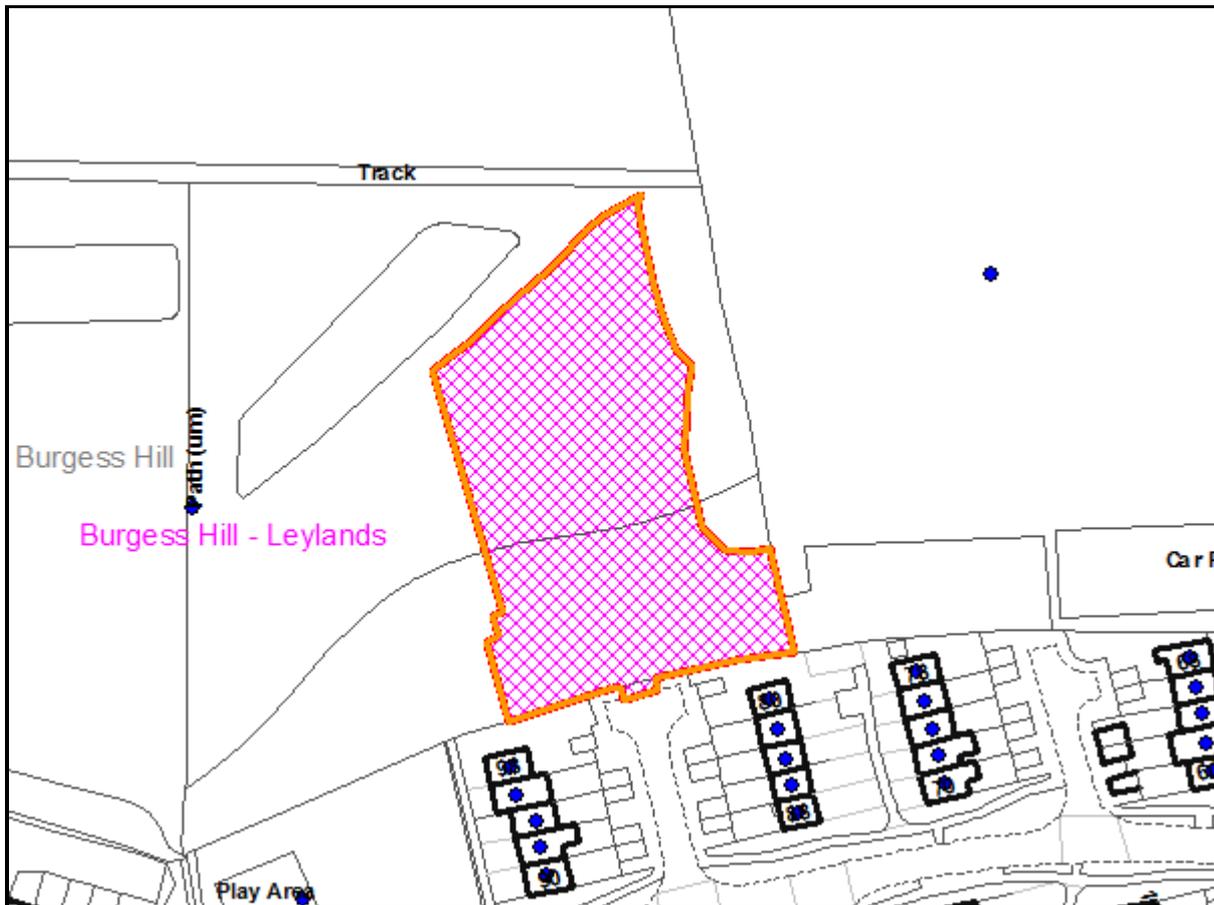
Planning Committee B

28 FEB 2019

RECOMMENDED FOR PERMISSION

Burgess Hill

DM/18/3627



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**LAND NORTH OF MAPLE DRIVE BURGESS HILL WEST SUSSEX
THE ERECTION OF A NEW CHURCH AND COMMUNITY FACILITY
INCLUDING ALL ASSOCIATED EXTERNAL WORKS FORMING CAR,
MOTOR CYCLE AND CYCLE PARKING AND ASSOCIATED HARD AND
SOFT LANDSCAPING.
MR MIKE SOUTHCOMBE**

POLICY: Areas of Special Control for Adverts / Built Up Areas / Informal Open Space / Methane Gas Safeguarding / Aerodrome Safeguarding (CAA) / SWT Bat Survey /

ODPM CODE: Minor Other

8 WEEK DATE: 1st March 2019

WARD MEMBERS: Cllr Pru Moore / Cllr Cherry Catharine /

CASE OFFICER: Joseph Swift

PURPOSE OF REPORT

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

EXECUTIVE SUMMARY

Planning permission is sought for the erection of a new church and community facility including all associated external works forming car, motorcycle and cycle parking and associated hard and soft landscaping at land north of Maple Drive, Burgess Hill.

Planning committee resolved to grant planning permission for the previous proposal under application 14/03505/FUL. However, the decision was not issued as the legal agreement was never completed. The proposal is identical to the previous application, except the building has been moved further south following the discovered of a water main on the site. In addition Leisure is no longer seeking a contribution for a replacement kick about space hence a legal agreement is not required for this application.

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

National planning policy states that planning should be genuinely plan led. The Council has a recently adopted District Plan and is able to demonstrate that it has a five year housing land supply. Planning decisions should therefore be in accordance with the development plan unless material considerations indicate otherwise.

The Church is currently split over two sites within the wider area and the proposed scheme, will consolidate the Church within one location, while also providing additional community facilities. As such the principle of the proposed development is deemed acceptable within this location, being contiguous to the built up area boundaries of Burgess Hill a category 1 settlement.

In terms of the design it is considered that the proposals have successfully addressed the constraints of the site and will result in an attractive, contemporary

development appropriate to its setting and wider street scene. In addition the scheme has been designed in such a way as to prevent any significant harm being caused to the amenity of the surrounding dwellings.

There will be a neutral impact in respect of highways and parking provision, space standards, impact on neighbouring amenities, trees, drainage, sustainable construction and the impact on the Ashdown Forest.

Weighing against the scheme is the loss of open space, however on balance the additional recreational facility for the local community is considered to weight significantly in favour of approving the application.

It is considered that the proposal complies with policies DP6, DP12, DP24, DP25, DP26, DP27 and DP41 of the Mid Sussex District Plan, policy LR1 of the Burgess Hill Neighbourhood Plan and the aims and objectives of the National Planning Policy Framework.

RECOMMENDATIONS

Recommendation A

It is recommended that planning permission be approved subject to the conditions outlined at Appendix A.

SUMMARY OF REPRESENTATIONS

1 letters of representation has been received raising the following concerns:

- Use of cul -de- sac as access
- Overspill for BHTFC

SUMMARY OF CONSULATATIONS

WSCC Highways

No objection

MSDC Planning Policy

No objections

MSDC Contaminated Land Officer

No objection subject to conditions

MSDC Drainage Officer

No objection subject to conditions

MSDC Environmental Protection Officer

No objection subject to conditions

MSDC Community Leisure Officer

As this is a non-residential development which will provide additional recreational and community facilities we are willing to waive the financial contribution in this instance.

MSDC Street naming and Numbering

No objection subject to informative

Tree Officer

No objections

TOWN COUNCIL OBSERVATIONS

Burgess Hill Town Council: Recommend Approval.

Introduction

This application seeks full planning permission for the erection of a new church and community facility including all associated external works forming car, motorcycle and cycle parking and associated hard and soft landscaping at land north of Maple Drive, Burgess Hill.

Relevant Planning History

14/03505/FUL: Erection of a new Church and Community Facility including all associated external works forming car, motor cycle and cycle parking and associated hard and soft landscaping. WITHDRAWN

Site and Surroundings

The application site is set to the northern side of Maple Drive, with access gained through the existing cul -de -sac, which contains a number of detached garages and parking for the dwellings to the south. The application site is designated as being within the Countryside within the Mid Sussex District Plan and designated as an Informal Open Space within the Burgess Hill Neighbourhood Plan.

The site is of a considerable size, with part of the site being used as an overflow car park associated with the Burgess Hill Town Football Club which is located to the north east of the application site. In addition part of the application site is used as a kick-about area and the wider area is part of the Bedelands Nature Reserve which covers 80 acres, with a BMX track further to the north of the site.

The application site is on the boundary of the built up area boundaries, with residential dwellings to the south and more verdant countryside to the north. The site itself is well screened along the south and eastern (front and side) boundaries by an established tree belt

Application Details

The proposal is for the construction of a new two storey church building and community facilities with the capacity of up to 240 people. The proposal will create a gross internal floor area of some 628 square metres, with the provision of onsite parking for 71 cars, 26 in close proximity to the buildings and approximately 45 within the rear car park, with the addition of 6 motor cycle spaces and 14 cycle parking spaces. The proposal will incorporate a worship space, gathering space, four meeting rooms, exhibition space, two offices, kitchen and a number of toilets, store rooms and a plant room.

The proposed church is located to the north of No. 80 and 98 Maple Drive and has been designed with a curved sweeping roof and a rectangle footprint measuring some 30 metres in depth, by 34 metres in width, with an overall height of 9.5 metres.

The proposal is to be constructed of predominately chestnut board cladding to the walls, with a curved, painted northern (rear) wall. The proposed curved roof is to be constructed of a high performance felt covering with a Sedum planted roof with pebble boarders, incorporated on the roof will be 4 light tunnels and 12 solar panels. With composite double glazed windows with a dark grey polyester powder coated external finish and internal wood painted finish and aluminium doors with a dark grey powder coated finish to match that of the windows.

This application is to be determined at Planning Committee as the application site is on land owned by Mid Sussex District Council.

List of Policies

District Plan Policies

Policy DP6: Settlement Hierarchy

Policy DP9: (Strategic Allocation to the north and north-west of Burgess Hill)

Policy DP12: (Protection and Enhancement of Countryside)

Policy DP21: (Transport)

Policy DP24: (Leisure and Cultural Facilities and Activities)

Policy DP25 (Community Facilities and Local Services)

Policy DP26 (Character and Design)

Policy DP37 (Trees, Woodland and Hedgerows)

Policy DP41: (Flood Risk and Drainage)

Burgess Hill Neighbourhood Plan

Neighbourhood Plan Policies

LR1 - Improved Recreational Facilities and New Community/Sports Hall at Leylands Park

National Policy

National Planning Policy Framework (NPPF) (July 2018)

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

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

'For decision-taking this means:

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

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

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

However, paragraph 12 makes clear that:

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

Paragraph 15 states:

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

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

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

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

National Planning Policy Guidance

Assessment (Consideration of Key Issues)

Principle of 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) Any local finance considerations, so far as material to the application, and*
- c) Any other material considerations.'*

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

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

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the

development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

Using this as the starting point, the development plan in this part of Mid Sussex consists of the District Plan and the Burgess Hill Neighbourhood Plan.

The application site is located within the Countryside. DP12 of the Mid Sussex District Plan states:

'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.'*

While DP6 of the Mid Sussex District states:

'The growth of settlements will be supported where this meets identified local housing, employment and community needs. Outside defined built-up area boundaries, the expansion of settlements will be supported where:

- 1. The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and*
- 2. The site is contiguous with an existing built up area of the settlement; and*
- 3. The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.'*

In the application's supporting submission, it has been confirmed that the proposed facility will provide an important range of community facilities for a large number of people, which cannot be accommodated within the two sites that the church currently occupies at the Sheddingdean Community School and the Sheddingdean Community Centre.

The site is contiguous to the built up area boundaries of Burgess Hill which is a Category 1 Settlement having a comprehensive range of employment, retail, health, education leisure services and facilities. These settlements will also benefit from good public transport provision and will act as a main service centre for the smaller settlements. As such the proposal is deemed to be in compliance with DP6.

DP25 of the Mid Sussex District Plan supports the provision of new community facilities, while Policy LR1 of the Burgess Hill Neighbourhood Plan allocates a larger area at Leylands Park for 'Improved recreational facilities and new community/sports hall at Leylands Park', The application site lies within this policy area.

The proposal for a new church and community facilities is thus supported by these policies in principle.

The site is identified as open space within the Burgess Hill Neighbourhood Plan. DP24 states that proposals that involve the loss of open space will not be supported unless the facility is surplus to requirements; the loss would be replaced or the development is for alternative provision which outweigh the loss.

The proposal is for a new community facility, and whilst the proposal will involve the loss of open space the proposed use will provide an additional recreational facility for the local community. Therefore, proposed development is considered to outweigh the loss of the existing open space.

The application sites lies within the strategic allocation to the north of Burgess Hill, as set out in the District Plan, DP9. However, the site does not lie within the approved Northern Arc Masterplan (2018) nor within the areas that are subject to the current planning application which will deliver the Northern Arc allocation. Therefore this application will not impact upon the delivery of the strategic allocation.

As such the principle of this development is considered acceptable.

Design and visual impact

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

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

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

- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development.'*

Paragraph 124 of the NPPF states:

'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

The NPPF also establishes that the creation of high quality buildings and places is fundamental and good design is a key aspect of sustainable development.

Paragraph 127 goes on to outline the principles of good design to ensure that developments:

- a) '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;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) 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);*
- d) 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;*
- e) 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*
- f) 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 site is currently used as an overflow car park for BHTFC on match days, the addition of any building within this location would impact upon the open character of the area. However, the application site is afforded good levels of screening along its southern and eastern boundaries. It is also considered that the contemporary gentle curving roof supported by curved beams anchored to the ground by the bunding of the two sides of the building is an elegant unfussy design the emerges out of the ground allowing the proposal to sit comfortably within its context, taken together with the contemporary crisp glazing and curved Sedum roof which will add an interesting contrast to the facades.

The contemporary approach that has been adopted in this instance will provide a distinctive, but functional, building that will benefit the informal open space and the uses that will occur therein.

Officers are content that the proposal complies with the above mentioned policies.

Highways and parking

The proposal is seeking to gain access via an existing cul-de-sac which provides access and parking for the dwellings to the south of the application site. At present the site is used as an overflow car park with access gained through the end of the cul-de-sac and a link on the eastern (side) boundary.

WSCC Highways initially requested confirmation as to the use of the land as a car park by BHTFC and a pedestrian access. The applicants have confirmed as follows:

"1. The existing pedestrian access will be maintained, though may be varied during the construction period due to Health & Safety aspects.

2. With regard to parking, at the moment this only consists of match day additional parking when required, may 4/6 cars. In the lease agreement, being discussed with the council there will be provision for the use of the car park on match days that will increase to 20 plus. It may not be possible to accommodate during construction period."

WSCC Highways Authority has considered the application proposals and their full comments are available to view at Appendix B. It can be seen that WSCC Highways raise no objections to the proposal and as such the proposal is deemed to comply with Policy DP21 of the Mid Sussex District Plan.

Neighbouring amenity

Policy DP26 of the District Plan relates to character and design of proposals. Within this there is a requirement that proposals do *'...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'*.

The application site is actually bounded on three sides by open land/kickabout areas, with residential dwellings only to the south.

To the immediate south of the application site, along the proposed access is a number of dwellings, the closest of which are 98 and 80 Maple Drive. It is proposed that the majority of screening along the southern boundary will be retained, while being set at least 24 metres from the neighbouring dwellings.

Although the use of the existing cul-du-sac will have will increase the vehicular movements when the building is in use, for example it is expected that a typical Sunday morning service will be attended by 90 people (72 adults and 18 children) which leads to around 30 cars arriving, thus creating a total of 60 trips. There will of course be additional traffic generated and this will have a level of impact on the residential amenities of these occupiers, by way of noise and disturbance. However, it needs to be remembered that they are located within a built up area and as such some level of disturbance is expected.

The test within the policy DP26 is whether the impact would be significant and, while it is recognised there would be an impact, it is not considered that this would result in a significant detrimental impact upon the amenities of neighbours, particularly when weighed up against the wider benefits of the provision of a community facility. For these reasons the application is deemed to comply with the above mentioned policy.

Trees and Landscaping

The site currently benefits from tree screening along the southern and eastern boundaries, the proposal will require the loss of several trees along the southern and eastern boundaries, however, the majority of the existing trees will be retained. The applicants have submitted an arboricultural survey with the application which addresses the health and value of the trees upon the site and the findings of this report are supported by the Council's Tree Officer. It should also be noted that none of the trees upon the site benefit from preservation orders. The Tree Officer has not raised an objection to the application. A new landscaping scheme is proposed and whilst no substantial details have been provided, this element could be addressed via a condition. No objection is therefore raised in respect of the loss of the trees upon the site and improvements to the landscaping upon the site would be supported.

Drainage

Policy DP41 relates to flood risk and drainage and requires development to demonstrate it is safe across its lifetime and not increase the risk of flooding elsewhere.

The means of drainage to serve the proposed development could be controlled by condition, as confirmed by the council's Drainage Engineer, and hence the proposal would comply with Policy DP41 of the Mid Sussex District Plan.

Sustainability

Paragraph 148 of the NPPF states:

'The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'

Paragraph 153 states:

'In determining planning applications, local planning authorities should expect new development to:

- a) *comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant,*

- having regard to the type of development involved and its design, that this is not feasible or viable; and*
- b) *take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.'*

While 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'*

As part of the supporting documentation an energy statement has been submitted which sets out the roof and wall will be formed in a SIP construction in excess of thermal values set by building regulations, controlled natural ventilation, large number of openings to reduce need for artificial light or ventilation, green roof reducing surface water, rainwater harvesting, underfloor heating, low temperature water, air source heat pump and solar panels. Therefore, it is considered that the proposal complies with the relevant criteria policy DP39 of the District Plan and the requirements of the NPPF, consequently the proposal is considered to be acceptable in sustainability terms.

Ashdown Forest

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

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

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

The potential effects of the proposed development are already incorporated within the Mid Sussex Transport Study (Updated Transport Analysis) being an existing use within the local area. As such 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. This means that there is not considered to be a significant in combination effect on the Ashdown Forest SAC by this development proposal.

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

Other Issues

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. The Council has a recently adopted District Plan and is able to demonstrate that it has a five year housing land supply. Planning decisions should therefore be in accordance with the development plan unless material considerations indicate otherwise.

Planning committee resolved to grant planning permission for the previous proposal under application 14/03505/FUL. However, the decision was not issued as the legal agreement was never completed. The proposal is identical to the previous application, except the building has been moved further south following the discovered of a water main on the site. In addition Leisure is no longer seeking a contribution for a replacement kick about space hence a legal agreement is not required for this application.

The principle of a new church and community facility is considered acceptable within this location, being contiguous to the built up area boundaries of Burgess Hill a category 1 settlement. The design of the proposed building will not have any undue impact on the surrounding character and appearance of the area. The proposal would also result in construction jobs over the life of the build.

There will be a neutral impact in respect of highways and parking provision, space standards, impact on neighbouring amenities, trees, drainage, sustainable construction and the impact on the Ashdown Forest.

Weighing against the scheme is the loss of open space, however on balance the additional recreational facility for the local community is considered to weight significantly in favour of approving the application.

It is considered that the proposal complies with policies DP6, DP12, DP24, DP25, DP26, DP27 and DP41 of the Mid Sussex District Plan, policy LR1 of the Burgess Hill Neighbourhood Plan and the aims and objectives of the National Planning Policy Framework.

APPENDIX A – RECOMMENDED CONDITIONS

Approved Plans

1. 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.

2. 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.

3. No development shall be carried out unless and until a schedule/samples of materials and finishes to be used for external walls roof, windows and doors of the proposed building have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority

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

4. The church and community building hereby approved shall not be occupied unless and until there has been submitted to, and approved in writing by, the Local Planning Authority full details of a hard and soft landscaping scheme and these works shall be carried out as approved. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

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

Reason: To provide adequate on-site car parking and turning space for the development and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.

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

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

Reason: To protect the amenity of local residents and to accord with Policy DP26 of the Mid Sussex Local Plan 2014 - 2031.

7. Unless otherwise agreed in writing, noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:2014. Details of any mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.

Reason: To protect the amenity of local residents and to accord with Policy DP26 of the Mid Sussex Local Plan 2014 - 2031.

8. 1) No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority before development commences or within such extended period as may be agreed with the Local Planning Authority:

b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study created in accordance with BS10175:2011+A1:2013 and BS 8576:2013 Guidance on investigations for ground gas. Permanent gases and Volatile Organic Compounds (VOCs); the laboratory analysis should be accredited by the Environment Agency's Monitoring Certification Scheme (MCERTS) where possible; the report shall refine the conceptual model of the site and state either that the site is currently suitable for the proposed end-use or that will be made so by remediation; and, unless otherwise agreed in writing by the LPA,

c) A remediation method statement detailing the remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. For risks related to bulk gases, this will require the production of a design report and an installation report for the gas as detailed in BS 8485:2015 - Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings. The scheme shall consider the sustainability of the proposed remedial

approach. It shall include nomination of a competent person¹ to oversee the implementation and completion of the works.

2) The development hereby permitted shall not be occupied/brought into use until there has been submitted to and approved in writing by the Local Planning Authority verification by the competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of conditions (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the LPA in advance of implementation). Unless otherwise agreed in writing by the LPA such verification shall comprise a stand-alone report including (but not be limited to):

- a) Description of remedial scheme
- b) as built drawings of the implemented scheme
- c) photographs of the remediation works in progress
- d) certificates demonstrating that imported and/or material left in-situ is free of contamination, and records of amounts involved.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under conditions (i)c.

Reason (common to all): To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbors and other offsite receptors.

In addition, the following precautionary condition should be applied separately:

3) 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 occupation 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.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. 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 DP41 of the District Plan (2014 - 2031).

INFORMATIVES

1. The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and developers advice can be found at www.midsussex.gov.uk/streetnaming or by phone on 01444 477175.
2. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
3. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

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

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	4294-100	B	31.08.2018
Site Plan	4294-101	A	31.08.2018
Proposed Floor Plans	4294-102	E	31.08.2018
Proposed Floor Plans	4294-103	E	31.08.2018
Proposed Roof Plan	4294-104	B	31.08.2018
Drainage Details	4294-110	B	31.08.2018
Landscaping Details	4294-111	A	31.08.2018
Proposed Elevations	4294-200	B	31.08.2018
Proposed Elevations	4294-201	B	31.08.2018

Proposed Elevations	4294-202	A	31.08.2018
Topographical Survey			31.08.2018
Drainage Details	7751/1061		18.12.2018
Site Plan	7751/1081		18.12.2018
Drainage Details	7751/1071		18.12.2018

APPENDIX B – CONSULTATIONS

Parish Consultation

RECOMMEND APPROVAL

Street Naming and Numbering

I note from the list of planning applications received during the week 13th September to 19th September that the applications listed below will require address allocation if approved.

Planning application number(s):

DM/18/3627
DM/18/3757

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

Informative: Info29

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

MSDC Policy Officer

District Plan

DP9: Strategic allocation to the north of Burgess Hill

The application sites lies within the strategic allocation to the north of Burgess Hill, as set out in the District Plan, DP9. However, the site does not lie within the approved Northern Arc Masterplan (2018) nor within the areas that are subject to current planning applications which will deliver the Northern Arc allocation.

Therefore this application will not impact upon the delivery of the strategic allocation.

DP24: Leisure and Cultural facilities and activities

The site is identified as open space. DP24 states that proposals that involve the loss of open space will not be supported unless the facility is surplus to requirements; the loss would be replaced or the development is for alternative provision which outweigh the loss.

The proposal is for a new community facility, and whilst the proposal will involve the loss of open space the proposed use will provide an additional recreational facility for the local

community. Therefore, proposed development is considered to outweigh the loss of the existing open space.

DP25: Community facilities and Local Services

This policy supports the provision of community facilities and local services.

Burgess Hill Neighbourhood Plan

Policy LR1: Improved recreational facilities and new community/sports hall at Leylands Park

This policy allocates a larger area at Leylands Park for new community/sports facilities, with enhanced areas of formal recreational facilities.

The proposal for a new church and community facilities is supported by this policy.

Community Leisure Officer

16th October 2018

Thank you for the opportunity to comment on the plans for the erection of a new Church and Community Facility including all associated external works forming car, motor cycle and cycle parking and associated hard and soft landscaping on Land North of Maple Drive, Burgess Hill on behalf of the Head of Corporate Resources.

There are limited community facilities in the immediate area with the exception of Sheddingdean Community Centre which has limited capacity and the Burgess Hill Neighbourhood Plan highlights the need for a community/sports facility at Leylands Park which is adjacent to the proposed development site (Policy LR1).

The proposed site forms part of an allocation for informal open space and the development would result in the loss of kickabout provision which should be re-provided with equivalent or better facilities to meet the NPPF (para 74) requirements. A contribution of £10,000 toward upgrading the BMX facilities to the north of the site is required to compensate for this loss. The new community building will provide facilities for additional recreational activities at this site in association with the Green Circle Network.

Ambulance and maintenance vehicle access should be retained to the BMX track, to the north of the development site. The site also currently provides an occasional overflow car park with 60 spaces for Burgess Hill Town Football Club which will need to be retained. It will also be necessary to keep the height restrictor at the entrance to the site as unauthorised encampments have been a problem in the past.

The BMX track is popular with children and young people and noise from users may have an impact on activities in the new community building.

It should also be noted that there are methane testing points at the site.

9th November 2018

From the plans submitted it would appear that they are intending to build directly on the kickabout space and we would normally require the re-provision of these facilities in accordance with District Plan Policy DP24. However, as this is a non-residential development which will provide additional recreational and community facilities we are willing to waive the financial contribution in this instance.

Environmental protection Officer

The application looks to build a church with associated parking.

The activities of the church itself are unlikely to cause sustainable issues in terms of noise, and therefore I have no to the proposed. However I do have some concerns over the proposed community use.

It appears unknown what all these community uses will be at the moment, however I would urge the applicant to consider what uses may take place. From experience I am aware that some church rent out space for sports classes with music or for events. If there are to be shows and activities with loud music (either recorded or live) then it would be best to contemplate now whether to install high levels of sound insulation in order to prevent noise breakout and potential disturbance to neighbours.

Ultimately if there are complaints about community uses then we will be able to investigate such matter under statutory nuisance, and serve abatement notices to prevent certain activities if necessary. It is therefore best the applicant consider now what community events they want to hold, and whether increased levels of sound insulation will be needed.

Additionally I do note that the premises is to be heated via an air source heat pump installation, and therefore a condition should be attached to ensure that this will achieve a noise levels that will not impact on local residents amenity.

Recommendation:

1. Plant & Machinery: Unless otherwise agreed in writing, noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:2014. Details of any mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.

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

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

Reason: To protect the amenity of local residents.

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

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

Reason: To protect the amenity of local residents

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

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

WSCC Highways

Maple Drive is located in a residential area to the Northeast of Burgess Hill. The site is located north of Maple Drive and will be accessed via a short section of public highway which currently serves blocks of garages and provides pedestrian access to approximately 8 dwellings. A Transport Note has been provided with the application.

Access

The access from Maple Drive into the cul-de-sac is a formally designed, kerbed bellmouth access with footways on both sides and of sufficient width to allow 2 cars to pass. Visibility is also good in both directions.

It is proposed for the existing cul-de-sac to continue into the private site maintaining the existing turning area within the cul-de-sac. The new access will sever the existing footway around the turning head and it is recommended that a new footway is created within the site to allow access for pedestrians. The proposed access is of sufficient width to allow 2 cars to pass safely.

Parking

The site is currently utilised by the local football club (Southdown Rovers) which normally amount to 6 cars. In addition it is sometimes used as overspill parking for the nearby BH Town Football Club when events are on.

On site, 2 car parking areas are proposed; a surfaced area to the front containing 26 spaces and an unsurfaced area to the rear with 45 spaces. A setdown/drop off area and 3 disabled spaces will also be provided. It is not clear as to the use of the rear car park - can it be used by the local football clubs.

Covered cycle parking (14 spaces) and motorcycle spaces (6) will also be provided.

Traffic Generation

As the church congregation is existing data is available on service attendance. The Sunday morning service is currently attended by 90 people arriving in 30 cars. Approximately 15 people arrive on foot. This level of traffic generation is unlikely to have a significant impact on the local highway network. A number of other activities and clubs are planned to take place monthly including; prayer and praise meetings, pudding club messy church etc. along with a weekly Mother and Toddler group. These activities are stated to generate a maximum of 18 vehicles and occur outside of peak time.

The proposed capacity of the Church will be 240 to cover infrequent events such as funerals. However, the maximum total potential based on existing congregation is proposed to be 150.

Parking is sufficient for the proposed use and will also allow for larger events and provide overspill parking for local football clubs (if allowed) however it is recommended that some form of grasscrete is installed to ensure the area to the rear can be retained for parking during the winter season.

The site is well placed within a community and has good transport links for those living some distance from the site. However on event days especially a significant number of vehicles will be arriving and departing at similar times. It is therefore recommended that the Church establish a car share scheme/travel plan to reduce car journeys where possible.

No objection subject to confirmation of existing parking on-site - possible displacement post development and the inclusion of a pedestrian access to ensure walking to the site continues to be a viable option.

MSDC Drainage Officer

MSDC PLANNING CONSULTATION_RESPONSE - DRAINAGE

Application Number: DM/18/3627

Planning Officer: Joseph Swift

Engineering Officer: Natalie James

Date: 30/01/2019

Location: Maple Drive, Burgess Hill

Development Proposal: Church and community facility

Recommendation: No objection subject to conditions

FLOOD RISK

The proposed development is within flood zone 1 and is deemed to be at low fluvial flood risk. The proposed development is located within an area identified as having predominantly no surface water flood risk. However, a small area of the site is shown as having low possible surface water (pluvial) flood risk. There are not any historic records of flooding occurring on this site and in this area. This does not mean that flooding has never occurred here, instead, that flooding has just never been reported.

SURFACE WATER DRAINAGE PROPOSAL

It is proposed that the development will utilise lined permeable paving for provide attenuation storage before discharging to the mains surface water surface adjacent to the site

FOUL WATER DRAINAGE PROPOSAL

It is proposed that the development will discharge to the main foul sewer.

FLOOD RISK AND DRAINAGE CONSULTATION

The applicant has confirmed that all permeable paving on site shall be lined to ensure there would be no infiltration into the Made Ground. A discharge rate of 2.3 l/s into the main sewer has been proposed for all events up to the 1 in 100 year with a 40% allowance for climate change. The principle of the proposed drainage system and the proposed discharge rate of 2.3 l/s is considered to be acceptable.

SUGGESTED CONDITIONS

C18F - Community Use

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.

ADVICE

We would advise the application that the drainage strategy proposed as part of this application is considered to be acceptable. As this is for a building which will be used by the community, 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 below information provides outline guidelines into our drainage requirements should the application alter the currently proposed drainage strategy.

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

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 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](#). Additional information may be required under specific site conditions or development proposals

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

Specific Information Required

The following provides a guideline into the specific information required based on the type of development, location and type of surface water drainage management proposed. Multiple lists may be relevant to a single application.

DESCRIPTION OF DEVELOPMENT	INFORMATION REQUIRED
<p>Located in Flood Zone 2 or 3.</p> <p>Located in Flood Zone 1 and greater than 1 hectare in area.</p> <p>Located in an area where a significant flood risk has been identified.</p>	<p>Flood Risk Assessment which identified 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.</p>
<p>Multiple plot development.</p>	<p>A maintenance and management plan will need to be submitted that shows how all drainage infrastructure will be maintained so it will operate at its optimum for the lifetime of the development.</p>

	<p>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.</p>
Public sewer under or adjacent to site	<p>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.</p>
MSDC culvert under or adjacent to site	<p>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 or drainage@midsussex.gov.uk.</p>
Watercourse on or adjacent to site	<p>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.</p>

PROPOSED SURFACE WATER DRAINAGE METHOD	INFORMATION REQUIRED
Soakaways	<p>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 24 hours or less.</p>
SuDS and attenuation	<p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>

	<p>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.</p> <p>You cannot discharge surface water unrestricted to a watercourse or sewer.</p>
<p>Outfall to watercourse</p>	<p>Any proposed run-off to a watercourse 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. You cannot discharge surface water unrestricted to a watercourse.</p> <p>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. Guidance into the OWC application process can be found on West Sussex County Council's website at https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/dealing-with-flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/</p> <p>OWC applications can also be discussed and made with Mid Sussex District Council, Scott Wakely, 01444 477 005.</p>
<p>Outfall to public sewer</p>	<p>Any proposed run-off to a sewer 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. You cannot discharge surface water unrestricted to a sewer.</p>

	<p>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.</p>
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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/>

Contaminated Land Officer

Main Comments:

The application looks to build a church with associated parking.

Due to concerns about possible contamination, a site investigation and risk assessment by Southern Testing (Ref: J11879), dated 30th July 2014 has been submitted.

This report has been assessed and has been found to meet the necessary standard. While an investigation has taken place, the report indicates that further investigation is required in terms of ground gases, as testing so far has found high levels of Methane and Carbon Dioxide.

Conditions should therefore attached requiring additional investigation to take place and for remediation to take place as needed.

Recommendation: Approve with conditions

1) No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority before development commences or within such extended period as may be agreed with the Local Planning Authority:

a) A desk study report documenting all the previous and existing land uses of the site and adjacent land in accordance with best practice including BS10175:2011+A1:2013 Investigation of potentially contaminated sites - code of practice. The report shall contain a conceptual model showing the potential pathways that exposure to contaminants may occur both during and after development; and unless otherwise agreed in writing by the LPA,

b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study created in accordance with BS10175:2011+A1:2013 and BS 8576:2013 Guidance on investigations for ground gas.

Permanent gases and Volatile Organic Compounds (VOCs); the laboratory analysis should be accredited by the Environment Agency's Monitoring Certification Scheme (MCERTS) where possible; the report shall refine the conceptual model of the site and state either that the site is currently suitable for the proposed end-use or that will be made so by remediation; and, unless otherwise agreed in writing by the LPA,

c) A remediation method statement detailing the remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. For risks related to bulk gases, this will require the production of a design report and an installation report for the gas as detailed in BS 8485:2015 - Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings. The scheme shall consider the sustainability of the proposed remedial approach. It shall include nomination of a competent person¹ to oversee the implementation and completion of the works.

2) The development hereby permitted shall not be occupied/brought into use until there has been submitted to and approved in writing by the Local Planning Authority verification by the competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of conditions (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the LPA in advance of implementation). Unless otherwise agreed in writing by the LPA such verification shall comprise a stand-alone report including (but not be limited to):

- a) Description of remedial scheme
- b) as built drawings of the implemented scheme
- c) photographs of the remediation works in progress
- d) certificates demonstrating that imported and/or material left in-situ is free of contamination, and records of amounts involved.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under conditions (i)c.

Reason (common to all): To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

In addition, the following precautionary condition should be applied separately:

3. 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 occupation 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.

Tree Officer

Further to reviewing all of the submitted tree and landscape reports, I have No Objection to the application.