

MID SUSSEX DISTRICT COUNCIL

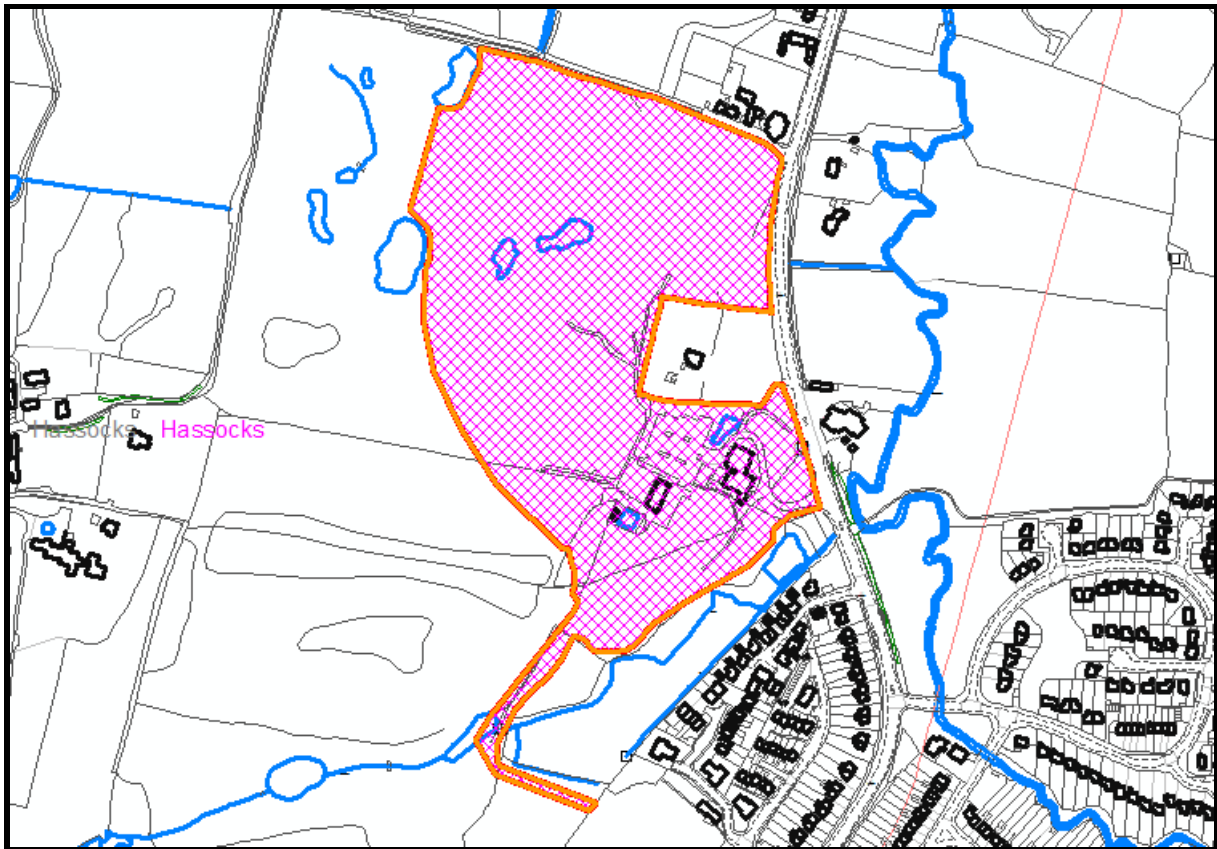
District Wide Committee

29 NOV 2018

RECOMMENDED FOR PERMISSION

Hassocks

DM/18/2616



© Crown Copyright and database rights 2012 Ordnance Survey 100021794

**HASSOCKS GOLF CLUB LONDON ROAD HASSOCKS WEST SUSSEX
COMPREHENSIVE REDEVELOPMENT OF THE SITE COMPRISING OF
165 RESIDENTIAL UNITS (USE CLASS C3), LANDSCAPING, CAR
PARKING AND ASSOCIATED DRAINAGE AND ACCESS WORKS.
AMENDED PLANS RECEIVED 26 OCTOBER SHOWING REVISED
ELEVATIONS, STREET SCENES AND LANDSCAPING
BELLWAY HOMES LTD (SOUTH LONDON)**

POLICY: Ancient Woodland / Areas of Special Control for Adverts / Countryside Area of Dev. Restraint / Countryside Gap / Classified Roads - 20m buffer / Planning Agreement / Planning Obligation / Aerodrome Safeguarding (CAA) / Sewer Line (Southern Water) / SWT Bat Survey / Archaeological Notification Area (WSSCC) /

ODPM CODE: Smallscale Major Dwellings

13 WEEK DATE: 3rd October 2018

WARD MEMBERS: Cllr Gordon Marples / Cllr Michelle Binks / Cllr Sue Hatton /

CASE OFFICER: Andrew Watt

PURPOSE OF REPORT

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

EXECUTIVE SUMMARY

Full planning permission is sought for a comprehensive redevelopment of a 9.65 ha area of Hassocks Golf Club comprising 165 residential dwellings, together with landscaping, car parking and associated drainage and access works. It follows the grant of outline planning permission in June 2017 for the redevelopment of the 54 ha golf club site for a reconfiguration of the golf course reduced from 18 holes to 9, together with "up to 130 residential dwellings, access and landscaping". This latest application is for the residential element only, which is sited within the parameter area identified for residential development in the outline consent.

The current application comprises 5.37 ha for residential use and 4.28 ha of informal open space, resulting in a density of 30.7 dph across the developable area. This has allowed an increase in the amount of open space being provided, largely towards the west of the site, but also areas of green spaces throughout the main extent of built form. For comparison, the outline permission comprised 5.5 ha for residential use and 3.5 ha of informal open space, resulting in a density of 23.6 dwellings per hectare (dph) across the developable area.

The principle of development has been established by virtue of the outline consent for up to 130 dwellings on the site in June 2017. The proposal will provide 165 dwellings at a time where there is a general need for Local Authorities to boost significantly the supply of housing and this should be given substantial weight.

The proposed increase in numbers of dwellings (35) from the outline application complies with the government's aim of making effective use of land to help meet identified needs for housing, specifically by making optimal use of the potential of suitably located sites (paragraphs 122 and 123 of the National Planning Policy

Framework (NPPF)). It furthermore meets the relevant criteria of Policy DP26 of the Mid Sussex District Plan, which seeks to "optimise the potential of the site to accommodate development".

The uplift in the dwelling numbers has been achieved by reducing the number of larger 4- and 5-bed units that were indicatively proposed in the outline consent, and increasing the numbers of smaller 2- and 3-bed units. Increasing the density within the core areas of the site allows a more informal, looser layout at the peripheries, which is considered to be a suitable design approach to this edge-of-village location. This approach is supported by the council's Landscape consultant, Design Review Panel and Urban Designer.

Planning legislation requires the application to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this part of Mid Sussex the development plan comprises the Mid Sussex District Plan.

The application site lies in countryside, outside the built up area of Hassocks and thus would be contrary to Policy DP12 of the District Plan as general housing development is not one of the permitted exceptions to the policy of restraint in the countryside. The aim of the policy is to protect the countryside in recognition of its intrinsic character and beauty.

However, it is considered that the proposal would comply with other policies within the development plan (Policies DP4 (housing), DP13 (coalescence), DP17 (Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)), DP20 (Securing Infrastructure), DP21 (Transport), DP22 (Rights of Way and Other Recreational Routes), DP24 (Leisure and Cultural Facilities and Activities), DP26 (Character and Design), DP27 (Dwelling Space Standards), DP29 (Noise, Air and Light Pollution), DP30 (Housing Mix), DP31 (Affordable Housing), DP34 (Listed Buildings and Other Heritage Assets), DP38 (Biodiversity), DP39 (Sustainable Design and Construction) and DP41 (Flood risk and Drainage)).

Notwithstanding the compliance with some policies, it is considered that the application is not in accordance with the development plan, read as a whole, and that this is the proper starting point for decision-making. However, the Council also must have regard to other material considerations, including the NPPF.

It is considered that there are other material considerations, specific to this site, which are relevant to this application. These include:

- The existing planning history of the site;
- The NPPF; and
- The emerging Neighbourhood Plan.

As stated above, the site already benefits from an outline planning permission for up to 130 dwellings granted in June 2017 and this should be afforded substantial weight.

The NPPF was published in July 2018 and sets out a clear aim of National Government Policy, which is to significantly boost the delivery of housing.

The Hassocks Neighbourhood Plan is in draft form (Regulation 16, published in June 2016) and although it has limited weight, it allocates the Golf Course site for up to 130 residential units and a 9 hole golf course facility and associated infrastructure. While the draft status of this Plan limits the weight that can be applied to its policies in decision-making, it nonetheless demonstrates the local aspirations for this site and lends further weight in the determination of this application as a material consideration.

The site is considered to be a sustainable location for a major housing development as it is located adjacent to a Category 2 settlement in Mid Sussex with good access to services and other facilities. It is allocated within the draft Neighbourhood Plan for major residential development.

The proposal would deliver 165 dwellings, of which 30% would be affordable units. The mix of dwellings within the scheme is felt to be acceptable. A clear aim of National Government Policy is to significantly boost the delivery of housing. It is considered that the layout and detailed design of the scheme is appropriate and the visual impact on the landscape character of the area, local gap and setting of the nearby listed building is acceptable.

It is not considered that the proposal will result in a significantly adverse impact to the amenity of local residents. It is acknowledged that the main effect will occur during the construction phase and suitable conditions are recommended in response.

Whilst there would be additional vehicular movements associated with the proposal compared to the consented scheme, these would not result in a severe impact on the local highway network, which is the test in development plan policy and national guidance.

There would also be no adverse overall impact on the Ashdown Forest SPA and SAC.

The proposal will have a limited impact on the air quality management area at Stonepound Crossroads. The Council's Environmental Health Officer is of the view that the development is not likely to cause unacceptable levels of pollution, and is consistent with the local air quality action plan and he raises no objection to the scheme.

Noise, archaeological, sustainability and contamination impacts can be dealt with by way of conditions.

It is considered that the scheme can be satisfactorily drained. The detailed means of drainage for the site can be controlled by condition. There are no objections from the council's Drainage Engineer or the County Council's Flood Risk team.

There are no ecological objections to the scheme from the council's Ecological consultant. The council's Tree Officer also raises no objection to the scheme.

A Section 106 agreement will be completed to secure the necessary infrastructure contributions to mitigate the impact of the development. These contributions will go towards the costs of providing County Council services (education, libraries and footpaths), District Council services (leisure and community buildings), Health Services and towards Policing services. As these impacts would be mitigated by the Section 106 agreement, these matters are neutral in the planning balance.

Weighing against the scheme is the fact that dwellings are being proposed outside the built up area and would normally be restricted under the relevant District Plan policies. There would also be a limited adverse impact on the landscape as a result of the loss of a small number of trees and that the proposed development is on a golf course site, but this is an inevitable outcome of building on a relatively undeveloped site.

In summary, the District Council can demonstrate a 5 year housing land supply and therefore the policies in the District Plan command full weight. However, the site benefits from an extant outline permission for residential development and is allocated for such use in the emerging Neighbourhood Plan, so this position should constitute a very important material consideration in the determination of this application.

There would be conflict with some policies in the District Plan and conformity with others. There would be a conflict with the exact housing number proposed in the emerging Neighbourhood Plan but otherwise the proposal would be compliant. In any case, the weight that can be attached to the Neighbourhood Plan is limited due to its stage in preparation. The proposed scheme would provide additional housing, including a policy-compliant level of affordable housing, in a sustainable Category 2 settlement, which would accord with the aim of the NPPF to significantly boost housing delivery.

In light of all the above, it is considered that there are other material planning considerations that justify a decision that is not in full conformity with all of the policies in the development plan. As such, it is considered that the balance of advantage in this case means that the application should be approved.

RECOMMENDATION

Recommendation A

It is recommended that, subject to the completion of a satisfactory S106 planning obligation to secure the required level of infrastructure contributions, affordable housing provision and on site open space, planning permission be granted subject to the conditions set out in Appendix A.

Recommendation B

If by 1 March 2019, the applicants have not submitted a satisfactory signed planning obligation securing the necessary financial contributions, affordable housing and open space provision, then it is recommended that planning permission be refused at the discretion of the Divisional Leader for Planning and Economy for the following

reason:

"The application fails to comply with Policies DP20 and DP31 of the Mid Sussex District Plan, Policies 10 and 14 of the draft Hassocks Neighbourhood Plan and paragraphs 54 and 56 of the National Planning Policy Framework in respect of the infrastructure and affordable housing required to serve the development."

SUMMARY OF REPRESENTATIONS

20 letters of objection:

- Insufficient plans for infrastructure;
- Already a complete bottleneck;
- Congestion;
- Already a pollution hotspot;
- Not contiguous with village boundary;
- Visible from the National Park;
- Adverse impact on landscape and countryside character of area;
- Adverse impact to public rights of way;
- Close to ancient woodland;
- Loss of habitat;
- Loss of existing sport and leisure facility;
- Erosion of countryside gap;
- Increased pressure on essential facilities;
- Loss of security;
- Stream height rises in winter, causing a hazard to children;
- Woodland needs to be fenced off;
- Character of village has changed into a commuter town now;
- House designs aesthetically poor;
- Impact of street lighting;
- Flooding;
- Broadband connectivity is slow and unreliable;
- Land ownership details not clear;
- Who will maintain public areas of the site;
- Clarification on retention, screening and long-term plans for the NE bund;
- Air Quality Assessment has not factored in the 500 houses planned at Clayton Mills;
- Clarification required for height of bund, boundary fencing and future maintenance of this feature adjacent to the bridleway.

SUMMARY OF CONSULTATIONS

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

MSDC Conservation Officer

No objection.

MSDC Contaminated Land Officer

Approve with conditions.

MSDC Design Review Panel (25 September 2018)

Support subject to amendments.

MSDC Drainage Engineer

No objection, subject to condition.

MSDC Environmental Protection Officer

No objection, subject to conditions.

MSDC Housing Enabling Officer

The agreed mix will meet a broad range of housing needs and in particular will assist in meeting the demand for smaller units of affordable accommodation in the District.

MSDC Leisure Officer

Requests financial contributions towards local leisure infrastructure.

MSDC Street Naming and Numbering Officer

Informative requested.

MSDC Tree Officer

No objection, subject to replacement trees and future maintenance being conditioned as part of any consent.

MSDC Urban Designer

No objection, subject to conditions.

WSCC Drainage Strategy Team

Detailed comments relating to surface water drainage and flood risk for the proposed development.

WSCC Highways

No objection, subject to conditions.

WSSC Infrastructure

Requests financial contributions towards county infrastructure.

WSSC Rights of Way Officer

Requests financial contribution towards improving the surface of public footpath 8C.

Consultant Archaeologist

No objection, subject to condition.

Consultant Ecologist

No objection, subject to condition.

Consultant Landscapes Officer - East Sussex County Council Landscape Architect

Recommend for approval in principle subject to the imposition of conditions

Environment Agency

No comment received.

Horsham and Mid Sussex Clinical Commissioning Group

Requests financial contribution towards local health infrastructure.

Hurstpierpoint and Sayers Common Parish Council

It is recommended that the application as presented does not support, or enable the extant WSSC Cycling Strategy 2016-26, and fails to make any supporting realistic provision, beyond cycle storage, for the much sought after additional, and dedicated, cycle paths and routes within the area (including the proposed east/west Albourne/Hurstpierpoint/Ditchling cycle route). This shortfall should be addressed.

Southern Water

No objection, subject to conditions and informative.

Sussex Police Designing Out Crime Officer

No major concerns with the proposals, however, additional measures to mitigate against any identified local crime trends should be considered.

Sussex Police and Crime Commissioner (Sussex and Surrey Police Joint Commercial Planning Manager)

Requests financial contribution towards local policing infrastructure.

Woodland Trust

Objects, unless a 30m planted buffer to the ancient woodland at Reed Pond Shaw can be provided.

PARISH COUNCIL OBSERVATIONS

RECOMMEND CONDITIONAL APPROVAL. Hassocks Parish Council recommends approval of this application, subject to MSDC giving cognizance to the comments submitted by Hurstpierpoint and Sayers Common Parish Council on 3 September 2018. These comments refer to Cycle way provision, and ensuring that the layout and cycling infrastructure of the Golf Course enables the WSCC Cycling Strategy 2016-26 to be successfully implemented with regard to an off-road east-west cycle route. It is of some concern that WSCC appears to have failed to support its own extant WSCC Cycle Strategy 2016-26, and it is recommended that this application will be modified to reflect the previously cited upgrades and much needed attention required to improve east/west cycle paths and routes.

INTRODUCTION

Full planning permission is sought for a comprehensive redevelopment of the site comprising 165 residential dwellings, together with landscaping, car parking and associated drainage and access works.

RELEVANT PLANNING HISTORY

In August 1993, outline planning permission was granted for a change of use of the land to a golf course, together with clubhouse and car park (CN/016/93).

In September 1994, full planning permission was granted for a new golf clubhouse, car park and greenkeepers' equipment store (CN/021/94).

In June 2017, outline planning permission was granted on the entire Hassocks Golf Club site for up to 130 residential dwellings, a replacement golf clubhouse, new driving range, new golf holes, new maintenance store and strategic landscaping and associated drainage and access works. The means of access and landscaping were approved as part of the application, with the appearance, layout and scale of the development reserved for future consideration (DM/16/1775). This permission has not been implemented, but the principle of residential development has been established.

In September 2018, planning permission was granted for the creation of a pedestrian and cycle pathway on land owned by Mid Sussex District Council on land at the London Road Recreation Ground (DM/18/3277). This area of land was included in the outline planning permission above, but the detailed application was submitted separately to the current residential scheme. Together they will enable the linkage between the residential development and London Road.

The following applications are also relevant:

In July 2018, full planning permission was granted on land known as Ham Fields for the erection of 129 dwellings (including 30% affordable housing provision), new vehicular access onto London Road (A273), associated landscaping, car parking, open space, pedestrian link to adjacent existing recreation ground to the north and infiltration basins on land west of London Road (DM/17/4307).

A hybrid application on land to the rear of Friars Oak (opposite the Golf Club site) comprising an outline proposal for residential development of 130 dwellings and associated access, together with change of use of part of the land for country open space, following the provision of a new footbridge across the railway is being reported to this same committee (DM/18/2342).

SITE AND SURROUNDINGS

The 9.65 ha site is located at the northern edge of Hassocks within the countryside. It forms part of an 18-hole golf course totalling 54 ha, with associated landscaping features, together with a club house (a conversion of a former farm building occupying 537 sq m of floorspace over a single storey, which is of traditional brick construction under a tiled roof) and car parking, accessed off the classified London Road (A273). There are 2 public rights of way (footpath 9C crosses the southern portion of the site and bridleway/footpath 4_2C forms the northern boundary) and footpath 8C runs alongside the western boundary of the golf course. An ancient woodland (Reed Pond Shaw) adjoins the site to the south-east.

The red-lined site broadly follows the outline parameters plan (ref: DM/16/1775) for the residential element of the scheme. This was translated into the draft Hassocks Neighbourhood Plan as a housing allocations site, but the remainder of the golf course surrounding the site is located within an identified gap between Burgess Hill and Keymer/Hassocks.

Various parts of the site, in particular the southern section, are also located within an area at risk of surface water flooding and land at the very far south-eastern corner and on the opposite side of the road is within Flood Zone 2 (associated with the River Adur). The south-eastern boundary beyond the ancient woodland is residential (within the built-up area of Hassocks) together with the London Road recreation ground adjacent, and there are a scattering of dwellings located a little further west (Belmont Lane) and to the north (beyond the golf course boundaries), including a Grade II listed building at Friar's Oak House at the far north-east corner. The sizeable plot at Friar's Oak Farmhouse is accessed directly off London Road and is surrounded by the golf course on 3 sides. There is an Air Quality Management Area designated at the Stonepound Crossroads at the junction of the A273 and B2116.

APPLICATION DETAILS

Full planning permission is sought for a comprehensive redevelopment of the site comprising 165 residential dwellings, together with landscaping, car parking and associated drainage and access works.

As with the outline application, the existing access will be utilised but upgraded to adoptable standard. A sinuous internal access road (spine road with pavements either side) will run north-west around the curtilage boundary with Friar's Oak Farmhouse, then heading north to the public footpath/bridleway 4_2C. Several side roads will be formed from the central spine in distinct groups, allowing green fingers to soften the built form and link to the informal open space beyond, which will have a pedestrian footpath run through it. An additional pedestrian and cycle link will be formed from the southern boundary of the site to the London Road Recreation Ground. 414 car parking spaces will be provided in total, made up of 367 allocated spaces, 14 unallocated spaces for residents and 33 for visitors. Cycle parking is also provided, with refuse and recycling bins for each property. A Locally Equipped Area for Play (LEAP) is provided in the western part of the site, though fairly centrally positioned.

The scheme provides a mix of units as follows: 10 x 1-bed flats; 57 x 2-bed houses; 51 x 3-bed houses and 47 x 4-bed houses. A total of 30% affordable housing is proposed, 50 dwellings in total, split between 38 rented units and 12 shared ownership. It is tenure blind and fully integrated into the whole development by pepper-potting in 6 separate areas.

All dwellings will be 2-storeys in height, and designed with elevations to distinguish each character area - i.e. The Fairway (more ordered streetscape, consistent building line and set-back garages, with gabled elements and roofs), The Central Intersection (the core of the development with a flint finish), The Greens (more openness at the perimeter of the development by incorporating hipped roofs and detached or semi-detached forms), and The Links (smaller, semi-detached and terraced forms, with a closer grain).

LIST OF POLICIES

Mid Sussex District Plan (Mar 2018)

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

Policy DP4: Housing

Policy DP6: Settlement Hierarchy

Policy DP12: Protection and Enhancement of Countryside

Policy DP13: Preventing Coalescence

Policy DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

Policy DP20: Securing Infrastructure

Policy DP21: Transport

Policy DP22: Rights of Way and other Recreational Routes

Policy DP24: Leisure and Cultural Facilities and Activities

Policy DP26: Character and Design

Policy DP27: Dwelling Space Standards

Policy DP29: Noise, Air and Light Pollution

Policy DP30: Housing Mix

Policy DP31: Affordable Housing

Policy DP34: Listed Buildings and Other Heritage Assets
Policy DP37: Trees, Woodland and Hedgerows
Policy DP38: Biodiversity
Policy DP39: Sustainable Design and Construction
Policy DP41: Flood Risk and Drainage
Policy DP42: Water Infrastructure and the Water Environment

Development Infrastructure and Contributions Supplementary Planning Document
(Jul 2018)

Affordable Housing Supplementary Planning Document (Jul 2018)

Dormer Window and Rooflight Design Guidance (Aug 2018)

Waste Storage and Collection Guidance for New Developments (May 2015)

Hassocks Neighbourhood Plan (Regulation 16 Submission Version, Jun 2016)

Regulation 16 consultation finished. Currently 'on hold'.
Material planning consideration with some weight

Relevant policies include:

Policy 1: Burgess Hill Gap

"A Gap has been defined and will be safeguarded between Burgess Hill and Keymer/Hassocks (as defined on the Proposals Map), with the objectives of preventing coalescence and retaining the separate identity and amenity of settlements.

Development will be supported within the Burgess Hill Gap where:

- 1. It is necessary for the purposes of agriculture, or some other use which has to be located in the countryside;*
- 2. It is necessary for the purposes of the provision of formal/informal open space to serve the existing residents of Clayton Mills and new residents of development at land north of Clayton Mills and Mackie Avenue (Policy 15: Land to the north of Clayton Mills and Mackie Avenue);*
- 3. It makes a valuable contribution to the landscape character and amenity of the Gap and enhances its value as open countryside;*
- 4. It would not compromise individually or cumulatively the objectives and fundamental integrity of the Gap; and*
- 5. It would conserve and where possible enhance relative tranquility, in relation to noise and light pollution and dark skies."*

Policy 4: Green Infrastructure

"Development proposals, which seek to conserve, maintain and enhance the existing green infrastructure network will be supported.

Where proposals include the provision of additional green infrastructure these will be supported where:

1. They seek to link to the existing path and open space networks;
2. They provide off road access for walking, cycling and horse-riding;
3. Planting contributes to wildlife and links to existing woodland, hedges and streams; and
4. Proposals include the planting of native species.

Proposals, which would result in the loss of existing green infrastructure, will be resisted unless it can be demonstrated that the development proposals brings new opportunities which mitigates or compensates any loss whilst ensuring the protection of the existing ecosystem."

Policy 7: Air Quality Management

"Development will be supported where it would not have an unacceptable adverse effect upon air quality within the Air Quality Management Area."

Policy 8: Character And Design

"Development proposals will be supported where the character and design:

- 1) *Is of high quality design and layout;*
- 2) *Contributes positively to the private and public realm to create a sense of place;*
- 3) *Respects the character and scale of the surrounding buildings and landscape;*
- 4) *Protects open spaces and gardens that contribute to the character of the area;*
- 5) *Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*
- 6) *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, sunlight and security;*
- 7) *Creates safe, accessible and well connected environments;*
- 8) *Protects existing landscape features and contributes to the village's Green Infrastructure network and;*
- 9) *Has regard to the Village Design Statement and seeks to sustain key spatial and built form characteristics identified in the Hassocks Townscape Appraisal and, where practical, contributes to resolving identified detractors from character."*

Policy 9: Open Space

"Development proposals, which provide a mix of formal and informal open space to meet local need, will be supported."

Open space is to be of high quality and serve local need.

Development proposals, which result in the loss of open space, will not be supported.

Development proposals for the replacement of open space will be supported where:

1. *Equivalent (in qualitative and quantitative terms) or enhanced open space is provided to serve local needs; and*

2. *Proposals for the replacement of open space ensure the replacement is made available before the loss of the existing."*

Policy 10: Outdoor Playing Space

"Development proposals of 15 or more homes will be required to provide play areas and associated equipment. This should be preferably provided on site or alternatively financial contributions should be provided towards both the provision and long term maintenance of off site community facilities."

Policy 13: Housing Allocations

"The following sites (as identified on the Proposals Map) are allocated for the provision of 280-290 new homes over the Plan period:

1. *Hassocks Golf Club (Target up to 130 dwellings);*
2. *Land North of Clayton Mills (Target up to 140 dwellings); and*
3. *National Tyre Centre (Target up to 20 dwellings)."*

Policy 14: Hassocks Golf Course

"Development proposals at Hassocks Golf Club (as identified on the Proposals Map) for up to 130 residential units and a 9 hole golf course facility and associated infrastructure, will be supported in accordance with a Masterplan approved by the Local Planning Authority.

The Masterplan will be supported where proposals:

1. *Do not extend residential development into the Burgess Hill Gap (Policy 1) as identified on the Proposals Map;*
2. *Do not extend residential development into the Ditchling Gap and Hurstpierpoint Gap (Policy 2) as identified on the Proposals Map;*
3. *Protect the existing Ancient Woodland;*
4. *Allow for the retention of existing mature trees and hedges;*
5. *Protect and do not adversely affect heritage assets, including Friars Oak House and its rural setting;*
6. *Provide a suitable mix of dwelling types and sizes to meet the needs of current and future households;*
7. *Protect the amenity of existing residential properties bordering the site;*
8. *Provide a mix of high quality formal and informal open space to meet the needs generated by the occupiers of the development;*
9. *Provide land to the west of Belmont Recreation Ground for formal/informal open space;*
10. *Provide suitable access and parking;*
11. *Provide a 9 hole golf course facility and associated infrastructure, including but not limited to, a club house and associated parking;*
12. *Ensure the legal title to the golf course and associated infrastructure is gifted to the Parish Council or other specially created trust in return for the granting of a lease in perpetuity to the golf course operator at a peppercorn rent; and*
13. *Have a financial fund to provide for the maintenance of the public open space for not less than 20 years."*

Policy 18: Housing Mix

"Development proposals which provide a mix of dwelling types and sizes will be supported."

Policy 19: Affordable Housing

"Residential development proposals should provide a mix of affordable housing sizes, types and tenures aligned to meet the needs of the Parish."

National Policy and Other Documents

National Planning Policy Framework (NPPF) (Jul 2018)

The NPPF sets out the government's policy in order to ensure that the planning system contributes to the achievement of sustainable development.

Paragraphs 8 (overarching objectives), 11 (presumption in favour of sustainable development), 12 (status of development plan), 38 (decision-making), 47 (determining applications), 54 and 55 (use of conditions), 84 (supporting a prosperous rural economy), 102 and 103 (promoting sustainable transport), 108 and 109 (highways matters), 124 and 127 (design), 148 (transition to low carbon future), 153 and 154 (sustainability), 155, 158, 159, 160, 161 and 163 (flood risk), 170 (enhancing the natural and local environment), 175 (biodiversity and ancient woodland), 177 (habitats sites), 178 and 179 (land contamination), 180 (noise and light pollution), 181 (AQMA), 184, 189 and 192-196 (heritage assets) are considered to be most relevant.

Planning Practice Guidance

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

ASSESSMENT

The main issues for consideration are:

- The principle of development;
- Coalescence;
- The design and visual impact on the character of the area;
- Impact on the setting of the Listed Building;
- The impact on neighbouring amenity;
- Highways matters;
- Drainage;
- Land contamination;
- Noise;
- Air quality;
- Archaeology;
- Sustainability;

- The impact on trees;
- Biodiversity;
- Habitats Regulations;
- Infrastructure contributions;
- Affordable housing;
- Housing mix;
- Standard of accommodation;
- Other matters; and
- Planning Balance and Conclusion

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) of the Planning and Compulsory Purchase Act 2004 provides:

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

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

Using this as the starting point, the development plan in Mid Sussex consists of the Mid Sussex District Plan (2018). The District Plan has been adopted and the Council can demonstrate a 5 year supply of deliverable housing land.

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

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

- *it is necessary for the purposes of agriculture; or*

- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan."*

The application site is located in the countryside for which the scheme is not necessary for the purposes of agriculture and is therefore considered contrary to the first criterion of this policy. With regard to the second criterion, the site has been allocated for up to 130 residential dwellings in Policy 14 of the draft Neighbourhood Plan. Although this reflects the intent of the local community and was one of the key drivers in ensuring that the outline consent was granted, it must be noted firstly that the Neighbourhood Plan has not been 'made' and secondly that this application scheme exceeds the number of dwellings identified in the draft Neighbourhood Plan. For these reasons, the second criterion of this policy is not met and the proposal is hence contrary to Policy DP12.

Policy DP6 of the Mid Sussex District Plan states (in part):

"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.*

The developer will need to satisfy the Council that:

- *The proposal does not represent an underdevelopment of the site with regard to Policy DP26: Character and Design; or*
- *A large site is not brought forward in phases that individually meet the threshold but cumulatively does not."*

Hassocks is identified as a Category 2 settlement, the second largest settlement category in Mid Sussex after the 3 main towns of Burgess Hill, East Grinstead and Haywards Heath. Category 2 settlements are defined as "larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport."

As set out above, the application scheme does not meet the terms of criterion 1, as the proposed number of dwellings exceeds that set out in the site allocation and the Neighbourhood Plan has not yet been 'made'. Regarding criterion 2, whilst the site is close to the built-up area boundary of Hassocks (to the south-east), it is not contiguous with it. With regard to criterion 3, the site has been demonstrated to be sustainable by the Transport Assessment submitted with the application and would be considered a suitable site in the settlement hierarchy. The proposal is therefore contrary to Policy DP6.

Policy DP15 of the District Plan allows for new dwellings in the countryside subject to a number of criteria. This proposal does not fall into one of the categories of development that are allowed under this policy.

In light of the above, it is considered that the proposal would be contrary to the policies that have been identified above. However, planning legislation requires that the Council must have regard to other material planning considerations.

Other material considerations

Planning history

The planning history of the site is highly material to an assessment about the principle of this proposal. Outline planning permission was granted by the Council for a development of this site for up to 130 dwellings in June 2017. This approved the principle of the development and the means of access into the site, together with the landscaping. Therefore as a matter of fact it has been determined that this site is suitable for a major development of new dwellings. Accordingly the weight which can be given to Policies DP6, DP12 and DP15 is significantly reduced.

Settlement hierarchy

As set out above, Hassocks is defined as a Category 2 settlement in the District Plan. As such it is a suitable location for new development.

Draft Neighbourhood Plan site allocation

At neighbourhood plan level, draft Policy 14 states:

"Development proposals at Hassocks Golf Club (as identified on the Proposals Map) for up to 130 residential units and a 9 hole golf course facility and associated infrastructure, will be supported in accordance with a Masterplan approved by the Local Planning Authority. The Masterplan will be supported where proposals:

- 1. Do not extend residential development into the Burgess Hill Gap (Policy 1) as identified on the Proposals Map;*
- 2. Do not extend residential development into the Ditchling Gap and Hurstpierpoint Gap (Policy 2) as identified on the Proposals Map;*
- 3. Protect the existing Ancient Woodland;*
- 4. Allow for the retention of existing mature trees and hedges;*
- 5. Protect and do not adversely affect heritage assets, including Friars Oak House and its rural setting;*
- 6. Provide a suitable mix of dwelling types and sizes to meet the needs of current and future households;*
- 7. Protect the amenity of existing residential properties bordering the site;*
- 8. Provide a mix of high quality formal and informal open space to meet the needs generated by the occupiers of the development;*
- 9. Provide land to the west of Belmont Recreation Ground for formal/informal open space;*
- 10. Provide suitable access and parking;*

11. *Provide a 9 hole golf course facility and associated infrastructure, including but not limited to, a club house and associated parking;*
12. *Ensure the legal title to the golf course and associated infrastructure is gifted to the Parish Council or other specially created trust in return for the granting of a lease in perpetuity to the golf course operator at a peppercorn rent; and*
13. *Have a financial fund to provide for the maintenance of the public open space for not less than 20 years."*

It should be noted that this policy is in draft and not all criteria will apply, given that it covers the entire golf club site. Nonetheless, the proposed development:

1. Does not extend into the Burgess Hill gap;
2. Protects the ancient woodland (assessed below);
3. Allows for the retention of existing trees and hedges as far as possible (assessed below);
4. Does not adversely affect heritage assets (assessed below);
5. Provides a suitable mix of dwelling types and sizes (assessed below);
6. Protects neighbouring amenity (assessed below);
7. Provides formal and informal open space (assessed below);
8. Provides suitable access and parking (assessed below).

So whilst the proposed development exceeds the allocated number of dwellings set out in Policies 13 and 14, it is considered that limited weight should be attached to this, given that the Neighbourhood Plan is in draft form. In addition, a key consideration should be "significantly boosting the supply of homes" (para 59 of the NPPF), subject to achieving well-designed places (Chapter 12, NPPF) and making effective use of the land (paras 117, 122 and 123 and Chapter 11, NPPF).

Coalescence

Policy DP13 of the District Plan and Policy 1 of the draft Neighbourhood Plan seek to prevent coalescence between settlements.

Policy DP13 states:

"The individual towns and villages in the District each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next.

Provided it is not in conflict with Policy DP12: Protection and Enhancement of the Countryside, development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, and would not have an unacceptably urbanising effect on the area between settlements.

Local Gaps can be identified in Neighbourhood Plans or a Site Allocations Development Plan Document, produced by the District Council, where there is robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements.

Evidence must demonstrate that existing local and national policies cannot provide the necessary protection."

Although Policy 1 of the draft Neighbourhood Plan identifies land around the proposed development (i.e. the remainder of the golf course site) as being within the gap between Burgess Hill and Hassocks, none of the residential area identified in the parameters of the outline planning permission is located within it, as this area is specifically allocated for housing. As such, this policy does not apply and there is accordingly no impact on the local gap.

Design and visual impact on the character of the area

As the proposed development is located within the countryside, the proposal would be contrary to Policy DP12 of the District Plan. The principal aim of this policy states: "The countryside will be protected in recognition of its intrinsic character and beauty." The supporting text sets out the following:

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

The application has been accompanied by a Landscape Character and Visual Impact Assessment, which concludes that the character of the site will change from 'leisure' to 'residential', but will be mitigated by means of provision of informal open space to the west from a typical golf course landscape to semi-natural greenspace. It concludes that there will be no cumulative effects on landscape character, and minor cumulative visual effects in the immediate vicinity of the site and a slight change to the view from the South Downs National Park, but in the context of the existing built form, this will be minor in nature. The council's Landscape consultant raises no objection to the proposal in principle, subject to mitigation measures.

It must be noted that the site is an artificially landscaped and highly maintained area, which includes significant areas of bunding as well as some built form such as the clubhouse and car park. There is also a degree of enclosure, though it is acknowledged that visibility of the site is increased due to the public rights of way in the vicinity. Nonetheless, it is important to ensure that the design of the proposed development (which is accepted in principle) responds to this edge-of-settlement, currently rural, context. This has been achieved by interspersed clusters of development throughout the site but separated by varying degrees of informal or formal open spaces, which have been laid out in interconnecting corridors radiating out towards the remaining/reconfigured golf course.

Policy DP26 of the District Plan states:

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

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development."*

The scheme has been assessed, firstly by the council's Design Review Panel, and secondly by the council's Urban Designer. Both comments are reproduced in full in Appendix B. The scheme was, however, revised following the Panel's view and the Urban Designer's comments are therefore more current.

In summary, the layout of the scheme is supported, allowing it to naturally integrate with the surrounding open spaces. The formal open space (play area) is centrally positioned, allowing it to be well overlooked. While there are some areas with harder-edged environments (well within the development), this can be mitigated by landscaping. The concept of distinct character areas has also been achieved satisfactorily by means of facing materials, allowing legibility to be made for navigating through the development. In terms of elevations, the roof forms have been resolved and there is general consistency in the fenestration details, although some are inconsistently proportioned and the position of rainwater downpipes has not been expressed. Such details are sought through condition.

With respect to the uplift in the number of units being proposed as part of this application, in comparison with the outline consent, Policy DP26 carries a requirement that all applicants will be required to demonstrate that development *"optimises the potential of the site to accommodate development."*

It is considered that the proposed development optimises the use of the site. The increase in the dwelling numbers has been achieved by reducing the number of larger 4- and 5-bed units that were indicatively proposed in the outline consent; and increasing the numbers of smaller 2- and 3-bed units. Increasing the density within the core areas of the site allows a more informal, looser layout at the peripheries, which is considered to be a suitable design approach to this edge-of-village location. This approach is supported by the council's Landscape consultant, Design Review Panel and Urban Designer.

For comparison, the outline site area comprised 5.5 ha for residential use and 3.5 ha of informal open space, resulting in a density of 23.6 dwellings per hectare (dph) across the developable area. The current application comprises 5.37 ha for residential use, resulting in a density of 30.7 dph across the developable area. This has allowed an increase in the amount of open space being provided, largely towards the west of the site, but also areas of green spaces throughout the main extent of built form.

This complies with the government's aim of making effective use of land to help meet identified needs for housing, specifically by making optimal use of the potential of suitably located sites (paragraphs 122 and 123 of the National Planning Policy Framework (NPPF)).

It is considered that there is a clear benefit in providing additional housing in the sustainable settlement of Hassocks. It is the aim of the NPPF to significantly boost the supply of homes. The provision of this site would assist the LPA with delivering new housing. It is important for the LPA to maintain the 5 year housing land supply so that the policies in the District Plan continue to command full weight. It is also relevant that the scheme would provide a policy compliant level of affordable housing.

The Crime and Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. The comments of Sussex Police are set out in full in Appendix B.

It is considered that in relation to crime prevention, the proposed design and layout is sound. Back to back gardens that eliminate vulnerable rear garden pathways, good demarcation of defensible space, robust rear fencing and overlooked streets with natural surveillance over the LEAP and the pathways through the development, have all been incorporated into the design and layout.

Given the proposed security measures, Sussex Police raise no concerns from a crime prevention perspective with respects to this planning application.

Overall, it is considered that the proposal would comply with Policy DP26 of the District Plan and Policy 8 of the draft Neighbourhood Plan.

Impact on the setting of the Listed Building

The site wraps around Friars Oak House, a Grade II listed building dating from the early 19th century, and its garden and outbuildings.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Policy DP34 of the Mid Sussex District Plan states (in part):

"Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- *Special regard is given to protecting the setting of a listed building;*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric."*

Paragraphs 192-196 of the NPPF are relevant, as follows:

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

193. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

194. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

195. *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) *conservation by grant-funding or some form of not-for-profit, charitable or public ownership is demonstrably not possible; and*
- d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*

196. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use."*

The Council's Conservation Officer considered both the previous and current applications in relation to the impact of the proposal to the setting of this Listed Building. Her views are the same, reported in Appendix B. She acknowledges that the formation of a residential development will have an impact on the character of the wider context of this building. However, because of the natural and landscaped screening surrounding the garden of the listed house, it is recognised that the historic agricultural landscape that would have been in place when the building was built no longer exists - as well as a lack of any apparent historical functional relationship between the building and this wider setting. For these reasons, it is considered that the proposal will preserve the setting of the listed building and therefore the above policies and guidance would be met.

Impact on neighbouring amenity

There are a number of properties that would potentially be affected by this development. The main ones affected would be Friar's Oak Farmhouse, Rodstone, Wyndham House, The Granary, Friar's Oak House, Friar's Oak Barn and 1 and 2 Friar's Oak Cottages. Properties to the south-east along Reed Close and Pavilion Close are buffered from the development by the existing ancient woodland, with a distance of around 85m between the existing and nearest proposed buildings. There will be no impact post-development on existing residents in terms of the proposed houses resulting in overlooking or being overbearing.

Properties to the north along the bridleway would be separated from the nearest buildings by a minimum distance of 50m, although the existing bund (around 3m high in places) will be retained. This will provide a visual and sound buffer to the new development and therefore this, together with the distance involved, will ensure that no harmful loss of amenity will occur to these existing properties once built.

Friar's Oak Farmhouse is set within a sizeable plot bounded on 3 sides by the existing golf course and by the A273 on the other. It will therefore be surrounded by residential development on 3 sides. That to the south will largely be taken up with informal landscaping, such that the nearest distance of Plot 4 will be around 63m away. Plot 72 will be nearer, about 47m, but there is a garage at the existing property in direct line of sight between this plot and the main house. To the north, all the boundary will be landscaped, with front-facing properties a minimum of 57m away (Plots 89-92). To the west will be a run of houses and their rear gardens (Plots 73-81 inclusive and 84). However, a small landscaped buffer will be provided, such that the nearest distance between the Farmhouse and Plot 77 will be 46m. With all these distances, the proposed development would not result in any significantly harmful overlooking or be overbearing.

All nearby dwellings will be impacted during the construction phase of this development in some way, but the council's Environmental Protection team have assessed the application and recommended that conditions can be imposed on any permission.

Overall, therefore, it is considered that Policy DP26 of the District Plan and Policy 14 of the draft Neighbourhood Plan will be met.

Access, parking and impact on highway safety

The application has been accompanied by a Transport Assessment (TA) (used in support of the outline application), Stage One Safety Audit and Designers' Response (ditto), Transport Assessment Addendum (TAA) (updated for the current application), and a Travel Plan (TP).

As with the outline application, this current scheme proposes to utilise the existing access but some improvement measures are required to bring it up to adoptable standards, namely kerbing, footways and highway drainage, together with a ghost island priority junction. The TA notes that visibility splays in both directions will be 120m in both directions by 2.4m set back from the carriageway edge. A distance of

210m is possible to the north and 149m to the south, albeit a small area of vegetation in the vicinity of the stream crossing (within the Golf Course ownership) causes a slight obstruction to visibility. However, as the site access is located broadly where the speed limit changes from 30mph to 40mph, and based on the speed survey conducted at the time, splays of only 107m in both directions are required, and these are easily achievable.

The TA also promoted as mitigation measures for the development certain improvements to the Stonepound Crossroads, namely new and upgraded pedestrian (puffin) crossings on the northern arm, with associated relocation of stop lines and island; potential local widening and low retaining walls on the western arm; and an overrun area on the south-western section.

The TAA was submitted to ensure that the agreed access arrangements would still be suitable for an additional 35 dwellings and whether this uplift would have any severe impact on the local road network. The TAA also takes into account other relevant committed housing schemes, such as the 130 units at Ham Fields (DM/17/4307). It concludes that the site is within walking and cycling distance of shops, schools and community facilities in Hassocks, with a number of public transport opportunities available, and hence is a sustainable location well suited for residential development.

As with the TA, the TAA is consistent with proposing the access arrangements previously approved, i.e. the junction upgraded to include a pedestrian refuge island in the centre; visibility splays of 107m in both directions kept to a maximum height of 0.6m; and a 3.5m shared footway/cycleway along the southern edge of the access. It notes that the existing public rights of way within the site will be retained as part of the development and that a new footpath is to be provided linking to the recreation ground. This link was agreed as part of the outline consent and part of the link within the ownership of Mid Sussex District Council has already been granted full planning permission earlier this year.

With respect to servicing and emergency access, the TAA demonstrates that the site layout can accommodate a refuse collection vehicle parking at the kerbside adjacent to all dwellings or manoeuvre to within 25m distance for refuse workers of any designated collection points and 30m distance for residents. Swept path drawings have been supplied. They also demonstrate that a fire appliance can reach within 45m of a property and that no vehicle will need to reverse more than 20m. Residential apartments are intended to have a sprinkler system included.

The TAA concludes that the minor uplift in traffic associated with an additional 35 dwellings would have no major impact on the operation of the Stonepound Crossroads traffic signals, which includes committed improvements.

The TP determines that the application site is sustainable and that 2m wide footways will be provided either side of the main carriageway through the development with shared surface arrangements adopted on the minor roads. A footway/cycle access is provided at the southern end of the site access, together with a shared route linking the site to the recreation ground further south. Parking is provided in accordance with local parking standards and unallocated visitor parking spaces also

provided. Electric charging points are to be provided for every plot. Cycle parking is also provided in line with local standards. The TP identifies measures to encourage more active modes of travel, with a key focus on reducing the need for car travel. These measures include an appointment of a Travel Plan Co-ordinator, TP Steering Group, raising awareness of sustainable travel modes, providing leaflets to residents, discounted vouchers for residents, Travel to School scheme and car sharing.

The Highway Authority has assessed the above information in detail and note that parking is to be provided in line with the WSCC parking demand calculator with a total of 414 spaces made of 356 allocated, 43 unallocated and 15 'bonus' spaces. Cycle parking is also provided in line with WSCC standards. The submitted Travel Plan will need to include site-specific details before first occupation of the development. Overall, the Highway Authority agrees with the TAA conclusions regarding the additional development trips and their impact on the Stonepound Crossroads. The proposed improvement scheme provides adequate mitigation. These improvements have been updated following the outline consent, taking into account other approved developments, which includes:

- Introduction of MOVA
- Stage reordering
- Right turn detectors would be moved forward to right turn stop lines on London Road/Brighton Road
- Widening work on Hurst Road
- Introduction of user-activated Puffin crossing of Hurst Road (left filter lane) and London Road.

Overall, the Highway Authority conclude that the additional trips generated by this development would not result in a severe impact on the local highway network and that it would not result in any highway safety hazard.

The WSCC Rights of Way officer has also assessed the application proposals. She notes that the public bridleway 4_2C (along the northern site boundary) would be affected by the spine road access, which will lead to the repositioned club house facilities in due course (though not part of this application). The road would require a raised 'speed bump' to ensure the bridleway is maintained at a constant level, and signage would be required to notify drivers of this crossing. Public footpath 9C would also be affected, further to the south, and it would also be appropriate for a raised area to be used as a crossing point and to slow down vehicular traffic. Both these could be secured by condition. A section of this footpath will also need to be diverted, but this would form a separate application. Finally, it is recommended that surface improvements to footpath 8C (to the west of the application site, and on the western boundary of the golf course) should be secured via S106 monies. This will increase the usage from local residents and are often muddy and difficult to use in the winter months. The estimated cost for this is £42,500 and forms part of the legal agreement.

Overall, subject to several conditions and embedding the Stonepound Crossroad works into the legal agreement (in lieu of a TAD contribution), it is considered that

the proposal would comply with Policy DP21 of the Mid Sussex District Plan and Policy 14 of the draft Neighbourhood Plan.

Drainage

The application has been accompanied by a Flood Risk Assessment, which confirms that various sustainable drainage (SuDS) techniques have been considered viable for this development and have been integrated into the proposals to adequately manage surface water treatment. This includes a network of swales conveying run-off to attenuation basins before discharging to local surrounding ditches/streams, mimicking existing greenfield conditions. This is in line with the strategy agreed at the outline consent stage.

The FRA demonstrates that the proposed drainage system will be capable of managing runoff from all rainfall events up to and including the critical duration of a 1 in 100-year storm event plus 40% allowance for climate change. As such, the development will be safe and not increase flood risk elsewhere.

The council's Drainage Engineer has considered this application and overall raises no objection, subject to a suitable condition being imposed on any consent given. The proposal would therefore comply with Policy DP41 of the Mid Sussex District Plan.

Land contamination

The NPPF Glossary defines Site investigation information as:

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

The Council's Contaminated Land Officer has recommended conditions can be applied to any planning permission to ensure compliance with the NPPF requirements.

Noise

Policy DP29 of the Mid Sussex District Plan states (in part):

"The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

Noise pollution:

- *It is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area;*
- *If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures.*

Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment are incorporated within the development.

In appropriate circumstances, the applicant will be required to provide:

- *an assessment of the impact of noise generated by a proposed development; or*
- *an assessment of the effect of noise by an existing noise source upon a proposed development."*

A Noise Assessment has been submitted, which determines that noise from road traffic along the A273, together with distant rail noise, has the potential to impact on future residents within the development. This noise exposure is described as 'relatively modest'. It then goes on to detail suitable mitigation measures to ensure that acceptable internal noise levels for comfortable resting and sleeping can be achieved. It also predicts that sound levels of less than 55 decibels will be achieved in all private amenity spaces within the development, which is within the standard set by the World Health Organisation (WHO).

The Noise Assessment also recognises the impact of the construction phase on existing residents. It therefore recommends that construction activities should not take place between the hours of 7pm and 7am on any given day, after 1pm on Saturdays and not on Sundays or Bank Holidays. A standard condition is recommended, albeit with slightly different times (i.e. no works outside 6pm and 8am). Consideration should also be given to the location of temporary site compounds and material stockpiles, stationary equipment and plant such as generators. Delivery of materials and removal of waste from the site should be planned to minimise disturbance to neighbouring properties. However, the impact of construction noise is likely to be negligible when controlled and planned by a competent contractor.

The council's Environmental Protection Officer has considered this information in the context of the detailed application layout and recommends a Construction Noise Management Plan condition to be applied to any planning permission. Accordingly, it is considered that the above policy would be met.

Air quality

Policy DP29 of the Mid Sussex District Plan states (in part):

"The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife

habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

Air pollution:

- *It does not cause unacceptable levels of air pollution;*
- *Development on land adjacent to an existing use which generates air pollution or odour would not cause any adverse effects on the proposed development or can be mitigated to reduce exposure to poor air quality to recognised and acceptable levels;*
- *Development proposals (where appropriate) are consistent with Air Quality Management Plans.*

Policy 7 of the draft Hassocks Neighbourhood Plan states:

"Development will be supported where it would not have an unacceptable adverse effect upon air quality within the Air Quality Management Area."

The application has been accompanied by an Air Quality Assessment (AQA), which notes that Mid Sussex District Council has declared an Air Quality Management Area (AQMA) at the Stonepound Crossroads in Hassocks, declared for Nitrogen Dioxide from road traffic sources. It also details the various construction activities reflecting their potential impacts, particularly with respect to dust emissions. It concludes that the impact of dust soiling and particulate matter can be reduced to negligible through appropriate mitigation measures.

The AQA advises that the modelled traffic data is based upon relevant committed developments in the vicinity of Hassocks, Hurstpierpoint and Burgess Hill. Locally, this includes the Ham Fields development (130 dwellings), but not the Friars Oak proposal (as the latter does not have any planning permission, so cannot be considered). For the proposed development at Hassocks Golf Club, the AQA concludes that the cumulative impacts of predicted nitrogen dioxide concentrations is considered negligible or slight, but the total predicted concentrations are below the relevant air quality objective. However, when using the Sussex Air Quality Planning Guidance, the proposed development and committed developments are considered to have a medium impact on local air quality, and therefore mitigation should be undertaken as follows:

"Seek mitigation to reduce air quality impacts. Mitigations to include reducing exposure through various measures, emissions reduction technologies and/or development redesign."

The proposed mitigation measures set out in the AQA are as follows:

- Landscape strategy to maintain and plant new features that can look to improve air quality;
- Promote the use of electronic charging points to encourage the use of electronic vehicles;
- Implement a Travel Plan to encourage residents and visitors to the scheme to travel by non-car modes; and

- Dust and Air Quality management measures shall be implemented during demolition and construction.

Proposed Highways Improvements are to be delivered at the Stonepound Crossroads which will alleviate congestion and offer specific benefits to public transport. Full details are provided within the Transport Addendum accompanying this application

The council's Environmental Protection officer has reviewed this AQA and Transport Assessment, with full detailed comments reported in Appendix B.

The proposal will have a limited impact on the air quality management area at Stonepound Crossroads. The Council's Environmental Health Officer is of the view that the development is not likely to cause unacceptable levels of pollution, and is consistent with the local air quality action plan and he raises no objection to the scheme. The proposed mitigation measures offered by the developer are broadly acceptable, subject to conditions.

Overall, therefore, it is considered that the proposal would comply with Policy DP29 of the District Plan and Policy 7 of the draft Neighbourhood Plan.

Archaeology

Paragraph 189 of the NPPF states:

"Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

The Glossary to the National Planning Policy Framework defines Archaeological interest as follows:

"There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point."

The application has been accompanied by an Archaeological Impact Assessment (AIA), which identifies that the site is located within 2 'red' (i.e. very sensitive) Archaeological Notification Areas, as designated by West Sussex County Council. The AIA therefore clarifies the archaeological potential of the study area and concludes:

"The study site can be considered as having an overall moderate theoretical archaeological potential for Prehistoric, Roman and Anglo-Saxon activity. This potential is raised to high in the southern portion of the site where previous archaeological investigations have recorded remains from these periods in the immediate vicinity."

The council's Archaeological consultant has assessed the proposal in light of the AIA and agrees that it provides an acceptable assessment and indicates the need for

field evaluation to determine appropriate mitigation. As such, a condition is recommended in order to comply with the above policy and guidance.

Sustainability

The scheme will utilise passive design measures, super insulated and air tight building fabric with a high efficient gas fuelled boiler heating system. These sustainability measures can be secured by condition to ensure compliance with Policies DP26 and DP39 of the Mid Sussex District Plan and paragraphs 153 and 154 of the NPPF.

Impact on trees

The applicant's Arboricultural Implications Report advises of the following:

- No veteran or ancient tree or trees of high landscape or biodiversity value are to be removed;
- Only 1 category B tree is to be removed (#65, Oak);
- 13 of the 15 trees that contribute the main arboricultural features of the site are to be retained; only 2 are to be removed (#64 and 65, both Oaks);
- The incursions into the Root Protection Areas of retained trees are minor and within the tolerable limits of the species affected;
- None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that they will interfere with their reasonable use or enjoyment by incoming occupiers;
- There are no incursions into the adjacent ancient woodland, or into the associated 15m buffer zone, other than the like-for-like replacement of the existing site entrance access and an attenuation basin;

The council's Tree Officer has raised no objection to the proposal in principle, but considers that as some of the trees to be lost will be significant in impact, their replacement should be conditioned. This is duly recommended and hence and hence the proposal would comply with Policy DP37 of the Mid Sussex District Plan.

Biodiversity

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

Policy DP38 of the Mid Sussex District Plan states:

"Biodiversity will be protected and enhanced by ensuring development:

- *Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- *Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- *Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- *Promotes the restoration, management and expansion of priority habitats in the District; and*
- *Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.*

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

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

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

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

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

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception*

is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity."*

An Ecological Assessment has been submitted as part of this application, following previous Ecological surveys. It concludes that no evidence of Badgers were recorded within the site but update surveys should be completed; no Bats were recorded on site during the survey work although 4 species were identified more recently; no evidence of Hedgehogs or Dormouse was recorded; Birds were present; targeted Reptile surveys previously identified low populations of Grass Snake and Slow Worms in the south west of the site but outside the development footprint; and Great Crested Newts were identified through updated aquatic surveys.

Detailed mitigation and enhancement measures have been recommended in the Assessment, such as safeguards during the construction phase, including timing; ecological checks; landscaping; provision of 10 bat boxes, together with 5% of new builds to include bat tiles / bat bricks; creation of new hedgehog habitats; provision of 15 bird nest boxes; a specific and targeted common reptile translocation exercise; Great Crested Newts to be trapped and relocated under licence from Natural England; creation of 3 wildlife ponds on the eastern site boundary and in close proximity to the retained ponds in the wider golf course; drop kerbs and recessed points against culverts; provision of log piles and hibernacula for invertebrates; and new native wildflower grassland atop the existing bund at the far north-east corner of the site.

In connection with the ancient woodland at Reed Pond Wood adjoining the site to the south-east, the Woodland Trust have objected to the application while recommending a buffer zone of 40m between development and the ancient woodland. However, government guidance in the form of standing advice from Natural England recommends a minimum buffer of only 15m. Therefore it should be possible to ensure the protection of the ancient woodland.

The council's Ecological consultant has reviewed the submitted information and raises no objections. Therefore subject to the recommended safeguarding condition, it is considered that the proposal would comply with Policy DP38 of the Mid Sussex District Plan, Chapter 15 of the NPPF (including paragraph 175) and the legislation outlined above.

Impact on Ashdown Forest

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

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

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

The proposed development was modelled in the Mid Sussex Transport Study (Updated Transport Analysis) as a committed scheme such that its potential effects are incorporated into the overall results of the transport model, which indicates there would not be an overall impact on Ashdown Forest. This means that there is not considered to be a significant in combination effect on the Ashdown Forest SAC by this development proposal.

Infrastructure contributions

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

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

and:

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

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

Policy DP20 of the Mid Sussex District Plan requires applicants to provide for the costs of additional infrastructure required to service their developments and mitigate

their impact. These are usually secured through the signing of a legal agreement. All requests for infrastructure payments must meet the 3 tests of the Community Infrastructure Levy (CIL) Regulations 2010, which are as set out above.

The applicant is progressing a Section 106 Legal Agreement to contribute towards local and county infrastructure, as set out below:

County Council Contributions:

Education - Primary	£616,287 (new primary school for Hassocks or additional facilities at Hassocks Infant School should the new school not progress)
Education - Secondary	£663,255 (expansion at Downlands Community School)
Education - 6th Form	N/A
Libraries	£66,123 (expansion of the facilities at Hassocks Library)
Waste	N/A
Fire & Rescue	N/A
No. of Hydrants	0
TAD	Highway works in lieu (improvements to Stonepound Crossroads - as detailed in WSCC consultation response)

District Council Contributions:

Equipped play	On-site provision
Kickabout facilities	On-site provision
Formal sport	£192,212 (towards pitch improvements and ancillary facilities at London Road / Belmont Close Recreation Ground)
Community Buildings	£110,239 (make develop the pavilion at London Road / Belmont Close Recreation Ground for community use)

AND

Local Community Infrastructure £125,555 (projects to be identified)

AND

Health infrastructure £101,750 (towards NHS Healthcare capital infrastructure improvements in Hassocks)

AND

Sussex Police infrastructure £25,967 (set out in Appendix B)

AND

Rights of way infrastructure £42,500 (surface improvements to PROW 8C)

TOTAL CONTRIBUTION: £1,943,888

The number of fire hydrants and details of the equipped childrens' play area can be agreed through condition.

A draft undertaking is being progressed and, if satisfactorily completed, would meet the above policies and guidance.

Affordable housing

Policy DP31 of the Mid Sussex District Plan states:

"The Council will seek:

- 1. the provision of a minimum of 30% on-site affordable housing for all residential developments providing 11 dwellings or more, or a maximum combined gross floorspace of more than 1,000m²;*
- 2. for residential developments in the High Weald Area of Outstanding Natural Beauty providing 6 -10 dwellings, a commuted payment towards off-site provision, equivalent to providing 30% on-site affordable housing;*
- 3. on sites where the most recent use has been affordable housing, as a minimum, the same number of affordable homes should be re-provided, in accordance with current mix and tenure requirements;*
- 4. a mix of tenure of affordable housing, normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix; and*
- 5. free serviced land for the affordable housing.*

All affordable housing should be integrated with market housing and meet national technical standards for housing including "optional requirements" set out in this District Plan (Policies DP27: Dwelling Space Standards; DP28: Accessibility and DP42: Water Infrastructure and the Water Environment); or any other such standard which supersedes these.

Proposals that do not meet these requirements will be refused unless significant clear evidence demonstrates to the Council's satisfaction that the site cannot support the required affordable housing from a viability and deliverability perspective. Viability should be set out in an independent viability assessment on terms agreed by the relevant parties, including the Council, and funded by the developer. This will involve an open book approach. The Council's approach to financial viability, alongside details on tenure mix and the provision of affordable housing will be set out in a Supplementary Planning Document.

The policy will be monitored and kept under review having regard to the Council's Housing Strategy and any changes to evidence of housing needs."

The proposal is to provide 50 affordable units in total (30.3%) on site, split as follows:

- 38 social rented units (10 x 1-bed flats, 25 x 2-bed houses and 2 x 3-bed houses);
- 12 shared ownership units (11 x 2-bed houses, 2 x 3-bed houses).

This tenure mix accords with the council's normal requirement of achieving 75% rented units and 25% shared ownership, as set out in para 2.32 of the Affordable Housing SPD, July 2018.

These units will be distributed across the site in 6 distinct clusters, which would therefore accord with the council's policy of avoiding clusters of no more than 10 dwellings (para 2.43 of the Affordable Housing SPD, July 2018).

The council's Housing Enabling team are satisfied with this offer. As such, the proposal would meet the above policies and will be secured through a legal agreement (as set out above).

Housing mix

Policy DP30 of the Mid Sussex District Plan states:

"To support sustainable communities, housing development will:

- *provide a mix of dwelling types and sizes from new development (including affordable housing) that reflects current and future local housing needs;*
- *meet the current and future needs of different groups in the community including older people, vulnerable groups and those wishing to build their own homes. This could include the provision of bungalows and other forms of suitable accommodation, and the provision of serviced self-build plots; and*
- *on strategic sites, provide permanent pitches for Gypsies and Travellers and Travelling Showpeople, as evidenced by the Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment or such other evidence as is available at the time; or the provision of an equivalent financial contribution towards off-site provision (or part thereof if some on-site provision is made) if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale, commensurate with the overall scale of residential development proposed by the strategic development; and serviced plots for self-build homes where a need for such accommodation is identified.*
- *If a shortfall is identified in the supply of specialist accommodation and care homes falling within Use Class C2 to meet demand in the District, the Council will consider allocating sites for such use through a Site Allocations Document, produced by the District Council.*

Evidence of housing need will be based on the best available evidence (including local evidence provided to support Neighbourhood Plans)."

The uplift in the number of dwellings in comparison to the outline consent has been achieved by providing a greater mix of smaller 2- and 3-bed units. Of the 165 units, 47 are 4-bed, 51 are 3-bed, 57 are 2-bed and 10 are 1-bed. This approach is supported in accordance with the above policy.

Standard of accommodation

Policy DP27 of the Mid Sussex District Plan states:

"Minimum nationally described space standards for internal floor space and storage space will be applied to all new residential development. These standards are applicable to:

- *Open market dwellings and affordable housing;*
- *The full range of dwelling types; and*
- *Dwellings created through subdivision or conversion.*

All dwellings will be required to meet these standards, other than in exceptional circumstances, where clear evidence will need to be provided to show that the internal form or special features prevent some of the requirements being met."

The proposed dwellings have all been designed to meet or exceed the government's Technical Housing Standards - Nationally Described Space Standards document, so would constitute a high quality development and thereby comply with Policies DP26 and DP27 of the Mid Sussex District Plan.

Other matters

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

PLANNING BALANCE AND CONCLUSION

The principle of development has been established by virtue of the outline consent for up to 130 dwellings on the site in June 2017. The proposal will provide 165 dwellings at a time where there is a general need for Local Authorities to boost significantly the supply of housing and this should be given substantial weight.

The proposed increase in numbers of dwellings (35) from the outline application complies with the government's aim of making effective use of land to help meet identified needs for housing, specifically by making optimal use of the potential of suitably located sites (paragraphs 122 and 123 of the National Planning Policy Framework (NPPF)). It furthermore meets the relevant criteria of Policy DP26 of the Mid Sussex District Plan, which seeks to "optimise the potential of the site to accommodate development".

The uplift in the dwelling numbers has been achieved by reducing the number of larger 4- and 5-bed units that were indicatively proposed in the outline consent, and increasing the numbers of smaller 2- and 3-bed units. Increasing the density within the core areas of the site allows a more informal, looser layout at the peripheries, which is considered to be a suitable design approach to this edge-of-village location. This approach is supported by the council's Landscape consultant, Design Review Panel and Urban Designer.

Planning legislation requires the application to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this part of Mid Sussex the development plan comprises the Mid Sussex District Plan.

The application site lies in countryside, outside the built up area of Hassocks and thus would be contrary to Policy DP12 of the District Plan as general housing development is not one of the permitted exceptions to the policy of restraint in the countryside. The aim of the policy is to protect the countryside in recognition of its intrinsic character and beauty.

However, it is considered that the proposal would comply with other policies within the development plan (Policies DP4 (housing), DP13 (coalescence), DP17 (Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)), DP20 (Securing Infrastructure), DP21 (Transport), DP22 (Rights of Way and Other Recreational Routes), DP24 (Leisure and Cultural Facilities and Activities), DP26 (Character and Design), DP27 (Dwelling Space Standards), DP29 (Noise, Air and Light Pollution), DP30 (Housing Mix), DP31 (Affordable Housing), DP34 (Listed Buildings and Other Heritage Assets), DP38 (Biodiversity), DP39 (Sustainable Design and Construction) and DP41 (Flood risk and Drainage)).

Notwithstanding the compliance with some policies, it is considered that the application is not in accordance with the development plan, read as a whole, and that this is the proper starting point for decision-making. However, the Council also must have regard to other material considerations, including the NPPF.

It is considered that there are other material considerations, specific to this site, which are relevant to this application. These include:

- The existing planning history of the site;
- The NPPF; and
- The emerging Neighbourhood Plan.

As stated above, the site already benefits from an outline planning permission for up to 130 dwellings granted in June 2017 and this should be afforded substantial weight.

The NPPF was published in July 2018 and sets out a clear aim of National Government Policy, which is to significantly boost the delivery of housing.

The Hassocks Neighbourhood Plan is in draft form (Regulation 16, published in June 2016) and although it has limited weight, it allocates the Golf Course site for up to 130 residential units and a 9 hole golf course facility and associated infrastructure. While the draft status of this Plan limits the weight that can be applied to its policies in decision-making, it nonetheless demonstrates the local aspirations for this site and lends further weight in the determination of this application as a material consideration.

The site is considered to be a sustainable location for a major housing development as it is located adjacent to a Category 2 settlement in Mid Sussex with good access

to services and other facilities. It is allocated within the draft Neighbourhood Plan for major residential development.

The proposal would deliver 165 dwellings, of which 30% would be affordable units. The mix of dwellings within the scheme is felt to be acceptable. A clear aim of National Government Policy is to significantly boost the delivery of housing. It is considered that the layout and detailed design of the scheme is appropriate and the visual impact on the landscape character of the area, local gap and setting of the nearby listed building is acceptable.

It is not considered that the proposal will result in a significantly adverse impact to the amenity of local residents. It is acknowledged that the main effect will occur during the construction phase and suitable conditions are recommended in response.

Whilst there would be additional vehicular movements associated with the proposal compared to the consented scheme, these would not result in a severe impact on the local highway network, which is the test in development plan policy and national guidance.

There would also be no adverse overall impact on the Ashdown Forest SPA and SAC.

The proposal will not have an adverse impact on the air quality management area at Stonepound Crossroads that would justify resisting this application.

Noise, archaeological, sustainability and contamination impacts can be dealt with by way of conditions.

It is considered that the scheme can be satisfactorily drained. The detailed means of drainage for the site can be controlled by condition. There are no objections from the council's Drainage Engineer or the County Council's Flood Risk team.

There are no ecological objections to the scheme from the council's Ecological consultant. The council's Tree Officer also raises no objection to the scheme.

A Section 106 agreement will be completed to secure the necessary infrastructure contributions to mitigate the impact of the development. These contributions will go towards the costs of providing County Council services (education, libraries and footpaths), District Council services (leisure and community buildings), Health Services and towards Policing services. As these impacts would be mitigated by the Section 106 agreement, these matters are neutral in the planning balance.

Weighing against the scheme is the fact that dwellings are being proposed outside the built up area and would normally be restricted under the relevant District Plan policies. There would also be a limited adverse impact on the landscape as a result of the loss of a small number of trees and that the proposed development is on a golf course site, but this is an inevitable outcome of building on a relatively undeveloped site.

In summary, the District Council can demonstrate a 5 year housing land supply and therefore the policies in the District Plan command full weight. However, the site benefits from an extant outline permission for residential development and is allocated for such use in the emerging Neighbourhood Plan, so this position should constitute a very important material consideration in the determination of this application.

There would be conflict with some policies in the District Plan and conformity with others. There would be a conflict with the exact housing number proposed in the emerging Neighbourhood Plan but otherwise the proposal would be compliant. In any case, the weight that can be attached to the Neighbourhood Plan is limited due to its stage in preparation. The proposed scheme would provide additional housing, including a policy-compliant level of affordable housing, in a sustainable Category 2 settlement, which would accord with the aim of the NPPF to significantly boost housing delivery.

In light of all the above, it is considered that there are other material planning considerations that justify a decision that is not in full conformity with all of the policies in the development plan. As such, it is considered that the balance of advantage in this case means that the application should be approved.

APPENDIX A – RECOMMENDED CONDITIONS

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

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

Approved Plans

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

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

Pre-commencement conditions

3. No development shall be carried out until a schedule and/or samples of materials and finishes to be used for the external walls and roofs of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing 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 development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan and Policy 8 of the draft Hassocks Neighbourhood Plan.

4. No development shall commence until elevation drawings at a scale of 1:20 or 1:50 have been submitted to and approved in writing by the Local Planning Authority showing the position of the rainwater downpipes and the design of the windows on

Types 31, Potter, Philosopher, Weave and Mason (in the Links and Fairways character areas). The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To ensure these aspects of the development are compatible with the design of the building and the character of the area and to accord with Policy DP26 of the Mid Sussex District Plan and Policy 8 of the draft Hassocks Neighbourhood Plan.

5. The development hereby permitted shall not commence unless details of the proposed foul and surface water drainage and means of disposal, including a Phasing Plan detailing when the drainage works will take place for each phase, have been submitted to and approved in writing by the Local Planning Authority. These details shall include, but are not limited to:

a) Survey information of the three downstream watercourses receiving flow from the development. This information will need to show that these downstream systems are in reasonable condition to receive and convey the designed flows.

b) Exceedance flow information plan.

No building shall be occupied until all the approved drainage works have been carried out for each phase 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 and Policy DP41 of the Mid Sussex District Plan.

6. No development shall take place until details of the existing and proposed site levels have been submitted to and approved in writing by the Local Planning Authority, including where necessary proposed contours and finished landscaping. The development shall only be carried out in accordance with the approved details.

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

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

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,

- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: To allow the Local Planning Authority to control in detail the implementation of the permission and to safeguard the safety and amenities of nearby residents and surrounding highways and to accord with Policies DP21, DP26 and DP29 of the Mid Sussex District Plan and Policy 8 of the draft Hassocks Neighbourhood Plan.

8. No development shall take place until a Construction Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall also consider vibration from construction work, including the compacting of ground. The approved Plan shall be adhered to throughout the construction period.

Reason: To safeguard the amenity of adjacent occupiers and to comply with Policies DP26 and DP29 of the Mid Sussex District Plan.

9. Prior to the commencement of any residential part of the development hereby permitted, the details of a scheme of mitigation measures to improve air quality relating to the development shall be submitted and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Unless otherwise agreed in writing, the scheme shall be to the value of the damage cost calculation detailed in sections 6.7 to 6.12 of the submitted Air Quality Assessment (ref 172221-05, prepared by Ardent, June 2018) and shall include, as a minimum:

- Provision of at least 1 EV rapid charge point per 10 residential dwellings and / or 1000m² of commercial floor space. Where on-site parking is provided for residential dwellings, EV charging points for each parking space should be made.
- Provision of a detailed travel plan (with provision to measure its implementation and effect) which sets out measures to encourage sustainable means of transport (public, cycling and walking) via subsidised or free-ticketing, improved links to bus stops, improved infrastructure and layouts to improve accessibility and safety;
- All gas-fired boilers to meet a minimum standard of <40 mgNO_x/kWh;
- Cycle storage for all units

Reason: To preserve the amenity of local residents regarding air quality and emissions and to comply with Policies DP26 and DP29 of the Mid Sussex District Plan.

10. 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 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 it will be made so by remediation;

and, unless otherwise agreed in writing by the Local Planning Authority,

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.

Reason: 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 and to comply with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan.

11. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: To identify and to secure the appropriate level of work that is necessary before commencement of the development, and also what may be required after commencement and in some cases after the development has been completed, and to accord with Policy DP34 of the Mid Sussex District Plan and paragraph 189 of the NPPF.

12. No development shall commence until the following details have been submitted to, and approved by, the local planning authority:
- a construction-phase wildlife and habitat protection and mitigation plan, which may be incorporated into a Construction Environment Management Plan (CEMP);

- a habitat enhancement and long-term management plan including overarching aims, details of body responsible for implementation, funding arrangements and monitoring. It shall include provision for a five-year rolling action plan; and
- a wildlife-sensitive lighting plan demonstrating how light pollution of habitats will be avoided, supported by modelled lux levels.

The approved details shall be prepared in accordance with BS42020: 2013 Biodiversity Code of Practice for Planning and Development and be implemented in full unless otherwise approved in writing by the local planning authority.

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

Construction phase

13. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or Bank/Public Holidays or at any time other than between the hours 8am and 6pm on Mondays to Fridays and between 9am and 1pm Saturdays.

Reason: To safeguard the amenities of nearby residents and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan.

Pre-occupation conditions

14. No part of the development hereby permitted shall be occupied until details of proposed boundary screen walls/fences/hedges have been submitted to and approved in writing by the Local Planning Authority and until such boundary screen walls/fences/hedges associated with them have been erected or planted. The boundary treatments approved shall remain in place in perpetuity or unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the appearance of the area and protect the amenities of adjacent residents and to accord with Policy DP26 of the Mid Sussex District Plan.

15. No part of the development hereby permitted shall be occupied until details of the play area serving this development (including the layout, drainage, equipment, landscaping and fencing of the areas, a timetable for implementation and arrangements for future management) have been submitted to and approved in writing by the Local Planning Authority. The play area hereby approved shall be implemented in accordance with the approved details and shall thereafter be permanently retained as such or unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the appearance of the area and protect the amenities of adjacent residents and to accord with Policy DP26 of the Mid Sussex District Plan.

16. Prior to the commencement of construction of any dwelling or building subject of this permission, including construction of foundations, full details of a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development.
- all replacement trees and their future maintenance (including size, species, position, planting, feeding, support and aftercare).
- cross-sections of the design of the swales and ponds.
- as part of an adopted landscape management plan for the development, enhanced management of existing mature trees, including the ancient woodland of Reed Pond Wood, to be secured into the long term.
- detailed design of the footways and access roads as shared surfaces with a softer finish than the traditional tarmac and formal road and pavement layout with low or no kerbs.

These works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policies DP26 and DP37 of the Mid Sussex District Plan and Policies 4 and 8 of the draft Hassocks Neighbourhood Plan.

17. No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: In the interests of road safety and to comply with Policy DP21 of the Mid Sussex District Plan.

18. No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport and to comply with Policy DP21 of the Mid Sussex District Plan.

19. No part of the development hereby permitted shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for their designated use.

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

20. No part of the development hereby permitted shall be first occupied until details of external lighting have been submitted to and approved in writing by the Local

Planning Authority. The lighting shall be implemented in accordance with the approved details.

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

21. The development shall be carried out in accordance with the Sustainability Statement submitted as part of the application. On completion of the development, an independent final report shall be prepared and submitted to the Local Planning Authority to demonstrate that the proposals in the Statement have been implemented.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development, in accordance with the NPPF requirements, Policies DP26 and DP39 of the Mid Sussex District Plan.

22. 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: 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 and to comply with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan.

23. No dwelling shall be occupied until details of the proposed access across the existing bridleway (which shall include engineering/surfacing works and landscape features/contours and details of the crossing point(s) and maintenance details) have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

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 and Policy 8 of the draft Hassocks Neighbourhood Plan.

Post-occupation monitoring / management conditions

24. The development hereby permitted shall be implemented in accordance with the mitigation measures identified in the submitted Ecological Assessment by ecology solutions dated June 2018 (ref: 7655.EcoAs.vf).

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

25. The garage buildings shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety and to accord with Policies DP21 and DP26 of the Mid Sussex District Plan.

26. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended in the future, no enlargement, improvement or other alteration of the dwellinghouse, whether or not consisting of an addition or alteration to its roof, shall be carried out (nor shall any building or enclosure, swimming or other pool be provided within the curtilage of the dwellinghouse) without the specific grant of planning permission from the Local Planning Authority.

Reason: To prevent the overdevelopment of the site and to preserve the amenities of neighbouring residents, to accord with Policy DP26 of the Mid Sussex District Plan.

27. 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 Local Planning Authority), 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 Local Planning Authority. 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 Local Planning Authority.

Reason: 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 and to comply with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this

application by 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. You are advised that this planning permission requires compliance with a planning condition(s) **before development commences**. You are therefore advised to contact the case officer as soon as possible, or you can obtain further information from: <https://www.gov.uk/guidance/use-of-planning-conditions#discharging-and-modifying-conditions> (Fee of £116 will be payable per request). If you carry out works prior to a pre-development condition being discharged then a lawful start will not have been made and you will be liable to enforcement action.
3. 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.
4. 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:
 - 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.

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

Plans Referred to in Consideration of this Application

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

Plan Type	Reference	Version	Submitted Date
Location Plan	051707-BEL-SL-06		25.06.2018
Tree Survey	93_PA_04		25.06.2018
Planning Layout	051707-BEL-SL-01	C	16.11.2018
Planning Layout	051707-BEL-SL-02	C	16.11.2018
Planning Layout	051707-BEL-SL-03	C	16.11.2018
Planning Layout	051707-BEL-SL-04	C	16.11.2018
Planning Layout	051707-BEL-SL-05	C	16.11.2018
Planning Layout	051707-BEL-SL-07	C	16.11.2018
Planning Layout	2784-LA-01		26.10.2018
Street Scene	051707-SS01	A	26.10.2018
Street Scene	051707-SS02	A	26.10.2018
Street Scene	051707-SS03	B	16.11.2018
Illustration	051707-PER01		25.06.2018
Illustration	051707-PER02		25.06.2018
Proposed Floor Plans	051707-21-F-P1	A	26.10.2018
Proposed Elevations	051707-210-F-E1	A	26.10.2018
Proposed Elevations	051707-21-G-E1	C	16.11.2018
Proposed Elevations	051707-21-G-E2	B	26.10.2018
Proposed Elevations	051707-21-G-E3	B	26.10.2018
Proposed Elevations	051707-21-G-E4	B	16.11.2018
Proposed Floor Plans	051707-21-G-P1	A	26.10.2018
Proposed Elevations	051707-21-L-E1	B	16.11.2018
Proposed Elevations	051707-21-L-E2	B	16.11.2018
Proposed Elevations	051707-21-L-E3	B	16.11.2018
Proposed Floor Plans	051707-21-L-P1	A	26.10.2018
Proposed Elevations	051707-31-L-E1	B	16.11.2018
Proposed Elevations	051707-31-L-E2	B	16.11.2018
Proposed Elevations	051707-31-L-E3		25.06.2018

Proposed Elevations	051707-31-L-E4	A	26.10.2018
Proposed Floor Plans	051707-31-L-P1	B	16.11.2018
Proposed Floor Plans	051707-31-L-P2	A	26.10.2018
Proposed Elevations	051707-B1-E1	B	16.11.2018
Proposed Floor Plans	051707-B1-P1	A	26.10.2018
Proposed Floor Plans	051707-B1-P2	A	26.10.2018
Proposed Elevations	051707-B2-E1	B	16.11.2018
Proposed Elevations	051707-B2-E2	B	16.11.2018
Proposed Floor Plans	051707-B2-P1	A	26.10.2018
Proposed Floor Plans	051707-B2-P2	A	26.10.2018
Proposed Floor and Elevations Plan	051707-BCS01		26.10.2018
Proposed Elevations	051707-BO-F-E1	A	26.10.2018
Proposed Elevations	051707-BO-F-E2		25.06.2018
Proposed Floor Plans	051707-BO-F-P1	A	26.10.2018
Proposed Elevations	051707-BO-G-E1	A	26.10.2018
Proposed Floor Plans	051707-BO-G-P1	A	26.10.2018
Proposed Floor and Elevations Plan	051707-CP01	A	26.10.2018
Proposed Floor and Elevations Plan	051707-CP02	A	26.10.2018
Proposed Floor and Elevations Plan	051707-GAR01		26.10.2018
Proposed Floor and Elevations Plan	051707-GAR02		26.10.2018
Proposed Floor and Elevations Plan	051707-GAR03		26.10.2018
Proposed Floor and Elevations Plan	051707-GAR04		26.10.2018
Proposed Floor and Elevations Plan	051707-GAR05		26.10.2018
Proposed Floor and Elevations Plan	051707-GAR06		26.10.2018
Proposed Floor and Elevations Plan	051707-GAR07		26.10.2018
Proposed Floor and Elevations Plan	051707-GAR08		26.10.2018
Proposed Floor and Elevations Plan	051707-GAR09		26.10.2018
Proposed Floor and Elevations Plan	051707-GAR10		26.10.2018
Proposed Floor and Elevations Plan	051707-GAR11		26.10.2018
Proposed Elevations	051707-H328-F-E1	A	26.10.2018
Proposed Elevations	051707-H328-F-E2	A	26.10.2018
Proposed Floor Plans	051707-H328-F-P1	B	26.10.2018

Proposed Elevations	051707-H328-G-E1	A	26.10.2018
Proposed Elevations	051707-H328-G-E2	A	26.10.2018
Proposed Floor Plans	051707-H328-G-P1	A	26.10.2018
Proposed Elevations	051707-H328-L-E1	A	26.10.2018
Proposed Floor Plans	051707-H328-L-P1	A	26.10.2018
Proposed Elevations	051707-MA-F-E1	A	26.10.2018
Proposed Elevations	051707-MA-F-E2	A	26.10.2018
Proposed Floor Plans	051707-MA-F-P1	A	26.10.2018
Proposed Floor Plans	051707-MA-F-P2	A	26.10.2018
Proposed Elevations	051707-MA-G-E1	A	26.10.2018
Proposed Elevations	051707-MA-G-E2	A	26.10.2018
Proposed Elevations	051707-MA-G-E3	A	26.10.2018
Proposed Floor Plans	051707-MA-G-P1	A	26.10.2018
Proposed Floor Plans	051707-MA-G-P2	A	26.10.2018
Proposed Floor Plans	051707-MA-G-P3	A	26.10.2018
Proposed Elevations	051707-MA-L-E1	A	26.10.2018
Proposed Floor Plans	051707-MA-L-P1	A	26.10.2018
Proposed Elevations	051707-PH-F-E1	A	26.10.2018
Proposed Floor Plans	051707-PH-F-P1	A	26.10.2018
Proposed Elevations	051707-PH-G-E1	A	26.10.2018
Proposed Elevations	051707-PH-G-E2	A	26.10.2018
Proposed Floor Plans	051707-PH-G-P1	A	26.10.2018
Proposed Floor Plans	051707-PH-G-P2	A	26.10.2018
Proposed Elevations	051707-PO-F-E1	A	26.10.2018
Proposed Floor Plans	051707-PO-F-P1	A	26.10.2018
Proposed Elevations	051707-PO-G-E1	A	26.10.2018
Proposed Floor Plans	051707-PO-G-P1	A	26.10.2018
Proposed Elevations	051707-PO-L-	A	26.10.2018

Proposed Elevations	E1 051707-PO-L-E2	A	26.10.2018
Proposed Elevations	051707-PO-L-E3	B	26.10.2018
Proposed Floor Plans	051707-PO-L-P1	A	26.10.2018
Proposed Floor Plans	051707-PO-L-P2	A	26.10.2018
Proposed Elevations	051707-SC-G-E1	A	25.06.2018
Proposed Elevations	051707-SC-G-E2	A	26.10.2018
Proposed Floor Plans	051707-SC-G-P1	A	26.10.2018
Proposed Floor Plans	051707-SC-G-P2	A	26.10.2018
Proposed Floor and Elevations Plan	051707-SH01		26.10.2018
Proposed Floor and Elevations Plan	051707-SUB01		26.10.2018
Proposed Elevations	051707-TH-F-E1	A	26.10.2018
Proposed Floor Plans	051707-TH-F-P1	A	26.10.2018
Proposed Elevations	051707-TH-G-E1	A	26.10.2018
Proposed Floor Plans	051707-TH-G-P1	A	26.10.2018
Proposed Elevations	051707-TH-L-E1	A	26.10.2018
Proposed Elevations	051707-TH-L-E2	A	26.10.2018
Proposed Floor Plans	051707-TH-L-P1	A	26.10.2018
Proposed Floor Plans	051707-TH-L-P2	A	26.10.2018
Proposed Elevations	051707-TU-G-E1	A	25.06.2018
Proposed Floor Plans	051707-TU-G-P1	A	25.06.2018
Proposed Elevations	051707-WE-GW-E1		25.06.2018
Proposed Floor Plans	051707-WE-GW-P1		25.06.2018
Proposed Elevations	051707-WE-G-E1		25.06.2018
Proposed Floor Plans	051707-WE-G-P1		25.06.2018
Proposed Elevations	051707-WE-F-E1	A	25.06.2018
Proposed Floor Plans	051707-WE-F-P1		25.06.2018
Proposed Elevations	051707-21-F-E2		26.10.2018
Proposed Elevations	051707-21-F-		26.10.2018

Proposed Elevations	E3 051707-21-F-E4		26.10.2018
Proposed Floor Plans	051707-21-F-P2		26.10.2018
Planning Layout	051707-BEL-SL-06		26.10.2018
Proposed Floor and Elevations Plan	051707-CP03		26.10.2018
Proposed Floor and Elevations Plan	051707-CP04		26.10.2018
Proposed Floor and Elevations Plan	051707-CP05		26.10.2018
Proposed Elevations	051707-MA-G-E4		26.10.2018
General	PER02		26.10.2018
Street Scene	SS04		26.10.2018
Street Scene	SS05	A	16.11.2018
Street Scene	SS06	A	16.11.2018
Street Scene	SS07		26.10.2018
Street Scene	SS08	A	16.11.2018
Street Scene	SS09	A	16.11.2018
Street Scene	SS10	A	16.11.2018
Proposed Elevations	051707-WE-FF-E1	A	26.10.2018
Proposed Floor Plans	051707-WE-FF-P1	A	26.10.2018
Proposed Floor and Elevations Plan	051707-WE-F-P1	A	26.10.2018
Proposed Elevations	051707-WE-G-E1	A	26.10.2018
Proposed Floor and Elevations Plan	051707-WE-G-P1	A	26.10.2018
General	LEAP		26.10.2018
General	Planting Strategy		26.10.2018
General	Planting Plan		26.10.2018
General	Extracts		
General	Existing Bund Section		26.10.2018

APPENDIX B – CONSULTATIONS

Parish Consultation

Response: RECOMMEND REFUSAL.

The Parish Council welcomes the recognition of the need to provide more two bedroomed dwellings. However given that Mid Sussex District Council has identified a five year housing supply, the Parish Council understands from the National Planning Policy Framework (NPPF) that under these circumstances there is no presumption in favour of development, therefore the application can only be considered on its merits. When determining 'merits', HPC and MSDC should be weighing up this application in comparison with the existing approval on the same site for 130 homes. The following considerations are relevant:

1. Hassocks has met its commitments in the supply of land and housing for the full plan period therefore in planning terms the additional 35 dwellings on this site are not required

to satisfy housing need ' the housing needs are already met. Therefore the additional houses do not add merit.

2. In comparison to the previous application there is a net loss of 3 houses designated as social housing.
3. There is an increase in intermediate housing, from 0 to 11 homes. On balance Councillors valued this less than the social housing it replaces.
4. The additional dwellings will result in an increase in vehicles: the number of parking spaces proposed increases from an undisclosed number to 414 (2.5 per home), which if in proportion to the number of houses would be a 27% increase, which will in turn generate further traffic on London Road of which a significant proportion will pass through Stonepound Crossroads, an AQMA that MSDC has a duty in law to alleviate. (The original 1996 application was on the basis that the Ham Fields development was not a committed development: this basis is now incorrect: this application would need to be properly reassessed as regards its impact on the AQMA)

Therefore, on balance and by application of the Chairman's casting vote, Hassocks Planning Committee voted to recommend refusal of this scheme, in favour of the existing approved application.

Parish Consultation

RECOMMEND CONDITIONAL APPROVAL. Hassocks Parish Council recommends approval of this application, subject to MSDC giving cognizance to the comments submitted by Hurstpierpoint and Sayers Common Parish Council on 3 September 2018. These comments refer to Cycle way provision, and ensuring that the layout and cycling infrastructure of the Golf Course enables the WSCC Cycling Strategy 2016-26 to be successfully implemented with regard to an off-road east-west cycle route. It is of some concern that WSCC appears to have failed to support its own extant WSCC Cycle Strategy 2016-26, and it is recommended that this application will be modified to reflect the previously cited upgrades and much needed attention required to improve east/west cycle paths and routes.

MSDC Conservation Officer

In relation to the above application, I consider that the impact of the proposed development on the setting of the adjacent listed building at Friars Oak House will not be materially different to that of the previously proposed scheme DM/16/1775. Please therefore rely on my comments on the previous scheme which I am attaching again here for your convenience:

"Hassocks Golf Club occupies an extensive site to the west of London Road, on the northern boundary of the village of Hassocks. The Club wraps around Friars Oak House, a Grade II listed building dating from the early 19th century, and its garden and outbuildings. At present, the club house is situated to the south of the site, with the course extending to the west and north, including that part which is adjacent to the listed building on three sides. The house and garden are screened to the north, west and south by trees and vegetation and to the south also by earth bunds.

The current proposal involves a substantial residential development to the south-eastern part of the golf club, with part of the reconfigured golf course to the west of this. The new club house with associated car parking would be located to the west of Friars Oak House, and the remainder of the golf course and driving range to the north and north-west. A band of natural screening will be retained along all boundaries of the garden to the house, as well as the existing bunds to the south.

The proposal will undoubtedly have an impact on the character of the wider context of Friars Oak House, in that the area to the south will become residential in nature where it is now an open green space. The creation of a new club house and car parking to the west the listed building will also have an impact.

However, due to the natural and landscaped screening surrounding the immediate setting (the garden) of the house, the nature of the existing wider context, which does not in its current form reflect the historic agricultural landscape that would have been in place when Friars Oak House was built, and the lack of any apparent historical functional relationship between the building and that wider setting, the proposal is considered to preserve (not to cause harm to) the setting of the listed building and the manner in which it is appreciated.

The proposal is therefore considered to meet the requirements of Local Plan policy B10, emerging District Plan policy DP32, and the relevant paragraph of the NPPF."

MSDC Contaminated Land Officer

Main Comments:

The application looks to create 165 residential units.

Given the size of the project and sensitivities of the end use, a phased contaminated land condition should be attached.

Additionally, a discovery strategy should also be attached, so that in the event that contamination not already identified through the desktop study is found, that works stop until such time that a further assessment has been made, and further remediation methods put in place if 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, neighbors and other offsite receptors.

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

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.

MSDC Design Review Panel (25 September 2018)

The panel agreed that overall the scheme has improved, at least in respect of the layout. In particular the playground was much better integrated where it will be well overlooked by adjacent houses. Unfortunately the panel's other previous comments had not been sufficiently addressed.

The character areas are still not convincingly defined and the scheme overall is too uniform. Reliance on differences in facing materials and roof profile alone is insufficient.

Diversity can be generated in numerous ways including building design/form, layout and landscaping. Because of its attractive rural-edge location and relationship with the golf

course there was an opportunity to make the scheme special with a landscape-led approach with more consideration of the treatment of the buffer zone and its interface with the houses on the western boundary and the golf course; conversely the spine road ("Fairways") could have a more contrasting urban form with tighter/longer frontages and greater street enclosure with perhaps taller houses / elements punctuating the corners; a higher density along the spine could allow more space around the rural edge ("Greens") houses providing further contrast.

The elevations lack architectural conviction and pastiche features such as fake chimneys, UPVC windows with poor/inconsistent proportions and unconvincing quoin-work undermine the authenticity of the traditional aesthetic. There was insufficient time to assess every house, but the panel were also critical of the shallow and inconsistent roof profiles, the absence of vertical definition on some of the front gables and the weak dormer gable features. Apartment 2 appeared to be attempting to disguise itself as two cottages on the road frontage; unfortunately this was undermined by the seemingly unnecessary connecting roof over the vehicle access-way to the rear court parking.

The quality of the internal layouts was questioned such as the "Family" space in the Scrivener house type that in reality is little more than a circulation area.

The "Gatehouse" description of the flint-faced houses at the central cross roads was questioned because they are not at the site entrance. Care also needs to be taken with flint block construction to avoid the lines between the blocks being revealed that would otherwise undermine the finish.

The table-topped junction of the central crossroads was an unconvincing approach and neither generated the sense of a village green or a crossroads.

The panel were disappointed that there was still little evidence of sustainability considerations.

As advised last time, site sections are needed to fully understand the scheme. This includes sections that show the following relationships:

- North-south showing the buildings and gardens with the bund along the northern boundary.
- East-west through the crossroads showing the relationship of the development with the golf course.

Overall Assessment

Support subject to the above issues being addressed.

Recommendation: No objection subject to conditions

Summary and overall assessment

A flood risk assessment, by Ardent Consulting Engineers, has been submitted for this proposed development. This FRA includes the assessment of risk at the site, and informs of the proposed methods to mitigate and manage increased run-off rates and volumes as a result of the proposed development.

The whole site is 9.65 Ha and has been divided into three catchments that sit within the whole site and they have a total area of 6.1 Ha (the outer green areas do not form part of the developed area, and so are outside the Greenfield calculations).

The three catchments are A=3.04 Ha, B=1.14 Ha, C=1.92 Ha as indicated in the 2018 FRA Table 5-4 (there is a variation between these areas and those shown in Table 5-2). So, the three catchments and associated Greenfield run-off rates are therefore shown as:

Catch	Ha Table 5-2	Ha Table 5-4	1:1 ror ls ⁻¹	1:100 ror ls ⁻¹
A	2.32	3.04	11.6	43.6
B	1.25	1.14	6.25	23.5
C	2.53	1.92	12.6	47.6

The run-off rates above are calculated from the catchments as shown on the 5-2 table. Table 5-4 are the proposed catchments areas to the same outfalls. The pond sizes have therefore been adjusted to match the existing Q1 and Q100 flow rates from Table 5-2. So there is no over or under capacity within the proposed attenuation systems.

The existing arrangements on site show there is a notable amount of impermeable areas as a result of the existing golf course. It has been shown that the proposed discharge rates and volumes - matching greenfield values - will provide some betterment when compared to the current brownfield values.

It is proposed to utilise complex flow control systems that consists of hydrobrake with raised orifice, and the email received from Ardent Consulting Engineers on 04.09.2018 informs that this has now been adjusted so that Basins A and C incorporate the necessary 2 ls-1Ha-1 LTS volume across the 6.1 Ha of developed site. The LTS has been achieved by reducing the Q1 flow rate and adjusting the capacity within the ponds, and has been calculated in accordance with the DEFRA guide Rainfall runoff managements for developments, whereby the 6 hour 100 year storm event has been used.

Outfall from Catchment A will require Ordinary Watercourse Consent application for the proposed outfall to the existing reed pond / watercourse, and the condition of this receiving system will need to be shown that it is in reasonable order to receive the designed flows, especially where the system is a culvert under the highway.

Outfall from Catchment B will require Ordinary Watercourse Consent application for the proposed outfall to the existing watercourse, and the condition of this receiving system will need to be shown that it is in reasonable order to receive the designed flows, especially where the system is a culvert under the highway.

Outfall from Catchment C will require Ordinary Watercourse Consent application for the proposed outfall to the existing watercourse, and the condition of this receiving system will need to be shown that it is in reasonable order to receive the designed flows. It will also need to be shown the direction of water flow beyond the development boundary (where will the water go?).

Moving forward, this proposed development will still need to continue fully considering how it will manage surface water run-off. Guidance is provided at the end of this consultation response for a range various possible methods. But I fully encourage considerate use of SUDS methods that provide opportunity to improve run-off quantity, rate and quality; and also provide amenity and biodiversity.

The hierarchy of surface water disposal should still be followed and full consideration will need to be made towards the development catering for the 1 in 100 year storm event plus 40% extra capacity for climate change.

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

As this is for multiple dwellings, I 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.

A helpful list of considerations for the proposed development drainage:

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

Flood Risk

The proposed development is within flood zone 1 and is deemed as low fluvial flood risk.

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

There are 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. We do know that areas downstream to this site area at risk of significant flooding. It is therefore very important that this development, as a contributing catchment, does not create or exacerbate any flood risk; and instead looks to provide opportunity to reduce flood risk.

Surface Water Drainage Proposals

It is proposed that the development will attenuate surface water run-off rates and volumes through the use of detention ponds with complex flow control arrangements enabling discharge at 1:1 to 1:100 rates, and having long-term storage volumes to mitigate the increased impermeable areas.

Foul Water Drainage Proposals

It is proposed that the development will utilise the existing public foul network that runs along adjacent to the development site.

Suggested Conditions

C18F - Multiple Dwellings

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority.

These details shall include, but are not limited to:

a) Survey information of the three downstream watercourses receiving flow from the development. This information will need to show that these downstream systems are in reasonable condition to receive and convey the designed flows.

b) Exceedance flow information plan.

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.

MSDC Environmental Protection Officer

This application site is close to the Stonepound Crossroads AQMA. Any additional vehicle movements generated as a result of the development will add to the existing high levels of congestion and pollution at the crossroads. Therefore the pollution impacts must be carefully considered, and mitigated against appropriately.

BACKGROUND TO AIR QUALITY (AQ)

Local Authorities are required to produce annual air quality reports to identify local areas where the air quality objectives will not be met and to ensure that air quality considerations are considered as part of decision making processes e.g. land use planning and traffic management.

In locations where particular pollutants are found to be above National Air Quality Objective levels, which are based on expert advice concerning health effects relating to AQ, the local authority must declare an Air Quality Management Area (AQMA) and formulate an Air Quality Action Plan which specifies the steps to be taken to move towards the air quality objectives. The only AQMA in Mid Sussex district is at Stonepound Crossroads. The pollutant of concern is NO₂ which tends to be related to traffic fumes. Measured levels have remained above the Air Quality Objective level of 40 ug/m³. The Council are not required to monitor particulate matter (PM) levels locally but levels are monitored county wide by Sussex Air. The monitored levels are below the objective levels for PM.

Air quality is a material consideration when a development is planned. The Local Planning Authority requires an Air Quality assessment (AQA) in cases where it deems air quality impacts from the development may adversely affect health. The AQA should consider impacts only from confirmed developments that have planning permission.

The AQA provides modelled predicted concentrations for a range of scenarios i.e. without development (baseline), with development, with development including mitigation measures. Whilst modelling cannot be 100% accurate, it is the accepted method for assessing pollution impacts and there is no alternative when testing future year scenarios or future development. Model accuracy can be tested against existing monitored results for baseline calibration.

There is not any official guidance on the assessment of air quality impacts, so Environmental Protection will consider guidance documents produced by Sussex Air and by the Institute of Air Quality Management 2015 (IAQM) assessing the significance of air quality impacts.

CONTEXT

The National Planning Policy Framework states that the planning system should perform an environmental role to minimise pollution and should "contribute to...reducing pollution". To prevent unacceptable risks from air pollution, planning decisions should ensure that new development is appropriate for its location. The NPPF states that the effects of pollution on health and the sensitivity of the area and the development should be taken into account: "Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan".

Planning Practice Guidance (PPG) includes guiding principles on how planning can take account of the impacts of new development on air quality: "Whether or not air quality is relevant to a planning decision will depend on the proposed development and its location. Concerns could arise if the development is likely to generate air quality impact in an area where air quality is known to be poor. They could also arise where the development is likely to adversely impact upon the implementation of air quality strategies and action plans and/or, in particular, lead to a breach of EU legislation (including that applicable to wildlife)".

Mid Sussex District Plan DP29 states that

The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

- It does not cause unacceptable levels of air pollution;
- Development on land adjacent to an existing use which generates air pollution or odour would not cause any adverse effects on the proposed development or can be mitigated to reduce exposure to poor air quality to recognised and acceptable levels;
- Development proposals (where appropriate) are consistent with Air Quality Management Plans.

HASSOCKS GOLF COURSE DEVELOPMENT

The submitted Air Quality report refers to the NO₂ monitored results obtained by the Environmental Protection Team. This data was obtained by using passive monitoring devices at various sites around the area of Stonepound Crossroads. These are described as either kerbside or façade sites and are determined by the monitoring location. Two additional sites, both facades, were installed in 2013.

In the Stonepound area monitoring is carried out using passive devices rather than a continuous monitor as there is no suitable representative site to locate a continuous monitor.

Passive devices are not as accurate as continuous monitoring, so a bias-adjustment factor is applied that makes them as accurate as possible. This bias-adjustment factor is derived from a Defra approved method where the passive devices are located with numerous continuous monitors around the country so comparisons between the two methods can be made. The bias-adjustment figure is calculated from the average of all of these comparisons and applied to the less accurate raw data from the passive devices.

To assess the potential impact of the proposed development on air quality, the report uses an advanced air quality forecasting model, 'ADMS Roads', which is a recognised model for

such a process. The model requires a variety of information to be inputted, which includes: traffic data; emission factors and meteorological data.

Pollution mitigation measures for traffic related pollutants derive mainly from ever increasing emissions standards. Defra figures indicate that overall pollution levels are expected to drop over time as the standards increase and technology improves. To account for this the modelling incorporates an emissions factor. The emission factor is taken from a Defra approved database.

MODELLING

Any model is reliant upon the accuracy of the data used. With future predictions the uncertainty is greater and the model cannot be verified (compared to measured data) at the time. Instead projections provided by DfT and DEFRA are used to estimate traffic volumes, background pollution and vehicle emission changes and these projections result in the emissions factor mentioned above. However a disparity has become evident between the projected NO₂ levels and actual measured levels - NO₂ levels were expected to fall by around 15% from 2002 to 2009 but actually remained broadly stable.

In order to account for this modelling uncertainty, the AQ assessment has used 2016 emission factors (not as optimistic as the latest 2018 ones) to allow for a worst case scenario.

MODELLED POLLUTION IMPACTS

The scheme, if approved, will result in a small increase in the volume of road traffic (ie in relation to the existing volume). It is predicted that by the time the residential units are occupied, NO₂ levels will be below the objective level of 40ug/m³. Impacts are therefore assessed as being negligible overall as the increase in NO₂ caused by development traffic is not predicted to cause a breach of the objective levels. Using the Sussex guidance, which is currently being updated to be more in line with the IAQM guidance, the development, when considered with committed development, falls into the medium impact category, requiring mitigation measures to be implemented. These have been offered by the developer and can be secured by way of planning condition.

CONCLUSION

The development is not likely to cause unacceptable levels of pollution, and is consistent with the local air quality action plan. It is therefore in accordance with national and local guidance. The proposed mitigation measures are welcomed, although dialogue will be required in order to ensure that they are in line with MSDC preferred measures. The proposed measures are:

- Landscape strategy to maintain and plant new features that can look to improve air quality;
- Promote the use of electronic charging points to encourage the use of electronic vehicles;
- Implement a Travel Plan to encourage residents and visitors to the scheme to travel by non-car modes; and
- Dust and Air Quality management measures shall be implemented during demolition and construction.
- Proposed Highways Improvements are to be delivered at the Stonepound Crossroads which will alleviate congestion and offer specific benefits to public transport. Full details are provided within the Transport Addendum accompanying this application

Accordingly, I recommend a condition, relating to Air Quality, to allow measures to be agreed between the developers and the LPA.

Therefore, should the development receive approval, Environmental Protection recommends the following conditions:

Conditions:

- 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 - 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.

- Minimise dust emissions: Construction work shall not commence until a scheme of measures as specified in Section 6 of the Air Quality Assessment (ref 172221-05, submitted by Ardent, June 2018) for the control of dust during the construction phase has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the construction phases of the development.

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

- 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.

- No development shall take place until a Construction Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall also consider vibration from construction work, including the compacting of ground. The approved Plan shall be adhered to throughout the construction period.

Reason: To safeguard the amenity of adjacent occupiers

- Air Quality: Prior to the commencement of any residential part of the development hereby permitted, the details of a scheme of mitigation measures to improve air quality relating to the development shall be submitted and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Unless otherwise agreed in writing, the scheme shall be to the value of the damage cost calculation detailed in sections 6.7 to 6.12 of the submitted Air Quality Assessment (ref 172221-05, submitted by Ardent, June 2018) and shall include, as a minimum:

- Provision of at least 1 EV rapid charge point per 10 residential dwellings and / or 1000m² of commercial floor space. Where on-site parking is provided for

residential dwellings, EV charging points for each parking space should be made.

- Provision of a detailed travel plan(with provision to measure its implementation and effect) which sets out measures to encourage sustainable means of transport (public, cycling and walking) via subsidised or free-ticketing, improved links to bus stops, improved infrastructure and layouts to improve accessibility and safety;
- All gas-fired boilers to meet a minimum standard of <40 mgNOx/kWh
- Cycle storage for all units

Reason: To preserve the amenity of local residents regarding air quality and emissions.

MSDC Housing Enabling Officer

The applicant is proposing a residential development of 165 dwellings giving rise to an onsite affordable housing requirement of 30% (50 units). The proposed mix accords with our tenure requirements of 75% rented and 25% shared ownership and the affordable dwellings are well integrated across the site in distinctly separate clusters of 10 units or less. This will aid social integration and community cohesion. The agreed mix will meet a broad range of housing needs and in particular will assist in meeting the demand for smaller units of affordable accommodation in the District. The agreed mix is set out below:

Size/Type	Affordable Rent	Shared Ownership
1 bed flats	10	
2 bed houses	26	10
3 bed houses	2	2
Totals	38	12

MSDC Leisure Officer

Thank you for the opportunity to comment on the plans for the development of 165 residential dwellings at Hassocks Golf Club, London Road, Hassocks BN6 9NA 5AG on behalf of the Head of Corporate Resources. The following leisure contributions are required to enhance capacity and provision due to increased demand for facilities in accordance with the District Plan policy and SPD which require contributions for developments of over 5 units.

CHILDRENS PLAYING SPACE

The developer has indicated that they intend to provide a LEAP on site and full details regarding the layout, equipment and on-going maintenance will need to be agreed by condition.

FORMAL SPORT

In the case of this development, a financial contribution of £192,212 is required toward pitch improvements and ancillary facilities at London Road / Belmont Close Recreation Ground.

COMMUNITY BUILDINGS

The provision of community facilities is an essential part of the infrastructure required to service new developments to ensure that sustainable communities are created. In the case of this development, a financial contribution of £110,239 is required to make develop the pavilion at London Road / Belmont Close Recreation Ground for community use.

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

MSDC Street Naming and Numbering Officer

I note from the list of planning applications received during the week 5TH July 2018 to 11th July 2018 that the applications listed below will require address allocation if approved.

Planning application number
DM/18/2586
DM/18/2722
DM/18/2747
DM/18/2616

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 and 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 Tree Officer

Further to reviewing all submitted tree and landscape reports, please find my comments below.

The AIA/AMS reports provided have been completed in accordance with BS5837.

Several trees are to be removed to facilitate the development, as some of these trees will a significant loss, their replacement should be conditioned.

All replacement trees and their future maintenance should be conditioned to ensure replacement trees reach maturity. Details of species and future maintenance are required, including: Size, Species, Position, Planting, Feeding, Support and Aftercare.

No objection will be raised subject to receiving the above mentioned replacement planting detail.

MSDC Urban Designer

Summary and Overall Assessment

The layout generally works well and benefits from a perimeter block structure and outward-facing frontages that with the curved configuration of the roads, allows the development to naturally integrate with the surrounding open spaces, particularly on the western side facing the golf course. Most of the corner buildings benefit from formally composed elevations that

address both flanks. The affordable housing is though still too dominated by front threshold parking and would benefit from more soft-landscaping.

Revised drawings have been received that make a number of changes that address some of my and the Design Review Panel's (DRP) previous criticisms of the scheme. The elevations are now better and there is more diversity across the scheme. The latter is helped by the contrasting house types / configurations that are marked by the longer frontages on the central spine road and the more detached character of the houses on the western/rural edge that faces the golf course; these differences are given further expression by the employment of clay hanging tiles on the spine road and boarding on the houses facing the boundaries. The planting strategy has also sought to provide some additional contrast. There is nevertheless still scope to build on this in the landscaping strategy and with the design of the swales and ponds.

In conclusion, while the elevations still suffer from an unimaginative design approach, the layout works well and in the light of the improvements I withdraw my objection to the application but would recommend conditions requiring further drawings / information covering the following elements:

- A landscaping condition that covers the boundary treatment (including alignment) and the design of the swales and ponds (and requiring cross section drawings).
- Facing materials - this is not only to secure the quality of finish but also to provide for sufficient contrast between the different parts of the site.
- The position of the rainwater downpipes
- The design of the windows 31, Potter, Philosopher, Weaver and Mason (Links and Fairways).

Layout

Since the pre-application stage, the scheme has been improved: (a) with the play area repositioned more centrally within the scheme where it will be well overlooked by houses on both sides; (b) a more resolved layout with continuous frontages around the entrance block and the southern part of the central block.

The houses in the north-east part of the site have been organised so they back-on to the retained existing bund that divides the site from the public right of way that straddles the northern boundary. The revised drawings now show this area cordoned off with railings that should secure the adjacent houses, and prevent this un-overlooked area becoming used for anti-social activity. However the alignment of the boundary generates a recessed area at the rear of block 2 that needs to be avoided.

The parking is generally discreetly accommodated at the side of houses. The revised drawings has made an improvements with the removal of triple garages which had previously been located in prominent parts of the site including at the central 5-way crossroads adjacent to the play area and at the site entrance (adjacent to plot 1).

Less successful is the parking around the affordable houses which is more exposed resulting in unfortunately harder-edged environments in a few areas. This will need to be mitigated as much as possible with appropriate tree planting and a generous level of soft-planting in the areas where this is possible.

The drawings suggest a sizeable amount of open space around the site, however a significant proportion is reserved for drainage requirements that if poorly designed could undermine the attractiveness of the scheme. A condition is required to cover the design of

the swales and ponds, to ensure they contribute positively to the landscaping and allow additional diversity. Also if the ponds are to be designed to be mostly dry in the summer period they could provide additional recreational potential providing they designed correctly. Cross-sections will therefore be needed to demonstrate their form and relationship with the wider site.

Elevations

A more comprehensive set of street scenes has been provide that provide a better understanding of the scheme; it would nevertheless also have been helpful if all the terrace and semi-detached houses were shown in their full conjoined form. The elevations have been improved in the following respects:

- Street scene 3 - The frontages have been improved with the front gables now properly delineated reflecting the sub division of the semi-detached houses and giving them vertical articulation; this is also helped by individualising the front entrance canopies. The street benefits from a more cohesive appearance with the apartment block organised so that it reflects the design and configuration of the houses; this has also been helped with the loss of the connecting roof over the vehicular access that unnecessarily joined the two parts of apartment 2.
- The secondary facing material still peels away in a few of the houses but it is normally at the rear where it will not be visible from the public realm.
- The blank windows have been omitted.
- The asymmetric semi-detached type 21 have been reconfigured. Several of the houses featured unequal-sized front gables and irregular roof profile that had an incongruously unbalanced frontage that defied the naturally mirrored / symmetrical plan-form; the gabled return arrangement also generated large windowless all brick-flanks that are a dead-hand on the street where they stick-out such as with plot 67 and 70 (and the one sided arrangement gives the impression they have been truncated). These have been re-designed with symmetrically composed frontages incorporating a single central gable with a hipped roof arrangement that avoids the dead flank problem. Where they feature in a repeated run, they also benefit from underlying rhythm. The loss of the fake chimneys is also an improvement.
- The 3-house terraces on plots 26-28 and 103-105 are also more resolved with gables / hipped return that bookend the terrace.

No consideration though has been given to the position of the rainwater downpipes which don't appear on any of the elevations. A condition is therefore needed to cover this element.

Some of the houses suffer from inconsistently proportioned windows or incongruously small glazing panels. This includes: type 31, Potter, Philosopher, Weaver and Mason in the "Links" and "Fairway".

WSSC Drainage Strategy Team

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

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

Flood Risk Summary

Modelled surface water flood risk	Low risk
<p>Comments: Current surface water mapping shows the majority of the proposed site being at low risk from surface water flooding although there are small areas within the site, in particular towards the south of the site, which are at higher risk.</p> <p>This risk is based on modelled data only and should not be taken as meaning that the site will/will not definitely flood in these events. However the surface water management strategy should consider this risk and any suitable mitigation measures if appropriate.</p> <p>Any existing surface water flow paths across the site should be maintained or appropriate mitigation strategies proposed.</p>	

Modelled ground water flood risk susceptibility	Low/moderate risk
<p>Comments: The area of the proposed development is shown to be at low/moderate risk from ground water flooding based on the current mapping.</p> <p>Ground water contamination and Source Protection Zones. The potential for ground water contamination within a source protection zone has not been considered by the LLFA. The LPA should consult with the EA if this is considered as risk.</p>	

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

Ordinary watercourses nearby?	Yes
<p>Comments: Current Ordnance Survey mapping shows ordinary watercourses at the south of the site and the north west of the proposed development area.</p> <p>Local or field boundary ditches, not shown on Ordnance Survey mapping, may exist around the site. If present these should be maintained and highlighted on future plans.</p> <p>Works affecting the flow of an ordinary watercourse will require ordinary watercourse consent from the District Council and an appropriate development-free buffer zone should be incorporated into the design of the development.</p>	

Future development - Sustainable Drainage Systems (SuDs)

The FRA included with this application proposes that swales and attenuation basins would be used to restrict the run off to local watercourses from the development to pre-development Greenfield run-off rates. This method would, in principle, meet the requirements of the NPPF, PPG and associated guidance documents.

It is recommended that this application be reviewed by the Borough Council Drainage Engineer to identify site specific land use considerations that may affect surface water management and for a technical review of the drainage systems proposed.

Development should not commence until finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles, for the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should demonstrate that the surface water runoff generated up to and including the 100 year, plus 30% for climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event.

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

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

WSCC Highways

Background

The site has permission for the development of up to 130 new homes, associated landscaping and open space, with access taken from London Road. This was gained via application reference DM/16/1775. Within the committee report, regarding the highways impact of the development it was concluded 'the means of access is...considered acceptable in highway safety terms'. The highway authority considers that the residual cumulative impact of the proposal would fall short of the 'severe' test of paragraph 32 of the NPPF.

The proposal is for the erection of 165 homes (including affordable housing), new vehicular access onto London Road (A273), associated landscaping, car parking, open space, improvements to footpaths and drainage.

Access

The access proposals are as the permitted arrangements shown on drawing A094757-GA01. The applicant sent in a Transport Assessment Addendum (TAA) to show that the agreed access arrangements are suitable to accommodate the additional 35 homes; the highway authority agrees that the access is adequate. The access has the following features:

- A ghost island junction from London Road. Visibility splays of 3m x 210m and 3m x 149 are provided to the north and south respectively.
- The site access road has a flared carriageway width of 7m at the pedestrian crossing point close to the junction, reducing to 5m to the west. A 2m footway will be provided on the north of the junction and a 3.5m footway/cycleway on the south side of the junction.

Parking

Parking is to be provided in line with WSCC parking demand calculator with a total of 414 spaces made up of 356 allocated, 43 unallocated spaces and 15 'bonus' spaces.

Cycle parking is to be provided in line with WSCC standards. For the houses, cycle parking will be accommodated within the curtilage of each plot either in sheds or garages. For the flats, the cycle parking will be accommodated in a secure cycle parking store.

Servicing

Swept path analysis has been provided which show that a refuse collection vehicle and fire tender can access the site.

Rights of Way

Rights of way around the site are to be improved. This is the subject of a separate WSCC response.

Travel Plan

A full travel plan has been provided as part of the application. This will need to be resubmitted for approval with full site-specific details, e.g. named travel plan coordinator, before first occupation of the development.

Trip Generation

The TA associated with the permitted application undertook a TRICS assessment. Now that the development quantum is known a sensitivity test based on trip rates for the west of London Road site has been provided which shows the generation of the previous assessment and the revised generation are similar. This provides a degree of consistency in reviewing the impacts of developments in the same area. The following table is taken from the TAA to show the expected trips:

Trip Rate Per Type	Weekday AM Peak			Weekday PM Peak		
	Arr	Dep	Total	Arr	Dep	Total
Permitted Scheme (as assessed)	25	65	90	51	32	83
Proposed 165 Units (new scheme)	24	62	86	60	37	97
Total	-1	-3	-4	+9	+5	+14

Table 4.5 – Net Change in Trip Generation by All Modes (Two-Way)

Assessment

The additional development trips have been distributed in line with the parameters agreed within the previous Transport Assessment. As such the additional 35 homes are expected to add a total of 12 northbound and 16 southbound additional vehicles through the signalised Stonepound Crossroads in the peak hours.

The TAA considers that the performance of the signalised junction (including committed improvements) would not be severely affected by the proposed extra 35 homes above the already consented 130. The review includes all developments in the locality that have already received planning consent but are not yet fully built. Having reviewed the calculations provided in the TAA, the highway authority agrees with the TAA conclusions.

A273/B2116 Stonepound Crossroads mitigation

As part of the previous application, along with other developments on London Road an improvement scheme was designed that consisted of:

- Introduction of MOVA
- Stage reordering
- Right turn detectors would be moved forward to right turn stop line on London Road/Brighton Road
- Widening work on Hurst Road
- Introduction of a user-activated Puffin crossing of Hurst Road (left filter lane) and London Road

Junction Modelling

The largest additional increase in the mean maximum queue on any arm is 4 Passenger Car Units (PCU). Whilst the junction would still operate over capacity this increase would not be considered severe.

Whilst the applicant has only considered the additional development against the baseline of the approved 130 homes for the site I have also viewed the results against the baseline of no development on the site and as such the improvement scheme proposed more than provides adequate mitigation.

In summary the additional trips generated by the development would not result in a severe impact on the local highway network.

Conditions:

Any approval of planning consent would be subject to the following conditions and S106 obligations:

Access (details approved, access provided prior to commencement)

No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: In the interests of road safety.

Cycle parking

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

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

Construction Management Plan

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

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

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

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

Travel Plan (to be approved)

No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

WSCC Infrastructure

S106 Obligations

- The provision of improvements to Stonepound Crossroads (drawing ITB8203-GA-021C).

Provision of service infrastructure

See over page for 'Summary of Contributions' table

Education			
Locality	Hassocks		
Population Adjustment	389.8		
	Primary	Secondary	6th Form
Child Product	4.9130	4.9130	2.6530
Total Places Required	34.3910	24.5650	0.0000
Library			
Locality	Hassocks		
Contribution towards Hassocks/ Hurstpierpoint/Steyping	£66,123		
Contribution towards Burgess Hill	£0		
Contribution towards East Grinstead/Haywards Heath	£0		
Population Adjustment	359.6		
Sqm per population	30/35		
Waste			
Adjusted Net. Households	165		
Fire			
No. Hydrants	TBC		
Population Adjustment	N/A		
£/head of additional population	N/A		
TAD- Transport			
Net Population Increase	389.8		
Net Parking Spaces	359		
Net Commercial Floor Space sqm	0		
Total Access (commercial only)	0.0000		

Summary of Contributions

S106 type	Monies Due
Education - Primary	£616,287
Education -	£663,255
Education - 6th Form	No contribution required
Libraries	£66,123
Waste	No contribution required
Fire & Rescue	No contribution required
No. of Hydrants	To be secured under Condition
TAD	HWiL
Total Contribution	£1,345,665

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

The above contributions are required pursuant to s106 of the Town and Country planning Act 1990 to mitigate the impacts of the subject proposal with the provision of additional County Council service infrastructure, highways and public transport that would arise in relation to the proposed development.

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

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

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

The calculations have been derived on the basis of an increase in 165 Net dwellings and an additional 359 car parking spaces.

Please see below for a Breakdown and explanation of the WSCC Contribution Calculators. Also see the attached spreadsheet for the breakdown of the calculation figures. For further explanation please see the Sussex County Council website (<http://www.westsussex.gov.uk/s106>).

5. Deed of Planning Obligations

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

The contributions generated by this proposal shall be spent on a new primary school for Hassocks or additional facilities at Hassocks Infant School should the new school not progress.

The contributions generated by this proposal shall be spent on expansion at Downlands Community School.

The contributions generated by this proposal shall be spent on expansion of the facilities at Hassocks Library.

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

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

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

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

WSSC Rights of Way Officer

I have a few comments to make in terms of the effect on the local public rights of way.

Golf club access across public bridleway 4_2C - I would be looking for the surface of the bridleway to be maintained at a constant level which may mean that the road itself needs a raised 'speed bump' to enable this. There is also no mention of signage warning drivers of the bridleway crossing. I would also be interested in knowing more about the sight lines for bridleway users which is especially relevant to equestrians.

I am also worried about the increased traffic using the access road and therefore crossing footpath 9C. The users of the right of way must retain right of way over the vehicles and therefore it would probably be appropriate for a raised area to be used as a crossing point as well as slowing down traffic.

There is a section of footpath 9C that will need to be diverted under the Town and Country Planning Act.

I think that some section 106 money should be allocated to surface improvements on 8C as it heads south towards Belmont road away from the site as the increased usage from the local residents will put more pressures on these routes which often get muddy and difficult to use in the winter months. This is especially important as the pedestrian / cycle link through the development is encouraging use of these bridleway as stated in the Design and Access statement. I would estimate this to cost in the region of £42,500.

Consultant Archaeologist

Recommend Predetermination Archaeological Assessment

The Heritage Conservation Team, Surrey County Council provides advice to Mid Sussex District Council in accordance with the Mid Sussex District Plan and the National Planning Policy Framework. The district council is located within the County Council of West Sussex.

The National Planning Policy Framework (Revised 2018 - Section 16) places the conservation of archaeological interest as a material consideration in the planning process. Paragraph 189 of the NPPF says that: 'Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.' This information should be supplied to inform the planning decision.

The planning application covers an area of 9.65ha and largely encompasses parts of two archaeological Notification Areas (ANAs) - 'Multi-Period Settlement Activity, Hassocks' and 'Route of the Roman Road from Ham Farm to New Close Farm, Hassocks'. Both ANAs are flagged 'Red' and are considered by West Sussex County Council as being very

archaeologically sensitive. An Archaeological Impact Assessment was submitted in support of the planning application (CgMs 2018) and concluded that (Para 6.3):

"The study site can be considered as having an overall moderate theoretical archaeological potential for Prehistoric, Roman and Anglo-Saxon activity. This potential is raised to high in the southern portion of the site where previous archaeological investigations have recorded remains from these periods in the immediate vicinity."

The archaeological desk-based assessment provides an acceptable assessment of the archaeological potential of the planning application site and indicates the need for field evaluation to determine appropriate mitigation. Although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the limitations presented by the current use of the planning application site, i.e. as a functioning golf course, it is considered a condition could provide an acceptable safeguard. If planning permission is granted, the archaeological interest should be conserved by attaching a condition as follows:

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

It is recommended that the initial stage of archaeological fieldwork should comprise of a trial trench evaluation, focused above those areas which will be impacted by below ground works and undertaken at the earliest opportunity. It is recommended that any geotechnical works to be undertaken by the applicant at the should also be observed under archaeological watching brief conditions. The results of the trial trench evaluation and, if applicable, watching brief on geotechnical works will inform on the scope of further archaeological mitigation if required. If archaeological safeguards do prove necessary, these could involve design measures to preserve remains in situ or where that is not feasible archaeological investigation prior to development.

The nature and scope field evaluation should be agreed with our office and carried out by a developer appointed archaeological practice. A Written Scheme of Investigation for the programme of archaeological works should be produced, submitted and approved in advance of any work commencing.

Please do not hesitate to contact the Heritage Conservation Team, Surrey County Council should you require further information.

This response relates solely to archaeological issues.

Consultant Ecologist

To be reported.

Consultant Landscapes Officer - East Sussex County Council Landscape Architect

With reference to your email and request for comments on the above application; having had an opportunity to review the application submissions I have the following comments.

1) Summary Recommendation

Recommend for approval in principle subject to the imposition of conditions

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

The proposal could comply with Paragraph 170 which requires planning policies and decisions to contribute to and enhance the natural and local environment by:

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

Subject to satisfactory detailed design the proposal could comply with Section 12 of the NPPF, Achieving well-designed places.

2) Reason for Recommendation

Policy Context

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

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

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

2. The NPPF Section 12, Paragraph 130 requires that:

'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

Landscape Character and Visual Context

3. The key characteristics for the Eastern Low Weald character area within which the development would sit as extracted from the West Sussex County Council landscape character assessment (LVIA -Appendix 4) are:

- Gently undulating low ridges and clay vales.

- Views dominated by the steep downland scarp to the south and the High Weald fringes to the north.
- Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.
- Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill.
- Biodiversity in woodland, meadowland, ponds and wetland.
- Crossed by north-south roads with a rectilinear network of narrow rural lanes.
- Major landmarks include Hurstpierpoint College (this lies to the west of the application site).

4. The key issues and landscape sensitivities for this character area in WSCC Landscape Character Assessments are:

- Growing impact of development in the east.
- Continuing amalgamation of small fields, severe hedgerow loss, and the ageing and loss of hedgerow and field trees.
- Visual impact of new urban and rural development including modern farm buildings, horse riding centres and paddocks.
- Increasing pervasiveness of traffic movement and noise, particularly around Burgess Hill and busy use of some rural lanes.
- Gradual loss of locally distinctive building styles and materials.
- Gradual suburbanisation of the landscape including the widespread use of exotic tree and shrub species.
- Woodland cover and the mosaic of shaws and hedgerows contribute strongly to the essence of the landscape.
- Pockets of rich biodiversity are vulnerable to loss and change.
- Parts of the area are highly exposed to views from the downs with consequently high sensitivity to the impact of new development and the cumulative visual impact of buildings and other structures.

5. The landscape management Guidance from the WSCC LCA which are most relevant to this proposed development are as follows:

- Plan for long-term woodland regeneration, the planting of new small and medium-sized broad-leaved farm woodlands, and appropriate management of existing woodland.
- Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape.
- Where appropriate, increase tree cover in and around villages, agricultural and other development and on the rural urban fringe of suburban areas and Burgess Hill, including along the approach roads to settlements and along busy urban routes including the A23 Trunk Road.
- Conserve and replant single oaks in hedgerows to maintain succession.
- Maintain and manage all lakes and ponds and their margins for their landscape diversity and nature conservation value.
- Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.

Potential impacts on Landscape Character and Views

6. Review of the historic maps back to the 1870s indicates that the structure of the landscape on the site has changed significantly in recent history due to the development of the golf course. There are some remnant historic field boundaries within the existing golf course landscape which have retained some of the historic field pattern. These would be

retained within the new golf course layout, notably on either side of the proposed driving range and along bridleway 8C.

7. The most significant effects of the development will be those experienced from the public rights of way, the most sensitive of which will be the bridleways 8C and 4C (the ancient track to the west of the site). The views to the proposed development from the latter would be largely screened by topography and intervening vegetation however this could be further mitigated if some gentle mounding is incorporated into the proposed public open space.

8. The views from 8C would have the greatest adverse impacts and it is accepted that this is for a relatively short length of path. However consideration should be given to the provision of a greater landscape buffer to the proposed housing to the south and this path. Views south to the downs would be obscured by the proposed development along part of the length of this path.

9. The proposed development would have an impact of extending the built up area into the Wealden landscape in views from the top of the South Downs. This impact will reduce if the landscape mitigation outlined below is provided and as other more recent planting on the golf course matures.

10. The application to increase the permitted development on this site from 130 to 165 would reduce the total area available as public open space. The landscape masterplan would provide linear open spaces which give access to recreational routes throughout the development. If properly implemented and maintained this would provide opportunities for recreational access within the development and into the wider countryside.

11. The mass of the development would be broken up in longer views if belts of ultimately large specimen trees can be incorporated into the masterplan. The increased number of dwellings would appear to reduce the potential for street tree planting along the main access road. The west to east orientated spaces should allow for appropriate planting and enough land area for planting large trees such as oak. The open space and road corridor between the proposed play area and Friars Oak Farmhouse would be too narrow as currently shown on the landscape masterplan.

12. If the planning authority is minded to approve the application it is recommended that the following mitigation measures be considered in order to conserve local landscape character and views:

- As part of an adopted landscape management plan for the development enhanced management of existing mature trees, including the ancient woodland of Reed Pond Wood, be secured into the long term.
- Landscaped mounding is incorporated into the POS between the golf course and the residential area.
- Consideration of the detailed design of the access roads as shared surfaces with a softer finish than the traditional tarmac and formal road and pavement layout with low or no kerbs.
- Adequate land area is provided between the blocks of development and in the public realm to provide avenues and tree belts comprised of ultimately large specimen trees using species such as oak and lime.
- An avenue of large specimen trees along the length of the central spine road.

Conclusion and Summary Recommendations

13. It is recommended that the proposed residential development can be supported in principle subject to consideration of the detailed design issues outlined above.

Environment Agency

No comment received.

Horsham and Mid Sussex Clinical Commissioning Group

Thank you for consulting with Horsham and Mid Sussex NHS Clinical Commissioning Group (CCG) regarding the above proposed development.

As you are aware and by way of background Horsham & Mid Sussex Clinical Commissioning Group (CCG) are the GP- led statutory NHS body responsible for planning, commissioning and monitoring the majority of local health services in the Horsham & Mid Sussex area. (CCGs having been created following the Health & Social Care Act 2012 and replaced Primary Care Trusts on 1st April 2013).

Horsham & Mid Sussex CCG therefore cover the entirety of Mid Sussex District Council's catchment area and the above planning application would be close to Hassocks Health Centre. Should a planning consent be given this would create a potential further 390 new residents/patients.

Accordingly, Hassocks Health Centre is likely to be where the proposed new residents/patients will want to register for medical services and this building already serves in excess of 8,000 patients.

The building is of 1970s construction and with other complementary community NHS Services also delivered therefrom, there is a pressing need of either redesign or replacement of the building to accommodate new patients.

Further pressure from new developments will exacerbate the situation further and therefore we consider that a Section 106 application for a developer contribution towards NHS Healthcare capital infrastructure improvements to be entirely appropriate assessed on the number of dwellings planned. (Incidentally, we are now within the maximum number of 5 permitted Section 106 applications for this particular project)

In calculating our requirement, we utilise currently available West Sussex average occupancy figures, agreed with West Sussex County Council and use the Senior District Valuer's approved formula which is accepted by Local Authorities across West Sussex and other counties. Moreover, in all our Section 106 applications we take close account of the CIL Regulations 2010, Section 122 with its three important tests and Section 123 with its pooling criteria.

Overall, all potential new residents will utilise some or all of the health services the CCG commissions and will put further pressure on medical services generally. We are also mindful that new housing developments do not disadvantage the health services for existing residents/patients.

In the circumstances, we are seeking a Section 106 developer contribution of **£101,750**, on a pro rata basis (This equates to an average of £635 per dwelling for houses and £339 for flats/apartments)

Hurstpierpoint and Sayers Common Parish Council

At a recent planning committee meeting, the councillors have asked me to forward the following comments regarding the above application:

"It was understood that one of the key enablers for the proposed WSCC Albourne/Hurstpierpoint/Hassocks/Ditchling cycle route was a s106 contribution from the proposed development of Hassocks Golf Course under DM/18/2616. It is therefore disappointing to note that there appears to be no provision within the current plan to upgrade to a cycle path the extant PROW through the proposed site, or to anchor the proposed development within an east/west Albourne/Hurstpierpoint/Ditchling cycle route. Indeed the supporting Travel Plan and associated WYG Residential Travel Plan acknowledge by default the limited existing and below scale joint use cycle path that exists along the London Road to Burgess Hill. Also, the uncontrolled crossing across the London Road via a central refuge, but again makes no provision for a dedicated link to that cycle path, or in upgrading its current provision. Instead, and without any obvious supporting evidence, the Travel Plan makes the assertion that "there are many opportunities for traffic-free cycling".

It is recommended that the application as presented does not support, or enable the extant WSCC Cycling Strategy 2016-26, and fails to make any supporting realistic provision, beyond cycle storage, for the much sought after additional, and dedicated, cycle paths and routes within the area (including the proposed east/west Albourne/Hurstpierpoint/Ditchling cycle route). This shortfall should be addressed."

The relevant paragraphs from the supporting Hassocks Golf Club Residential Travel Plan June 2018 and supporting WYG Residential Travel Plan are extracted below for your information:

"2.8 The site is well placed to reach key destinations within a comfortable cycling distance time, such as Hassocks and Burgess Hill. As well as locations just beyond such as Haywards Heath and Brighton which would be acceptable cycle distance for a lot of cyclists. The site is therefore well placed to encourage journeys by bike based on its location alone.

2.9 As discussed previously, there is a shared footway / cycleway facility located at eastern edge of the London Road carriageway that extends towards Burgess Hill. If required to travel within the carriageway, the surrounding roads are generally flat and wide enough to comfortably accommodate cyclists within the carriageway. The above details highlight how there are excellent opportunities for safe cycling to the surrounding areas, with many opportunities for traffic-free cycling."

"4.4.5 In the immediate vicinity of the site, the A273 London Road has a shared off-road footway / cycleway on the eastern side which runs from the Jane Murray Way roundabout at the southern end of Burgess Hill in the north to Shepherds Walk approximately 170m to the south of the site access. From this southern location, the footway narrows and continues south as a pedestrian only route but links into footways on the minor residential streets including Shepherds Way, Little Copse and Standford Way. These minor residential streets provide a lightly trafficked on-street cycle route through to Hassocks Railway Station.

4.4.6 Just south of the Golf Club access is a central refuge where the foot way / cycle way crosses London Road and connects with a short section of shared use path linking south to Reed Close."

Southern Water

Thank you for your letter of 12/07/2018.

Please find attached a plan of the sewer records showing the approximate position of a public sewers within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note: No development or new tree planting should be located within 3.5 metres either side of the external edge of the 600mm public foul sewer

No development or new tree planting should be located within 3 metres either side of the external edge of the 150mm public foul sewer

All existing infrastructure should be protected during the course of construction works.

No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public (also adoptable) sewers.

Reference should be made to Southern Water publication "A Guide to Tree Planting near water Mains and Sewers" with regards to any Landscaping proposals.

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

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

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development."

Our initial investigations indicate that Southern Water can provide foul sewage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

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

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme
- Specify a timetable for implementation
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The application details for this development indicate that the proposed means of surface water drainage for the site is via a watercourse. The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

Sussex Police Designing Out Crime Officer

Thank you for your correspondence of 12th July 2018, advising me of a planning application for the comprehensive redevelopment of the site comprising of 165 residential units (Use Class C3), landscaping, car parking and associated drainage and access works at the above location, for which you seek advice from a crime prevention viewpoint.

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

The National Planning Policy Framework demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. With the level of crime and anti-social behaviour in Mid Sussex district being below average when compared with the rest of Sussex, I have no major concerns with the proposals, however, additional measures to mitigate against any identified local crime trends should be considered.

I note that from the Design and Access Statement that this application has increased the quantity of dwellings from the outline planning permission of DM/17/1775 from 130 to 165 dwellings.

I was very pleased to note from the Design and Access Statement submitted in support of the above application, that the applicant's agent has clearly demonstrated their understanding of the Secured by Design scheme and its requirements; back to back gardens

that eliminate vulnerable rear garden pathways, good demarcation of defensible space, robust rear fencing and overlooked streets with natural surveillance over the LEAP and the pathways through the development, have all been incorporated into the design and layout.

Given the proposed security measures, I have no concerns from a crime prevention perspective with respects to this planning application. As the Secured by Design Officer for this location I would be happy to receive and process a Secured by Design application for this development.

I would like to direct the applicant to the SBD website where information on The National Building Approval (NBA) scheme can be found. The NBA will agree all aspects of physical security within the building(s) long before any development is planned or realised. This process is only undertaken once, when the developer initially joins Secured by Design. The agreement will then form the security criteria that must be met for all SBD National Building Approval schemes that result.

Benefits of SBD National Building Approval include;

- Discharges the obligation of Approved Document Q (ADQ): This requires all external doors, accessible windows and roof-lights in new housing, extensions to existing homes and those formed by a change of use, to be of an enhanced security specification.
- SBD guarantees that the requirements of ADQ are met: SBD will perform your due diligence in checking that your door, window and roof-light suppliers meet the requirements of ADQ.
- Building Control recognition of Secured by Design National Building Approval: SBD has secured the approval of the Department for Communities and Local Government and Building Control Officers that SBD NBA is accepted as proof of ADQ compliance.
- Consistent advice from the outset: By agreeing physical security solutions at the start of the process, you will guarantee that your development(s) meet police security requirements throughout the United Kingdom.
- Your customers will be reassured to know they have purchased from a responsible developer: Knowledge that your buildings meet the Police Preferred Specification for security will reassure your customers that their investment is well made.
- Your company will become a Secured by Design member: Upon signing an SBD NBA contract, your Secured by Design membership will provide confidence to local authorities that they are processing a planning application from a responsible developer.

I would also ask you to note that Sussex Police is now exploring the impact of growth on the provision of policing infrastructure over the coming years and further comment on this application may be made by our Joint Commercial Planning Manager.

I thank you for allowing me the opportunity to comment.

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

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

Sussex Police and Crime Commissioner (Sussex and Surrey Police Joint Commercial Planning Manager) - summary comments below; full comments (19 pages) can be viewed on file

This development will place permanent, on-going demands on Sussex Police which cannot be fully shouldered by direct taxation. Like many other public services, policing is not fully funded via public taxation. This request outlines a number of the capital costs that will be incurred by Sussex Police to enable safe policing of this development. All of the infrastructure outlined in this funding request has been found compliant with regulation 122 of the Community Infrastructure Levy and are considered directly related to the development in scale and kind and necessary to make the development acceptable in planning terms.

The application site is currently a greenfield site and when built upon will create an additional demand upon the police service that does not currently exist. The police will need to recruit additional staff and officers and equip them. The development will also require the services of a police vehicle. Staff and officers will also need to be accommodated in a premises that will enable them to serve the development. This request is proportionate to the size of the development and is intended to pay for the initial, additional costs resulting directly from the development for those areas where the police do not have existing capacity.

What, 'where' and 'when' of infrastructure requirements relevant to application reference to DM/18/2616 is as follows:

TOPIC	INFRASTRUCTURE REQUIREMENT	AREA	COST PER ITEM	QTY	TOTAL COST	TIMING OF DELIVERY (Occupations)
Policing	Officer start-up equipment cost, recruitment & training	Hassocks NPT	£9,767.33	0.4	£3,906.93	TBC
Policing	Staff start-up equipment cost & training	Burgess Hill Police station	£3,146	0.26	£817.96	TBC
Policing	Premises	Burgess Hill Police station			£15,506.59	TBC
Policing	Fleet	Hassocks NPT			£5,735.40	TBC
Total						£25,966.88

Woodland Trust

As the UK's leading woodland conservation charity, the Woodland Trust aims to protect native woods, trees and their wildlife for the future. Through the restoration and improvement of woodland biodiversity and increased awareness and understanding of important woodland, these aims can be achieved. We manage over 1,000 sites covering around 24,000 hectares (59,000 acres) and have 500,000 members and supporters.

Ancient woodland is defined as an irreplaceable natural resource that has remained constantly wooded since at least AD1600. The length at which ancient woodland takes to develop and evolve (centuries, even millennia), coupled with the vital links it creates between plants, animals and soils accentuate its irreplaceable status. The varied and unique habitats ancient woodland sites provide for many of the UK's most important and threatened fauna and flora species cannot be re-created and cannot afford to be lost.

The Woodland Trust maintains an objection to the above application until the applicant confirms buffer between the development will and [sic] Reed Pond Shaw (grid ref. TQ 30156

16275), an Ancient Semi Natural Woodland designated as such on Natural England's Ancient Woodland Inventory (AWI).

Policy

National Planning Policy Framework (NPPF) paragraph 118 states that "planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and the benefits of, the development in that location clearly outweighed the loss".

NE Standing Advice (January 2018) for Ancient Woodland and Veteran Trees states: "Ancient woodland, and trees classed as 'ancient', 'veteran' or 'aged' are irreplaceable. Ancient woodland takes hundreds of years to establish and is considered important for its wildlife (which include rare and threatened species), soils, recreation cultural, historical and landscape value."

The Standing Advice then goes on to state:

Nearby development can also have an indirect impact on ancient woodland or veteran trees and the species they support.

These can include:

- breaking up or destroying connections between woodlands and veteran trees
- reducing the amount of semi-natural habitats next to ancient woodland and other habitats
- increasing the amount of pollution, including dust
- increasing disturbance to wildlife from additional traffic and visitors
- increasing light pollution
- increasing damaging activities like fly-tipping and the impact of domestic pets
- changing the landscape character of the area"

Policy C5 in 'Mid Sussex Local Plan 2004' states:

"Proposals for development or changes of use of management within Sites of Special Scientific Interest, Sites of Nature Conservation Importance, Local Nature Reserves, Ancient Woodlands or to other sites or areas identified as being of nature conservation or geological importance, including wildlife corridors will be subject to rigorous examination, and only permitted where the proposal, by virtue of design and layout, minimises the impact on features of nature conservation importance. Proposals should take advantage of opportunities for habitat creation wherever possible."

Impacts on ancient woodland

The Woodland Trust is concerned about the following:

- Damage to ancient woodland caused by dust deposition as a direct result of construction processes;
- Surface water run-off becomes polluted/contaminated due to construction processes which can have a detrimental impact on the ancient woodland (and the soils beneath).
- Disturbance by noise, light, trampling and other adjacent activity occurring from construction processes and intensity of use on completion.
- Where woodland is readily accessible from nearby residential development there is an unfortunate tendency for litter to be left in woodland; for residents and their pets to

ingress into the woodland. This intensification of recreational activity of humans and their pets also causes disturbance to the habitats of breeding birds and vegetation damage.

- Any effect of development can impact cumulatively on ancient woodland - this is much more damaging than individual effects.

Recommendations

Creation of new areas of woodland or buffer zones around semi-natural habitats, and more particularly ancient woodland, will help to reduce and ameliorate the impact of damaging 'edge effects', serving to improve their sustainability. The size of the buffer is dependent on the intensity of land use adjacent to ancient woodland.

Natural England's Standing Advice on Ancient Woodland (January 2018), states:

"Mitigation measures will depend on the development could include:

- putting up screening barriers to protect the woodland or veteran trees from dust and pollution
- noise reduction measures
- leaving an appropriate buffer zone of semi-natural habitat between the development and the ancient woodland or tree (depending on the size of the development, a minimum buffer should be at least 15 metres)
- leaving a buffer zone at least 15 times larger than the diameter of a veteran tree or 5m from the edge of its canopy, if that's greater
- protecting veteran trees by designing open space around them
- identifying and protecting trees that could become veteran trees in the future"

A buffer is a landscape feature used to protect a sensitive area from the impacts of development (or other harmful neighbouring land use). A buffer may go around the whole area to be protected, or it may be along one edge. The buffer could be planted with trees or shrubs or it could be an area of land which the development is not allowed to encroach upon (e.g. a grassy strip). Buffers may also contain man-made structures such as fences, walls and earthworks.

In this instance, as proposals are for 165 housing unit, The Woodland Trust would seek inclusion of conditions stipulating the following:

- That the Reed Pond Shaw is permanently fenced off from the development to minimise potential disturbance from the proposed development
- That a buffer of a minimum 30 metres in width is created between the development and Reed Pond Shaw.
- That this buffer is partially-planted with native woodland edge species of local provenance.

Conclusion

For the reasons set out above, we will maintain our objection due to the potential loss of and damage to Reed Pond Shaw until the applicant can confirm the inclusion of a 30m part planted buffer.