

MID SUSSEX DISTRICT COUNCIL

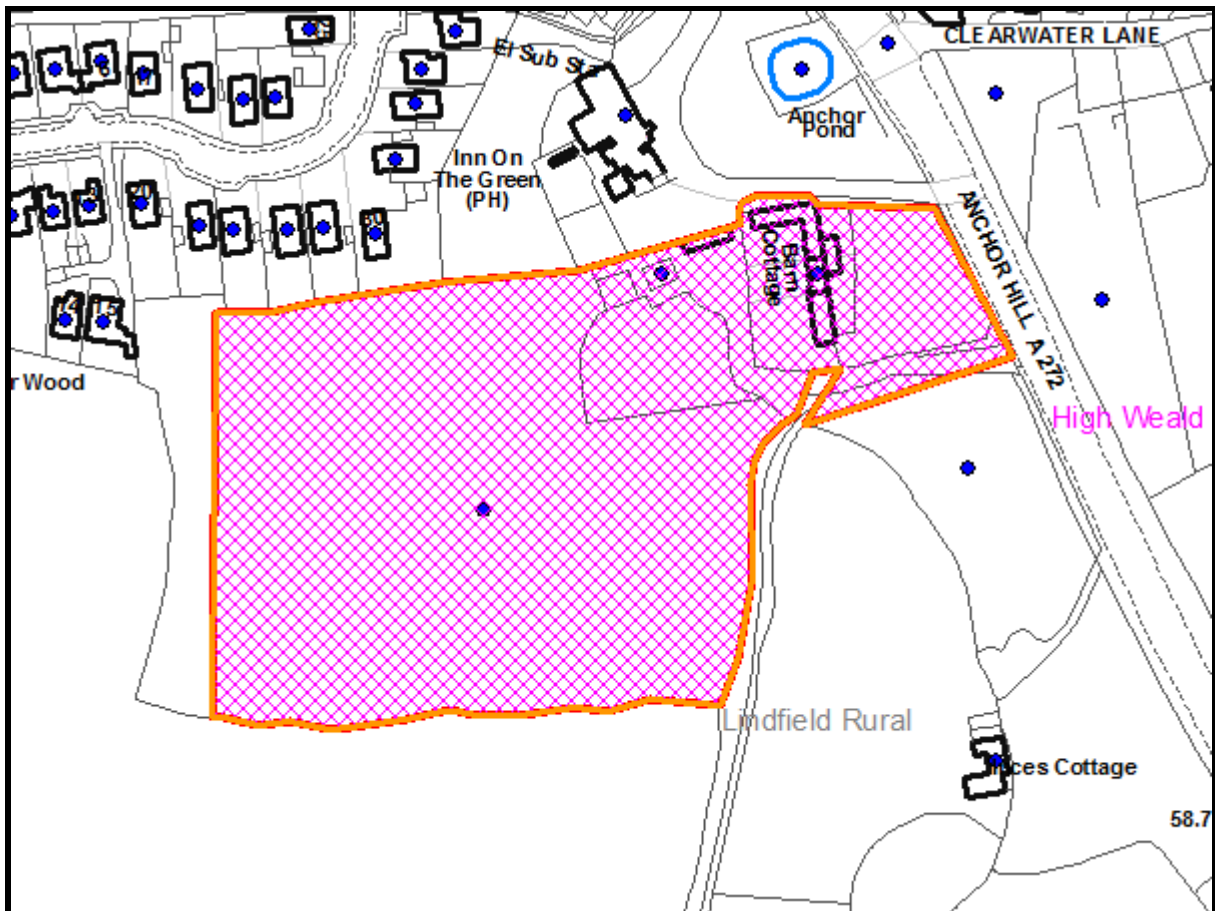
District Wide Committee

29 NOV 2018

RECOMMENDED FOR PERMISSION

Lindfield Rural

DM/18/4039



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LAND AT BARN COTTAGE LEWES ROAD SCAYNES HILL HAYWARDS HEATH

RESERVED MATTERS APPLICATION IN RELATION TO OUTLINE PLANNING DM/16/3119 FOR 51 DWELLINGS FOR THE MATTERS OF THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE.

MR WC MCCARTHY

POLICY: Asset of Community Value / Ancient Woodland / Areas of Special Control for Adverts / Built Up Areas / Countryside Area of Dev. Restraint / Classified Roads - 20m buffer / Planning Agreement /

Planning Obligation / Road Improvement Act Agreement /
Aerodrome Safeguarding (CAA) / SWT Bat Survey / Tree
Preservation Order / Advance Payment Code (WSCC) /

ODPM CODE: Smallscale Major Dwellings

13 WEEK DATE: 31st December 2018

WARD MEMBERS: Cllr Chris Hersey / Cllr Linda Stockwell /

CASE OFFICER: Susan Dubberley

PURPOSE OF REPORT

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

EXECUTIVE SUMMARY

This application seeks Reserved Matters consent for the layout, appearance, scale and landscaping, pursuant to the outline planning permission (DM/16/3119) that was granted consent by the Council under a notice dated 7th February 2017 for up to 51 units. The scheme makes suitable provision for the 15 affordable units secured under the S106 Legal Agreement.

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

The application follows the refusal of DM/18/1394 which was refused at the District Committee on 6th September for the following reason:

The two blocks of flats at the frontage of the site are out of keeping with the distinctive rural character of Scaynes Hill village, due to their scale, height and location at a high point on the site. The development therefore fails to accord with policy DP26 of the Mid Sussex District Plan 2018.

The application differs from the refused scheme in that the ridge line of the both of the apartment blocks have been reduced in height from three storeys to two and half storey and the roofs redesigned so that the second floor accommodation is now contained within the roof space. Part of the ground floor level of the apartment block located at the front of the site has also been lowered (flats 1-11). Dormers have been introduced to the roof slopes of both blocks, along with a glazed stairwell to the block containing flats 1-11.

It is noted that the reason for refusal related to the two blocks of flats only and

therefore the reminder of the application has not changed from the earlier refused scheme as this aspect of the proposals was considered acceptable. There are still some design concerns about the detailing of the windows of the proposed houses, but it is considered that these can be addressed by condition.

The overall layout of the scheme is considered sound. The layout benefits from a perimeter block approach with frontages defining and facing the streets and spaces.

It is considered that the details of the reserved matters are acceptable and comply with the policies that have been identified in the report. The application is considered to address the previous reasons for refusal and the Councils Urban Designer is satisfied overall with the layout and design.

The scheme is considered to create an acceptable residential environment and while there will be some impacts on existing adjacent residential properties, it is considered the separation distances along with appropriate screening will ensure that significant harm in the form of overlooking or loss of privacy should not occur. The proposal provides suitable ancient woodland buffers.

The scheme provides appropriate affordable housing and is acceptable in parking and highways terms.

In light of the above it is recommended that reserved matters consent can be granted for this proposal and that the application complies with policies DP21, DP26, DP27, DP29, DP30, DP31, DP37, DP38 and DP41 of the District Plan.

RECOMMENDATION

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

SUMMARY OF CONSULTATIONS

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

WSCC Highways:

No objection. WSCC are content to rely on the comments provided on the previously refused reserved matters application reference DM/18/1394.

MSDC Urban Designer:

No objection.

MSDC Housing:

No objection.

MSDC Street Naming and Numbering Officer:

Request informative is added to any decision notice granting approval.

Lindfield Rural Parish Council:

Although some of the buildings have been reduced in height (after instructions from MSDC) they still remain intrusive particularly as they are in such a prominent position. Additionally, the whole development being in the centre of the village is not in keeping with the area.

The Council recommend rejection of the revised plan.

INTRODUCTION

This application seeks Reserved Matters for the approval of the appearance, landscaping, layout and scale of the site for 51 dwelling, following outline planning approval under DM/16/3119. Accordingly the principle of the development has been established.

RELEVANT PLANNING HISTORY

DM/18/1394 Reserved matters application in relation to outline planning DM/16/3119 for 51 dwellings for the matters of the Appearance, Landscaping, Layout and Scale. Refused on 12/09/2018 for following reasons:

The two blocks of flats at the frontage of the site are out of keeping with the distinctive rural character of Scaynes Hill village, due to their scale, height and location at a high point on the site. The development therefore fails to accord with policy DP26 of the Mid Sussex District Plan 2018.

DM/16/3119 Outline planning permission for the removal of the existing dwelling on the site (Barn Cottage) and the erection of up to 51 units (including 30% affordable units). Approved 7 Feb 2017.

SITE AND ITS SURROUNDINGS

The site is approximately 1.9ha and is located on the west side of Lewes Road and comprises of a large open field and an existing two storey dwelling on the site with a single storey annexe building to the rear. There is a public footpath running across the front of the site which continues in a southerly direction. The woodland to the south and west of the site is designated as Ancient Woodland. Immediately to the west of the site boundary is a residential garden which runs the full length of the site. To the north of the site are the rear of residential properties in Hillcrest Lane and a public house.

The site lies just outside of the built up area boundary of Scaynes Hill, with the boundary running along the rear of properties in Hillcrest Lane.

APPLICATION DETAILS

This application seeks reserved matters consent for the approval of the appearance, landscaping, layout and scale pursuant to outline permission DM/16/3119 which provides for the development of the site for up to 51 dwellings.

The proposed development is a mix of houses and flats. The internal layout of the site follows the principle of a perimeter block layout with a road running around the outside of the site with houses then facing onto the street. Within the centre of the site a mews courtyard is also proposed.

The houses are a mix of detached and semi-detached two storey houses. Some of the houses are linked detached, with a single storey garage set between the houses. The houses would be of a traditional design approach and some of the garages would have dormer windows on their front roof slope.

The two blocks of flats near the entrance are two and half storey with the second floor accommodation contained within the roof space. The nearest block of flats to the site entrance (plots 1-11) would have a principle elevation facing onto the adjacent green with the footprint wrapping round the rear parking area. Both blocks would be of a fairly traditional design with Juliette balconies to some of the flats, dormer windows in the roof slope and a glazed stairwell on the east elevation of plots 1-11.

The proposed materials are a mix of brick, weather boarding and tile hanging for the elevations and a mix of clay and slate roof tiles.

The application would provide a mix of units including 30% affordable. The accommodation schedule would be as follows:

Affordable Housing (total of 15):

- 2 x 2 house
- 2 x 3 bed house
- 3 x 1 bed apartment
- 8 x 2 bed apartment

Market Housing (total of 36):

- 10 x 3 bed 2 storey house
- 1 x 3 bed 2 storey house
- 2 x 4 bed 2 storey house
- 2 x 4 bed 2 storey house
- 4 x 4 bed 2 storey house
- 9 x 4 bed 2 storey house
- 2 x 5 bed 2 storey house
- 2 x 2 bed apartment
- 4 x 2 bed apartment

LIST OF POLICIES

District Plan

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

Relevant policies include;

DP21: Transport
DP26: Character and Design
DP27: Dwellings Space Standards
DP29: Noise, Air and Light Pollution
DP30: Housing Mix
DP37: Trees, Woodland and Hedgerows
DP38: Biodiversity
DP41: Flood Risk and Drainage
DP31: Affordable Housing

Lindfield and Lindfield Rural Neighbourhood Plan

The Neighbourhood Plan was made in 2016 and carries full weight).

The most relevant policy is:

Policy 1 - A Spatial Plan for the Parishes

National Policy and Legislation

National Planning Policy Framework (NPPF) (Jul 2018)

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

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

"For decision-taking this means:

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

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

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

However, paragraph 12 makes clear that:

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

Paragraph 15 states:

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

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

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

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

Section 12 of the NPPF concerns design and para 121 states in part:

'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve.'

Para. 130 states in part:

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. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.'

Planning Practice Guidance

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

Assessment (Consideration of Key Issues)

This is a Reserved Matters submission where the principle of development has already been established under the outline planning permission granted under reference DM/16/3119. This application is seeking to deal with the outstanding matters pursuant to that permission. The following need to be considered in the determination of this application;

- Layout - the way in which the buildings, roads and open space are provided within the development and their relationship to spaces outside the development;
- Scale - the height, width and length of the buildings proposed in relation to their context;
- Appearance - the design of the buildings and the visual impression that they make; and
- Landscaping - the treatment of public and private space to enhance or protect the site's amenity through hard and soft landscaping measures.

The main issues for consideration are the layout and quality of the environment created, the design and form of the proposed buildings, the relationship of the development with existing residential properties, landscaping, proposed parking levels and the provision of affordable housing.

Layout and design

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

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

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*

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

The application follows the refusal of DM/18/1394 which was refused at the District Committee on 6th September for the following reason:

The two blocks of flats at the frontage of the site are out of keeping with the distinctive rural character of Scaynes Hill village, due to their scale, height and location at a high point on the site. The development therefore fails to accord with policy DP26 of the Mid Sussex District Plan 2018.

In order to address the reason for refusal the following changes have been made to the application:

The ridge line of the both of the apartment blocks building have been reduced in height from three storeys to two and half storey and the roofs redesigned so that the second floor accommodation is now contained within the roof space. This has resulted in a reduction in the ridge line of the building located closest to the Lewes Road by between 1.6m and 3.5 m (flats 1-11) and the other apartment block (flats 12-17) by between 0.8m and 2m. Part of the ground floor level of the apartment block located at the front of the site has also been lowered by some 0.6m (flats 1-11) and the footprint of the building reduced slightly. Dormers have been introduced to the roof slopes of both blocks along with a glazed stairwell to the block containing flats 1-11. The reduction in heights along with the alterations to the roof form has reduced the overall mass of both blocks.

It is noted that the reason for refusal related to the two blocks of flats only and therefore the remainder of the application has not changed from the earlier refused scheme as this aspect of the proposals was considered acceptable.

The scheme has been carefully considered by the MSDC Urban Designer and the full comments can be found in appendix B to this report.

It is considered that, as with the refused scheme, the layout of the scheme remains sound and in relation to the layout of the scheme the Urban Designer states:

The layout is generally well organised with the access road circuiting the site. This arrangement generates outward facing building frontages (towards the boundaries) that both safeguards and reveals the attractive woodland on the edges of the site while providing some level of natural surveillance over the public right of way that straddles the east side and avoids unsightly rear gardens backing-on to the boundaries. Notwithstanding the small glazing panels, the houses are sufficiently well articulated and satisfactorily address the sloping site.

In regard to the changes to the apartment buildings the MSDC Urban Designer has commented:

The height reduction is welcomed because it will reduce their prominence at the entrance to the site; the elevations of 1-11 are nevertheless untidily organised including the uncomfortable juxtaposition of the all-glass stairwell and the roofline on the front/east elevation.

The poorer quality of the elevations on the blocks of flats 1-11 is offset by the overall reduction in height and scale which allows both blocks to sit more comfortably in their village context. On balance I therefore have no objection to this planning application.

Your planning officer agrees with this assessment. It is therefore considered that the reduction in height of the two blocks of flats and the redesign of the roofs so that the buildings now appear as two and a half storey has sufficiently addressed the reasons for refusal.

It is considered that given the above the layout and design of the scheme is acceptable and complies with policy DP26 of the District Plan.

Affordable Housing and housing mix

Policy DP31 of the District Plan seeks to secure 30% affordable housing from developments containing 11 or more dwellings of which 75% would be social rented and 25% shared ownership.

The applicant is proposing a development of 51 dwellings which gives rise to an onsite affordable housing requirement of 30% (15 units). Housing has no objection stating:

The proposal includes 3 x 1 bed flats and 8 x 2 bed flats for affordable rent and 2 x 2 bed houses and 2 x 3 bed houses for shared ownership. This reflects our policy requirements of 75% rented and 25% shared ownership and will meet a broad range of housing needs. The affordable housing is to be located in 3 separate locations within the development which, together with a tenure blind approach, will aid social integration and community cohesion.

In light of the above it is considered that the application would comply with Policy DP31 of the District Plan.

Residential Amenity

Policy DP26 of the Mid Sussex District Plan stipulates that development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight.

The nearest residential neighbours are properties in Hillcrest Lane whose rear gardens are located on the northern boundary of the site and no.15 Hillcrest Lane whose garden lies to the west of the side boundary and runs the full length of the site.

In regard to the impact on those properties in Hillcrest Lane immediately to the north of the site, the plan show that there would be distance of between 25m to 28m between the rear of the bungalows in Hillcrest and the proposed houses, with the new access road and a landscape buffer in between. Initially the landscaping plan showed trees along the boundary with Hillcrest however this has been amended to address residents' concerns regarding overshadowing of their gardens from any new tree planting trees. The exact details of the landscaping would be fully considered as part of the landscaping condition which is attached to the outline planning permission and will need to be submitted and agreed prior to the commencement of any development on the site.

In regard to the bungalow itself at no.15 Hillcrest Lane, this would be some 35m away from the nearest new dwelling. In terms of the side garden boundary there would be a new access road running alongside the boundary with visitor parking shown on the boundary and the new houses themselves would be between 10m and 11m away from the boundary. The owner of no.15 Hillcrest Lane has requested that screening in the form of planting and a close boarded fence be erected along the length of the garden as there is currently only a post and wire fence on the boundary.

It is inevitable that there will be some impact on adjoining residential properties given that the site is currently open land apart from the existing two- storey dwelling on the site and single storey annexe building. However in the case of those properties in Hillcrest Lane immediately to the north of the site it is considered that given the distances that there would be between properties there would not be significant impact on amenity. In regard to no.15 Hillcrest while there will be some impact on the rear garden, appropriate boundary screening would overcome some of the privacy issues and a condition requiring details of boundary treatments forms part of the recommendation.

It is therefore considered that the application complies with Policy DP26 of the Mid Sussex District Plan.

Access and Transport

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

Transport and highways issues were addressed in detail at outline application stage, including the access, although the submitted layout at this stage was only illustrative. WSCC have stated that they are content to rely on the comments they made on the earlier refused application (DM/18/1394) in which they raised no objection as the road will not be adopted:

Notwithstanding the above, the majority of the points previously raised by WSCC related more to matters that would influence the future adoption as public highway. As the applicant has confirmed the site is not being adopted, these matters would no longer be relevant. Viewing the layout on a general basis (putting aside the point that a through road would seem a more practicable arrangement), there would be no highway objection.

The access arrangements have previously been considered as part of the outline scheme and were considered acceptable with WSCC satisfied with the proposed access and concluding that the development would not worsen or result in any severe highway impacts.

In light of the above it is considered that the application from a highway safety perspective complies with Policy DP21 of the Mid Sussex District Plan.

Landscaping

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

The woodland to the south and west of the site is designated as Ancient Woodland. A 15m buffer zone is shown to the south of the site in front of the woodland while to the west the residential garden which runs the full length of the site forms a buffer between the site and the woodland.

The District Council Arboriculturist has not commented on this current application but has previously commented on the refused application and had no objections as none of the surrounding trees would be significantly impacted by the development.

A landscaping plan has been submitted with the application and an indicative planning palette. A condition requiring a detailed landscaping plan forms part of the conditions of the approved outline application. The landscaping scheme will be considered by the Council's Tree and Landscape Officer as part of a separate condition discharge application, it is considered that the level of details submitted with the reserved matters is therefore acceptable. On this basis, it is not considered that the proposal would be contrary to the above policies.

Planning balance and Conclusion

This application seeks Reserved Matters consent for the layout, appearance, scale and landscaping, pursuant to the outline planning permission (DM/16/3119) that was granted consent by the Council under a notice dated 7th February 2017 for up to 51 units. The scheme makes suitable provision for the 15 affordable units secured under the S106 Legal Agreement.

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

The application follows the refusal of DM/18/1394 which was refused at the District Committee on 6th September for the following reason:

The two blocks of flats at the frontage of the site are out of keeping with the distinctive rural character of Scaynes Hill village, due to their scale, height and location at a high point on the site. The development therefore fails to accord with policy DP26 of the Mid Sussex District Plan 2018.

The application differs from the refused scheme in that the ridge line of the both of the apartment blocks have been reduced in height from three storeys to two and half storey and the roofs redesigned so that the second floor accommodation is now contained within the roof space. Part of the ground floor level of the apartment block located at the front of the site has also been lowered (flats 1-11). Dormers have been introduced to the roof slopes of both blocks, along with a glazed stairwell to the block containing flats 1-11.

It is noted that the reason for refusal related to the two blocks of flats only and therefore the remainder of the application has not changed from the earlier refused scheme as this aspect of the proposals was considered acceptable. There are still some design concerns about the detailing of the windows of the proposed houses, but it is considered that these can be addressed by condition.

The overall layout of the scheme is considered sound. The layout benefits from a perimeter block approach with frontages defining and facing the streets and spaces.

It is considered that the details of the reserved matters are acceptable and comply with the policies that have been identified in the report. The application is considered

to address the previous reasons for refusal and the Councils Urban Designer is satisfied overall with the layout and design.

The scheme is considered to create an acceptable residential environment and while there will be some impacts on existing adjacent residential properties, it is considered the separation distances along with appropriate screening will ensure that significant harm in the form of overlooking or loss of privacy should not occur. The proposal provides suitable ancient woodland buffers.

The scheme provides appropriate affordable housing and is acceptable in parking and highways terms.

In light of the above it is recommended that reserved matters consent can be granted for this proposal and that the application complies with policies DP21, DP26, DP27, DP29, DP30, DP31, DP37, DP38 and DP41 of the District Plan.

APPENDIX A – RECOMMENDED CONDITIONS

1. The application has been assessed and determined on the basis of the schedule of plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

2. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials, finishes and type of all boundary treatment to be erected. Development shall be carried out in accordance with the approved details.

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

3. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority the detailed design of the windows to the houses. Development shall be carried out in accordance with the approved details.

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

4. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority the detailed design of the pergolas situated over the parking for the flats. Development shall be carried out in accordance with the approved details.

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

INFORMATIVES

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

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	PL001		01.10.2018
Proposed Site Plan	PL002		01.10.2018
Proposed Site Plan	PL003		01.10.2018
Block Plan	PL004		01.10.2018
Street Scene	PL005		01.10.2018
Street Scene	PL006		01.10.2018
Proposed Floor and Elevations Plan	PL 38_01		01.10.2018
Proposed Floor and Elevations Plan	PL 39-40/01		01.10.2018
Proposed Floor and Elevations Plan	PL 40-42/01		01.10.2018
Proposed Floor and Elevations Plan	PL 43_01		01.10.2018
Proposed Floor and Elevations Plan	PL 44-46		01.10.2018
Proposed Floor and Elevations Plan	PL 47_01		01.10.2018
Proposed Floor and Elevations Plan	PL 48-50_01		01.10.2018
Proposed Floor and Elevations Plan	PL 51_01		01.10.2018
Proposed Floor Plans	PL 1-11/01		06.11.2018
Proposed Floor Plans	PL 1-11/02		01.10.2018
Proposed Elevations	PL 1-11/03		01.10.2018
Proposed Floor Plans	PL 12-17/01		06.11.2018
Proposed Elevations	PL 12-17/02		01.10.2018
Proposed Floor and Elevations Plan	PL 18-19_01		01.10.2018
Proposed Floor and Elevations Plan	PL 20-22_01		01.10.2018
Proposed Floor and Elevations Plan	PL 23-24/01		01.10.2018
Proposed Floor and Elevations Plan	PL 25-26_01		01.10.2018
Proposed Floor and Elevations Plan	PL 27-28_01		01.10.2018
Proposed Floor and Elevations Plan	PL 29-30_01		01.10.2018
Proposed Floor and Elevations Plan	PL 31-32_01		01.10.2018
Proposed Floor and Elevations Plan	PL 33_01		01.10.2018
Proposed Floor and Elevations Plan	PL 34_01		01.10.2018
Proposed Floor and Elevations Plan	PL 35-36_01		01.10.2018
Proposed Floor and Elevations Plan	PL 37_01		01.10.2018
Landscaping Details	NKH21626 10E		01.10.2018
Sections	PL 12-17/03		06.11.2018
Sections	PL 1-11/04		06.11.2018

APPENDIX B – CONSULTATIONS

Parish Consultation

Although some of the buildings have been reduced in height (after instructions from MSDC) they still remain intrusive particularly as they are in such a prominent position. Additionally, the whole development being in the centre of the village is not in keeping with the area. The Council recommend rejection of the revised plan.

WSCC Highways

WSCC are content to rely on the comments provided on the previously refused reserved matters application reference DM/18/1394.

Previous comments:

At the outset, in connection with the applicant's final statement within their letter, I would say that the internal layout was given very limited consideration at the outline stage. This was for the reason that matters in these respects were not being approved at that time and would be considered in detail as part of the reserved matters. The sketch layout plan provided for the outline (that showed two distinctly separate no through roads) and that submitted for the reserved matters are quite notably very different.

Notwithstanding the above, the majority of the points previously raised by WSCC related more to matters that would influence the future adoption as public highway. As the applicant has confirmed the site is not being adopted, these matters would no longer be relevant. Viewing the layout on a general basis (putting aside the point that a through road would seem a more practicable arrangement), there would be no highway objection.

MSDC Housing

The applicant is proposing a development of 51 dwellings which gives rise to an onsite affordable housing requirement of 30% (15 units). The proposal includes 3 x 1 bed flats and 8 x 2 bed flats for affordable rent and 2 x 2 bed houses and 2 x 3 bed houses for shared ownership. This reflects our policy requirements of 75% rented and 25% shared ownership and will meet a broad range of housing needs. The affordable housing is to be located in 3 separate locations within the development which, together with a tenure blind approach, will aid social integration and community cohesion.

MSDC Street Naming and Numbering Officer

I note from the list of planning applications received during the week 4th October 2018 to 10th October 2018 that the applications listed below will require address allocation if approved.

Planning application number(s):

DM/18/4018

DM/18/3937

DM/18/4039

DM/18/4013

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

Informative: Info29

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

MSDC Urban Designer

Summary and Overall Assessment

This application has been submitted following the refusal of the previous reserve matters application (DM/18/1394). The scheme only differs in terms of the design of the two blocks of flats (1-11 and 12-17) which have been reduced in height from 3 to 2+1 storeys with the second floor now being accommodated within the roof space. The height reduction is welcomed because it will reduce their prominence at the entrance to the site; the elevations of 1-11 are nevertheless untidily organised including the uncomfortable juxtaposition of the all-glass stairwell and the roofline on the front/east elevation.

In other respects it is the same and the layout is generally well organised with the access road circuiting the site. This arrangement generates outward facing building frontages (towards the boundaries) that both safeguards and reveals the attractive woodland on the edges of the site while providing some level of natural surveillance over the public right of way that straddles the east side and avoids unsightly rear gardens backing-on to the boundaries. Notwithstanding the small glazing panels, the houses are sufficiently well articulated and satisfactorily address the sloping site.

The poorer quality of the elevations on the blocks of flats 1-11 is offset by the overall reduction in height and scale which allows both blocks to sit more comfortably in their village context. On balance I therefore have no objection to this planning application but, as before, would recommend that conditions are included to cover the following elements:

- The design of the windows on all the houses to address both the Design Review Panel's (DRP) and my issues about the plethora of glazing bars and enable their replacement with larger window panels.
- A detailed landscaping design including boundary treatment and the design of the pergola's over the parking. Of particular importance is the configuration of the northern boundary and the need for tree planting at the front of the site to help soften the development.
- The facing materials.

Layout

As the scheme is little changed my comments on the layout are largely the same as before:

As stated in the summary, the layout benefits from a perimeter block approach with frontages defining and facing the streets and spaces, which enjoy the backdrop of the tree belts on the boundaries. It is a shame the access road that circuits the site does not provide a through vehicular connection; as if it did, it would assist legibility, avoid the need for steps and turning heads (which may meet minimum standards but still looks tight).

The open space provision is modest and relies on the threshold area at the site entrance. I understand that Leisure Services have advised that a play area is not needed because of the proximity of the recreation ground. However the opportunity needs to be taken to introduce new tree planting on this open space threshold with the A272 to compensate for the loss of trees necessary to facilitate the vehicular access and help re-establish the sylvan

character of this part of Lewes Road and soften the impact of the development upon the surrounds.

The northern boundary with the "Green" is not clearly shown, and needs to be resolved. As well as the boundary treatment, there appears to be an opportunity to design a direct pedestrian link from the development to the pub (as I understand a service access road is legally required) between the two blocks of flats that avoids a less attractive/more circuitous route via the main road. Further details are needed to assess this fully.

The block of flats 1-11 is sensibly configured so that it faces the site entrance and the adjacent "Green" thereby helping to make this existing open space more of a focus within the village. The rear court parking between the two blocks is also mostly screened from the access road by the "U" shaped plan-form. Nevertheless, the slightly increased footprint of the revised block 1-11 has marginally reduced the defensible space around the ground floor flats; this is only an issue with flat 4's living room window which now has minimal separation space with the rear court parking.

The lower eaves line necessitates the second floor of both blocks being more constrained than they were before as they will be wholly accommodated within the roof space. As drawn it is unclear whether the flats conform to the space standards because of the restricted headroom. While this appears to have been represented to some extent on the floorplans, section drawings are needed to show the internal floor to ceiling heights.

Elevations

Only the blocks of flats have been changed since the refused scheme. The lower eaves line has particularly changed their appearance, and reduced their massing. While this can be commended, the elevations on 1-11 appear haphazardly articulated with little underlying order:

- The overtly contemporary flat-topped / fully-glazed stairwell on the front / east elevation sits awkwardly with the more traditionally configured roofline of the rest of the building and it inelegantly cuts through the eaves line.
- The elevations suffer from uneven distribution of windows which also have inconsistent vertical hierarchy and proportions.
- The dormer window on the south-east corner is uncomfortably close to the break in the roof.
- There appears to be a number of inconsistencies / minor errors in the drawings which I would recommend are corrected prior to committee submission.

In respect of the rest of the scheme, both the DRP and I originally had issues with the elevations which were mostly resolved in the previous application submission:

- The narrow-fronted houses were significantly improved during the last application by making most of them gable-fronted rather than pitch-roofed. As well as giving the buildings a more interesting frontage, it delivers less exposed brickwork at the side, reduces the overall height of the roof and increases the separation gap between the roofs. The lower roofline and larger separation gaps especially helps to reduce the massing when viewed from the Hillcrest houses.
- The longer street elevations are also better organised as a series of repeated detached houses that work better than the part detached and part semi-detached groupings (in the earlier drawings) both in dealing with the topography and generating a pleasing rhythm.

- The houses (with a couple of exceptions with less visible flanks) now feature consistent facing materials both at the front and back and in terms of the repeated groupings of the same house type.
- The prominently positioned house on plot 51 has been improved with a reconfigured roofline incorporating a hip on both sides that gives the front elevation a better balance and improves the juxtaposition with plot 50 (which also benefits from a gable frontage) as it provides a greater sense of separation. A projecting bay window on the front/east elevation also adds interest. Nevertheless the DRP felt that the prominence of the northern elevation from the site entrance demands a fully fenestrated frontage with a re-located chimney which has not been achieved (while the north elevation is now better ordered with a symmetrical composition, the chimney and small windows give the impression that it is a secondary elevation).

Small window panels still feature on the houses. They look fussy and lack authenticity (particularly as the glazing bars are likely to be fake ones) while they also reduce daylight penetration and inelegantly accentuate variations in window proportions and sizes. The applicant has agreed that this can be the subject of a planning condition that seeks to simplify the design with larger window panes as achieved on the blocks of flats.