



Agenda Update Sheet

Planning Committee

Date: 12th August 2021

ITEM 2 DM/21/1758

Environmental Health Officer: Amended comments: 'Having looked on Uniform, we have had no complaints about noise from the existing pre-school / nursery. Therefore, I agree that in this case that they should not be required to have an acoustic fence around the play area'.

There is no recommended fencing condition in the report, and therefore no alteration is required to the Recommended conditions listed in Appendix A.

P.35 DESIGN

Amend first paragraph to read:

'Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. It states:

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

- * is of high quality design and layout and includes appropriate landscaping and greenspace;
- * contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
- * creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- * protects open spaces, trees and gardens that contribute to the character of the area;
- * protects valued townscapes and the separate identity and character of towns and villages;
- * does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);
- * creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
- * incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
- * positively addresses sustainability considerations in the layout and the building design;

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

As the site is located in the built up area of Haywards Heath the development plan in this part of Mid Sussex consists of the District Plan and the Haywards Heath Neighbourhood Plan. Neighbourhood Plan Policy E9 is relevant.'

Following on from Policy E9 reference to the Design Guide to be included, as follows:

'The Council has adopted the 'Mid Sussex Design Guide' SPD to encourage appropriate design in new buildings. Design Guide Principles DG37 (page 94) and DG39 (page 104) Chapter 6 encourage a design approach to minimise the environmental impact of new buildings, the delivery of appropriately scaled buildings and sustainable building.'

Amend final paragraph to read 'The development will accord with the principles of the Mid Sussex Design Guide'.

P.37: Impact upon Residential Amenity

Amend final paragraph to refer to Policy DP29, to read:

'Subject to the imposition of a series of conditions on the use of the new building the proposal is considered to accord with District Plan Policies DP26, DP29 and Neighbourhood Plan Policy E9.'

P.43 End of Appendix A – Informative

List of Plans
Amend:

Proposed Site Plan Ref 602/100 Version A to

Proposed Site Plan Ref 602/100 Version B, submitted 10.08.2021.

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