



Agenda Update Sheet

Planning Committee

Date: 8th December 2022

ITEM 5

DM/22/1448

On page 11, under West Sussex Highways, amend the first sentence to read: The LHA considers that there are no transport grounds to resist the proposal.

On page 12, Natural England's consultation response is as follows:

'With regard to European Sites, Natural England does not object to the granting of this permission subject to the advice given below.

Natural England advises that the specific measures previously identified and analysed by your Authority to prevent harmful effects on Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA) from increased recreational pressure should be applied to this proposed development at appropriate assessment.

Your authority has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound. Natural England is of the view that if these measures, including contributions to them, are implemented, they will be effective and reliable in preventing harmful effects on the European Site(s) for the duration of the proposed development.

Providing that the appropriate assessment concludes that these measures must be secured as planning conditions or obligations by your authority to ensure their strict implementation for the full duration of the development, and providing that there are no other adverse impacts identified by your authority's appropriate assessment, Natural England is satisfied that this appropriate assessment can ascertain that there will be no adverse effect on the integrity of the European Site in view of its conservation objectives.

If your authority's appropriate assessment has identified any other adverse impacts from the proposed development in addition to those that may be caused by increased recreational pressure and which have not been addressed by your Authority, you must consult Natural England for further advice on this appropriate assessment. Permission should not be granted until such time as Natural England has been able to consider these additional impacts and respond.'

On page 12, above Relevant Planning History, insert the following:

INTRODUCTION

This application seeks planning permission for the construction of a two storey dwelling with associated access, landscaping and parking in part of the garden at a property known as Goldregen, Vicarage Road in Crawley Down

On page 24, the report refers to an update on sustainability. The applicants have now provided a Sustainability Statement. In summary it makes the following points:

- The applicants are very keen to make the proposed dwelling as sustainable as possible and close to net zero A Rated passive house.
- The main heat source for the property will be provided via an air source heat pump
- The south facing roof utilized for solar panels both PV and solar thermal.

- The secondary heat source will be a log burning stove linked to the central heating system.
- large windows designed and located to maximise natural light throughout the day
- The external fabric of the building will be pre-fabricated structural insulated timber panels.
- Rainwater will be harvested and stored to be re-used for flushing toilets and watering the garden and proposed vegetable patch.
- The proposed highly insulated and airtight building envelop with the double glazed window and door system will secure that the heat loss will be limited and in control. This also contributes to the reduction of heating demand.
- Mechanical Ventilation Heat Recovery (MVHR) to re-use stale air in the building and re-circulate as chilled fresh air which will maintain an air tight building.

Add an additional condition to read: The development shall be implemented in accordance with the details set out in the Sustainability Statement from B + C Architecture that accompanies the planning application. The details of the solar panels, air source heat pumps and mechanical ventilation heat recovery systems shall be provided in accordance with conditions 4 and 5 of this planning permission.

Reason: To ensure that this is a sustainable development and to accord with Policy DP39 of the Mid Sussex District Plan 2014 - 2031.

ITEM 6

DM/22/2732

On page 59, add an Other Matters heading to include the following.

Concerns have been raised regarding the impact on wildlife from the proposed development from the loss of the green verge and trees. As previously stated with the report, the existing trees on the site are not protected and therefore can be removed at any time. Protected species are also protected under separate legislation, which is separate to planning control, and any permission granted would not override the protection given under other legislation. Given this, and in the absence of any evidence that there would be an adverse impact on wildlife from the proposal, it is considered that the application is acceptable in terms of the impact on biodiversity.

On page 61, under Appendix A amend the wording of condition 5. To the following.

5. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No areas of the development shall be brought into use 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 and Policy DP41 of the Mid Sussex District Plan (2014 - 2031).

On page 63, under Appendix A add the following condition.

20. No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies and with DP21 of the Mid Sussex District Plan.