

Supplementary report to the Planning Applications Committee on 9 August 2023

LW/22/0517 - Hurst Farm, Hurstwood Lane, Haywards Heath (Pages 9 - 40)

Mid-Sussex District Council Recommendation

The application has been recommended for approval by officers at Mid-Sussex District Council and will be heard at their planning committee meeting held on 10th August. The officer report can be accessed on the following link <https://midsussex.moderngov.co.uk/documents/s16411/DM.22.2272%20Land%20at%20Hurst%20Farm%20Hurstwood%20Lane%20Haywards%20Heath%20-%20Final%20-D%2010.8.23.pdf>

Mid-Sussex District Council have set a deadline for the section 106 agreement to be signed (which LDC is party to). The deadline is the 10th November 2023 and it is therefore recommended that any resolution to approve the scheme includes delegation back to the head of planning to refuse the application if the agreement is not completed by the 10 November 2023.

LW/23/0090 - Land North of High Street, Barcombe, East Sussex (Pages 41 - 74)

Updated/Amended Plans

Since the committee agenda was published, an updated drainage plan has been provided to demonstrate how the drainage basin could accommodate a 45% allowance for increased rainfall as a result of climate change in light of the recent revisions to this projection (increasing from 40%). This is in response to matters raised in section 6.4 and 8.6 of the officer report.

Additional Comments

Since the agenda was published, communications have been received from 5 individuals raising a number of concerns, which are summarised below:-

- Notification letters for the meeting have not been received;
- Drainage plans are unclear and have been updated at a late stage;
- Highways have only removed their objection to development setback due to 3D visual which are not on the website and removal of trees which are not mentioned in the officer report;
- Uncertainty about whether private package plant would be used for sewage management;
- There are objections to the positioning of the children's play area on security grounds and, if it is moved from the location shown, it would have implications upon the landscape scheme;
- There is no update from the County Ecologist regarding biodiversity net gain nor are there details of translocation arrangements for reptiles;

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- Pedestrian access is poor and relies on use of a narrow footpath;
- Officers had previously stated that development set back from the road would not engage well with the village and had asked for the layout to be altered;

OFFICER COMMENTS

Notifications

The committee agenda was published on the Council website on 1st August and logs from our system show that notification letters were sent out at the same time. Please note, only those who objected to the current scheme would receive one of these letters and that emails are also used where permitted, meaning there is a chance some notifications may have been sent to a spam folder.

Drainage

SUDs are in support of the submitted drainage scheme, subject to the detailed design being provided. This will be secured by condition as they have requested. These details would include necessary monitoring to inform the design/location of attenuation tanking. Although additional plans have been submitted within the past 2 weeks they relate to technical matters and do not fundamentally alter the character or scale of the scheme. 45% climate allowance capacity was not required by SUDs but was negotiated by officers.

Highway Concerns

The 3D visual were sent to the Highways Officer to support their assessment of the scheme's "proposed" landscape scheme. They do not relate to visibility splays which have already been secured under the outline approval. The Highways Officer has suggested the removal of some trees from the "proposed" landscaping scheme. This is mentioned in the relevant section of the officers report *(he section on Landscape, Ecology and Biodiversity on page 25).

Sewage Management

The final details of sewage management would be secured, as is quite normal, by condition. The submitted documents present two scenarios. Either all dwellings will be served by an adoptable type 2 package plant or, if Southern Water suggest a reduced capacity, 20 dwellings would be served by the adoptable plant and the additional 6 by a package treatment plant, which would be subject to environmental standards as well as building regulations. Such treatment plants are common on new development. What is clear is that there are suitable options available for sewage management within the development.

Play Area

The children's play area, as shown on the submitted plans is proposed in the western landscape. There are also options for different or additional play space in the proposed southern landscape areas. In any case the detailed design and location of the play space is controlled via condition attached to

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the outline approval LW/21/0530. This condition can also be used to assess any security concerns.

Ecology

The County Ecologist supported the current layout when it was submitted in indicative form at the outline stage. Measures to secure biodiversity net gain and reptile management are secured by conditions 17, 18 and 19 of the outline approval. The final landscaping scheme and management plan would be secured by condition attached to any approval given for the current application (see below).

Frontage Design

Local Plan Part 2 Policy BA02 explanatory text paragraph 2.72 fully supports the current application design. Highway comments support both “frontage forward” or “frontage pulled back” designs in terms of pedestrian/vehicle visibility.

Additional Condition

The draft of the officer report in the agenda did not include a recommended condition for landscape works and the associate management and maintenance plan. This condition is shown below and would be attached to any approval given:

HARD & SOFT LANDSCAPING: Prior to completion any residential unit forming part of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- Details of all hard surfacing.
- Details of all boundary treatments (including provision of mammal gates to allow for foraging animals to cross the site).
- Details of all proposed planting, including numbers and species of plant, and Details of size and planting method of any trees.
- Ecological enhancements and Biodiversity Net Gain.
- Landscape and Ecological Management Plan

All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the 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.

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Reason: To ensure the development incorporates sympathetic landscaping that amalgamates with surrounding landscaping, is appropriately and sympathetically screened, and provides a secure and safe environment for future occupants in accordance with LLP1 policy CP10, LLP2 policies DM24 and DM27 and para. 174 of the NPPF.