

HAYWARDS HEATH TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 21 May 2018

C N Laband (*Chairman*)
M J Pulfer (*Vice Chairman*)
Mrs C Cheney
R J R Clarke
A C McPherson
H A Mundin

* Absent

** Apologies

Also present:

Councillor C J P Ash-Edwards
Councillor S R Hillier
Councillor L S Wickremaratchi
Mr Peter Stuart, Head of Corporate Resources, Mid Sussex District Council
Mr Jonathan Morris, Sussex Learning Trust
Mr Eric Bassett, Chair of the Haywards Heath Society

Regarding the sole application up for consideration, DM/17/2739 – Land to the East and West of Hurst Farm, Hurstwood Lane:

4 representatives from Enplan Ltd and Waterman Infrastructure & Environment Ltd, who were acting on behalf of the applicants and had registered to make a short presentation which gave an outline of the proposals;

Mr Hillier Simmons, Mrs Stephanie Went and Mr David Went – local residents and members of the Fox Hill Association – and local resident Mr Graham Hunt, all of whom had registered to speak *against* the application;
approximately 12 members of the public.

10. Apologies

There were none.

11. Substitutes

There were none.

12. Members' Declarations of Interest

Councillor Howard Mundin made the following declaration:

"I declare a personal interest in all planning applications under agenda item 6 as an elected Member of Mid Sussex District Council (MSDC) appointed to Planning Committee A. I further reserve the right to alter my views should the applications come before Planning Committee A, based on contributions from the public, other Members or reports from MSDC Officers."

cont.

12. Members' Declarations of Interest (cont.)

Other declarations were made as follows:

Member	Application No.	Location	Nature of Interest
Cllr C Ash-Edwards Cllr Mrs C Cheney Cllr C Laband Cllr A McPherson	DM/17/2739	Land to the East and West of Hurst Farm, Hurstwood Lane	Personal interest on account of being an elected Member of Haywards Heath Town Council (HHTC), which has a particular interest in the following aspects of the application: new burial ground, allotments, country park and car parking
Cllr R Clarke			Personal interest on account of being an elected Member of HHTC and an elected Member of MSDC. MSDC owns a major share of the land relating to the application site
Cllr S Hillier			Personal interest on account of being an elected Member of HHTC and an elected Member of West Sussex County Council (WSCC). In his capacity as a County Councillor, has interests in matters relating to education and highways. Is WSCC Cabinet Member for Children and Young People, and Lead Member for Children
Cllr S Wickremaratchi			Personal interest on account of being an elected Member of HHTC and an elected Member of WSCC. In his capacity as a County Councillor, has interests in matters relating to education and highways. Is appointed to the WSCC Select Committee for Children and Young People's Services

13. Comments and Observations on Application Number DM/17/2739 – Land to the East and West of Hurst Farm, Hurstwood Lane

Members made comments and observations on the above mentioned application as per Appendix 1 attached.

14. Items Agreed as Urgent by the Chairman

There were none.

The meeting closed at 9:50pm.

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APPENDIX 1

DM/17/2739 – Hurst Farm - Outline application for development of up to 375 new homes, a 2-form entry primary school with Early Years provision, a new burial ground, allotments, Country Park, car parking, 'Green Way', new vehicular accesses and associated parking and landscaping. All matters are to be reserved except for access. Land to the East and West of: Hurst Farm Hurstwood Lane Haywards Heath West Sussex

Haywards Heath Town Council Statutory Comments

The Hurst Farm site is specifically identified in Policy H1 of the Haywards Heath Neighbourhood Plan (HHNP), adopted in December 2016 as a developable site. The new school is supported under policy H1 and specifically the provision of a Cemetery under policy E4, provision of allotments under policy E5. The Country Park is stated in the HHNP, sitting across the Town/District and County border in the Parish of Wivelsfield.

Having duly considered the application at an extra-ordinary meeting of its Planning Committee dated 21st May 2018, the Town Council **supported in principle the outline planning application, for development of 375 new homes.** Under the Localism Act, the HHNP confirms this is what the community wants in this location, so Members of the Town Council's Planning Committee have scrutinised the outline application and highlighting concerns which must be addressed to validate the application.

These concerns are listed as relevant issues, which include, but are not limited to:

- The Town Council notes **375 homes** are proposed in the application versus approximately supported 350 in the HHNP.
- **Condition:** Adoption of the **detailed Masterplan** by the applicant is required. This must include the design and the style of the housing/flats.
- **Condition:** The Town Council requires a Construction Management Plan, to include wheel washing, use of tonneau covers for earth moving vehicles, onsite parking for site/construction workers, and ancillary road cleaning. This CMP must include a Tree Management Plan *.

Condition: Working hours of works and stacking of construction deliveries, restrictions are required to protect neighbouring residential amenity – 08:00 to 18:00 Monday-Friday, 09:00 to 13:00 Saturday. No work permitted Sundays or Public Holidays: Objective to protect residential amenity.

- **Condition:** The Town Council requires that the Town's **green spaces and roads** are protected. All grass verge and road damage/restoration costs are the responsibility of the developers at their expense.
- **Traffic congestion and vehicle movements.** It is noted that West Sussex County Council have outstanding questions alongside the Town Council.
 - Relief Road traffic lights. These lights must be:
 - 1) synchronised to ensure that in turn traffic from Greenhill Way direction is given entry to Hurstwood Lane to the relief road.
 - 2) Traffic from the school, community facilities and northern end of site is given entry to Hurstwood Lane to access relief road.
 - Two pedestrian activated lights as already within the application (Fox Hill and Birch Hotel) are supported. Lights must also be synchronised so pedestrians at Birch Hotel

roundabout do not activate lights when traffic is being cleared from the junction of the Relief Road and Hurstwood Lane. Three Toucan Crossings total.

- **Traffic Management Plan** must be agreed with West Sussex County Council taking the above into consideration. The use of Section 106 monies is crucial to ensure that monies are not used on unsustainable bus services that will leave the site isolated in future years.
- **Condition:** Electric car charging points provided for all dwelling on the site, plus allowance for any future proofing required, to deliver the Environmental protection requirements of the HHNP and MSDP.
- **Hurstwood Lane Closure.** The Town Council has concerns for residents' road safety, and requires before construction commences, that Hurstwood Lane be closed to public through traffic before construction commences. This may require West Sussex County Council cooperation. **Safe Green Space**, the Town Council welcomes the comments of the applicant that surveillance of the main green space will be managed as part of the layout of the site. This is in line with the requirement with the detailed design in the Masterplan.
- **Traffic Lights Fox Hill: Acknowledging the considerable road safety issues -**
The Town Council would like a **condition** requiring the developer to provide an additional set of traffic lights placed at the South Eastern tip of the site, at the junction with Hurstwood Lane and Fox Hill. This will allow traffic to move systematically and provide a safe crossing for residents using the school, community facilities and accessing services from the south of the site and vice versa for commuting, entertainment and leisure. This is critical, because Hurstwood Lane as a commuter rat-run will be blocked, therefore increasing traffic movements down through Fox Hill. Traffic lights will reduce speed and provide much needed traffic calming in the Fox Hill area.
- **Pedestrian access, pathways, crossings to and through the site to enable access.** All cycle pathways must be designated as Public Rights of Access/Way. This provides the pedestrian access/connectivity needed to meet existing and future access needs to the Town. If this is not possible then additional fund must be provided to meet these accessibility needs. These must be DDA compliant, including the Anscombe Wood cycle/pathway.
- **Condition:** Affordable Housing Mid Sussex District Plan policy DP31 requires 30% affordable housing is placed on the site. Affordable housing provision must include a housing mix and be varied in location (maximum 10 unit concentration) supported by pepper-pot delivery and integration of the affordable housing with open market housing.
- The Town Council has serious concerns about the **joint access and parking arrangements** to the School, Cemetery, Allotments and Country Park. (E5/Obj10B applies) This must be included in the S106 Land Transfer Agreement.
- **Condition: Parking** the HHNP requires sustainable delivery/enforcement of off-street parking. Following informal officer advice, supporting a new Controlled Parking Zone on the site, to specifically prevent antisocial parking from nearby residential districts and commuters. The opportunity to deliver a fully integrated scheme, critically before first occupation will allow a streamlined implementation process, together with the associated cost saving this will approach deliver. This coordinated approach is especially required to protect from parking around the open parkland space, allow natural surveillance, allow a free flow for pedestrian and vehicle traffic in this arterial bus-route location and the roads elsewhere in the development which should remain free from car parking.
- **Bin collections:** The Town Council requires that all euro bins/commercial bins that offer the opportunity for ASB/Statutory noise issues, are protected by a **CONDITION** that there are no

collections before 07:00 This will be a Reserved Matters Issue.

- **Condition:** The Town Council requires **roads are adopted** and/or an estate management plan, with a management company appointed, before first unit occupation.
- **Tree management plan** * to ensure protection of existing trees from destruction along with a long-term management plans for conservation/protection/replacement for trees and along with confirmation of funding arrangements.
- **Green spaces, buffer zones and ancient woodland** 15m buffer zones must be upheld in line with Mid Sussex District Plan policy DP36
- The Town Council welcomes the redesign of the site to **protect the existing listed buildings** on the developable land and requires that Hurst House and barns are protected from the development of housing, as required in the extant Neighbourhood Plan.
- The Town Council has major concerns, echoed by District Council Members on their planning committees (Rookery Farm/Beeches), that Councillors concerns are being over-ridden by Urban Planner support under DRP. The Town Council has significant reservations relating to exterior, aesthetic design and standards that have been forced upon the Town.

The Town Council requires developer consultation for the design of site, houses and apartment buildings, before final discussions with Mid Sussex District Council, as the relevant planning authority. This is a pre-reserved matters requirement, detailed in the NPPF - National Planning Policy Framework, requiring Parish/Town Council involvement under localism legislation.

- Any **Pollution, Light, Air, Water, flood risk**, topography, springs, waste/drainage issues must adhere to SUD and IEA requirements.
- **Play spaces - Conditions** requiring delivery under must be under the guidance of Supplementary Planning Documents in the Reserved Matters Application.
- **Landscaping - Conditions** requiring delivery must be under the guidance of Supplementary Planning Documents in the Reserved Matters Application.

Section 106 Requirements

If the Planning Application is approved, the Town Council require ownership for the land designated for the County Park, Allotments and Cemetery at nil cost, together with the full Local Community Infrastructure payment allocated to the development of the Country Park.

Development of these Community facilities is to replace the loss of the green space being developed for housing within the Planning Application.

The Inspector raised serious concerns during inspection of the HHNP over the potential loss of green space but allowed this to be balanced by the CP/A/C land provision, which increases the quality of land usage for the residents of the Town.

Currently the Town Council has no information on land transfer requirements nor the implications of the proximity of the School and the associated access arrangements and car parking.

Before determination of this application, the Town Council must agree details of the land transfer.

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