



AGENDA ITEM 6 – DC/19/1723

Land at Lyons Farm, Lyons Road, Slinfold

Additional representations received:

85 additional letters of support have been received (Nb 28 of these are emails only referencing their support made on the applicant's website) alongside 14 additional letters of objection from new addresses since the completion of the Committee report. These additional representations received raise no new matters that are not already set out and addressed in the Committee report. It is noted that of the 85 additional letters of support received, one is from an address within Horsham District, ten from addresses in Crawley, and two from addresses in Worthing. The remaining 72 are from addresses mainly in the wider southeast of England including London.

Additional representation received from Slinfold Parish Council.

The Parish raises various matters in their previous objections as set out in the committee Report, including the following:

- In conflict with the Slinfold Neighbourhood Plan
- Site is isolated and transport links inadequate
- Cannot be supported by existing health services or by WSSC Extra Care Housing
- Mitigation cannot address significant visual impact
- Flood risk will increase with climate change and harm to ecology
- Local need not matched with current and proposed provision

Updated Draft Head of Terms received from applicant:

This confirms the C2 Use Class Restriction, the affordable housing offer and Local Connection definition, public access to facilities and open space), the Public Right of Way (PRoW) and highways works and payments, and ecological and landscape management.

It follows on from the latest updated Affordable housing offer and PRoW works and payments put forward by the applicant in June. The latest affordable housing offer has now been amended further so the affordable rent tenure is now 75% of open market rent rather than the 80% stated in the Committee report. The applicant has also committed to delivering new dedicated PRoW at the east of the site by the river, in addition to the PRoW works and payments stated in the Committee report.

Committee Report clarification

The application description incorrectly states that there will be 108 extra care apartments. The correct number is 88 with the overall number of units unchanged at 279 as set out on the application forms.

End