



AGENDA ITEM 6 - DC/21/0498
Planning Committee North: 6 July 2021

**Crosby Farm (Land North of Slinfold Cricket Club), Lyons
Road, Slinfold**

Updated Road Safety Audit and accompanying Designers Response

Since the committee report was published, an updated Road Safety Audit and accompanying Designers Response has been received, signed and dated by Local Highway Authority (West Sussex County Council), with the agreed solution of the bus stop remaining in current location with new un-controlled pedestrian crossing of Lyons Road to serve this.

On 23 June, the Local Highway Authority confirmed they did not consider the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore the proposal is not contrary to the NPPF and there are no transport grounds to resist the proposal.

For completeness, the updated Road Safety Audit was requested by the Local Highway Authority so the Decision Log could be filled out. This has now been done.

Additional Representation and Parish Comments:

A 2nd Consultation response has been received from Slinfold Parish Council (27 June). At the full Parish Council Meeting on 24 June, members considered the amendments. The Parish Council continues to have no objection. The Parish comments remain the same and they would like the following conditions imposed:

1. Materials - Prefer black/brown windows and natural cladding. Accordingly would like to condition materials.
2. Access Track – The parish would like a smooth surface to guarantee minimal disturbance for residents and condition on this.
3. Planting – The parish would like removed hedges fully replaced and full planting scheme, to include appropriate screening, via condition.
4. Sustainable Energy – Whilst it is understood HDC cannot require on site renewables, the Parish would like all aspects of renewables explored and if possible solar panels.
5. Construction Management Plan.
6. Finished Floor Levels – The Parish would like these and finished ridge heights to be controlled by a condition.
7. Drainage – The Parish remain very concerned over drainage. The Parish understand the Planning Inspector was not concerned by this aspect and that no objection had been received from Statutory Consultees, the studies undertaken have only been desktop. As a

Parish Council, they have first-hand experience of flooding in the area of Lyons Road and water flow in heavy rain. The Parish request this local knowledge is taken into account, and drainage into this stream looked at in totality rather than piecemeal. Accordingly, the Parish would like drainage conditioned and our preference for outfall move away from Lyons Road fully investigated.

8. Dark Sky – The Parish would like to lighting conditioned and understand street lighting is not to be installed.
9. Barn Owls – The Parish fully support the findings of Sussex Barn Owl Group and would like a strong condition imposed to mitigate loss of habitat for this endangered species.

In addition the Parish understand the following:

1. Completion of external of the Cricket Pavilion will be subject to a legal agreement.
2. Opening hours of the Cricket Club will be secured by condition and will form part of the Management Plan. This will be aligned with the premises licence under Environmental Health.
3. The planning portal does not reflect the most recently proposed street scene, this should be made available for view at the very earliest opportunity.

One further representation has also received. The representation states that it is hard to see what has really changed so all their previous reasons to object still stand. It is still an unsympathetic modern housing estate in the heart of an historic rural village, with excessive ridge heights and inappropriate urban design.

Officer comment:

Further representation: The design and layout of the scheme, including ridge heights and perceived urbanising effect, have been considered and addressed in the officer report.

In response to the requested conditions from Parish, the requested for Conditions 1 Exterior Materials, 2 hard surfacing, 3 Planting, 5 Construction Management Plan, 6 Finished Floor Levels, 8 Lighting, and 9 Barn Owls are all addressed by conditions as set out in the officer report.

For Condition 4 Sustainable Energy, it should be noted that the building fabric of the proposed buildings meet Building Regulations standards and that on site renewables cannot be insisted upon. In addition, permitted development rights for solar panels would apply to the new dwellings.

For Condition 7 Drainage, the proposed drainage strategy was considered acceptable by the Inspector at appeal for the outline DC/19/1386. The strategy factors in the flood experienced on Lyons Road. A suitable drainage strategy is required by condition 7, recommended in the committee report.

The Parish's understanding of Points 1 and 2 are correct. On Point 3, the latest street scenes have been viewable on the council's website since 19 May. These are to scale. However, to assist members of the public, versions of the street scenes with building heights annotated have been received and made available before committee.

Archaeology

Following the consultation response from the Council's Consultant Archaeologist 25 June, an additional condition relating to potential Roman archaeology to be present on site is proposed as follows:

Pre-Commencement Condition: No development other than above ground works of demolition and above ground site clearance and ecology works shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief (Strip, Map and Sample) on

the spine-road by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved, in writing, by the local planning authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the developer has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the local planning authority. Works shall be carried out in accordance with the approved scheme.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded in accordance with Policy 34 of the Horsham District Planning Framework (2015).

The planning agent has agreed to this condition.

End