MID SUSSEX DISTRICT COUNCIL
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

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Email: planninginfo@midsussex.gov.uk
www.midsussex.gov.uk

For official use
App No. .....
Date Rec. .....
Fee .....

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	
Address line 1	
Address line 2	
Address line 3	
Town/city	
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	534599
Northing (y)	125073

Description

Common Land adjacent to the north of the car park at Lindfield Bowling Club on Backwoods Lane

2. Applicant Details

Title	Mr
First name	Andrew
Surname	Funnell
Company name	Lindfield Parish Council
Address line 1	The Clock Tower House
Address line 2	Lindfield Enterprise Park
Address line 3	Lewes Road
Town/city	Lindfield
Country	West Sussex

2. Applicant Details

Postcode	RH16 2LH
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ○ Yes ● No

3. Agent Details

Title	Mr
First name	Stephen
Surname	Manning
Company name	Gould & Company
Address line 1	Gould and Co
Address line 2	2 Lucastes Mews
Address line 3	Paddockhall Road
Town/city	Haywards Heath
Country	
Postcode	RH16 1HE
Primary number	01444452604
Secondary number	
Fax number	
Email	sm@gouldco.co.uk

4. Site Area

What is the measurement of the site area? (numeric characters only).	40
Unit	sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

The construction of a Public Convenience block on Common Land to the north of the car park at Lindfield Bowling Club on Backwoods Lane.

Has the work or change of use already started? ○ Yes ● No

6. Existing Use

Please describe the current use of the site

The Common Land adjacent to the car park is currently not used.

Is the site currently vacant? Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated Yes No

Land where contamination is suspected for all or part of the site Yes No

A proposed use that would be particularly vulnerable to the presence of contamination Yes No

7. Materials

Does the proposed development require any materials to be used in the build? Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Facing Brick

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Grey Slate

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Powder Coated Aluminium Doors with Aluminium Frames

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

101 - Site and Location Plan - As Proposed
110 - Ground Floor In Context - As Proposed
111 - Floor Plans and Elevations - As Proposed
AIA Report
H3739 Planning Statement
H3739 Consultation

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ○ Yes ● No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ● Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ● Yes ○ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ● No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ● No

Will the proposal increase the flood risk elsewhere? ○ Yes ● No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☑ Soakaway

☐ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
● No

b) Designated sites, important habitats or other biodiversity features:

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
● No

c) Features of geological conservation importance:

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
● No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains Sewer
- [ ] Septic Tank
- [ ] Package Treatment plant
- [ ] Cess Pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Mains Sewer

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	0	0	31	31
Total	0	0	31	31

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Will the proposed development require the employment of any staff? ○ Yes ◉ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent
○ The applicant
○ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	Hamish
Surname	Evans
Reference	DM/18/4309

Date (Must be pre-application submission)

02/01/2019

Details of the pre-application advice received

(Following is extracted from Pre-App response)

Planning permission will be required for this proposal. It will be judged against Mid Sussex District Plan policies DP26, DP35 and DP37, the relevant provisions within the NPPF. There are no policies relevant to this proposal in the Lindfield and Lindfield Rural Neighbourhood Plan.

The site is within Lindfield Conservation Area and the council's Conservation Officer has no objection to the proposal subject to the details of the design and materials that will be supplied in the full application.

I would therefore consider that the proposal would comply with Policy DP35.

In relation to Policy DP26, I consider that the proposed building is appropriate in design and scale to this locality, provided that materials sympathetic to the area are used. I note that the proposal will not require highways access.

The proposed building will be located adjacent to a mature Lime tree and the council's Tree Officer has made the following comments:

"All of this looks good, but the report is still preliminary. I would like to review the full AIA & AMS report before fully supporting any future application."

I would therefore consider that the proposal would comply with Policy DP37 provided that the Tree Officer supports the full AIA and AMS report.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant of any part of the land or building to which this application relates.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Mid Sussex District Council
Number	
Suffix	
House Name	
Address line 1	Oaklands Road
Address line 2	
Town/city	Haywards Heath
Postcode	RH16 1SS
Date notice served (DD/MM/YYYY)	24/10/2018

Person role

○ The applicant
◉ The agent

Title	Mr
First name	Stephen
Surname	Manning
Declaration date (DD/MM/YYYY)	07/01/2019

☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	07/01/2019

This Planning Statement is submitted as part of, and in support of, the Full Planning Application for the construction of a Public Convenience block on Common Land to the north of the car park at Lindfield Bowling Club on Backwoods Lane.

Information contained within this statement has been obtained from Lindfield Parish Council's website pertaining to the proposed conveniences. A substantial amount of consultation with the public has been undertaken to date and findings from this have been used to refine the design.

For further information, please visit Lindfield Parish Council's website.

Use

The Common Land adjacent to the car park is currently not used. There is a pedestrian path which serves the car park and extends around the Bowling Green, as well a Lime Tree, as identified on the Aboricultral Impact Assessment.

Amount

The purpose of the proposed works are to construct a single storey public convenience block comprising of the following:

Unisex – Unisex with Baby Changing – Gents – Female – Disabled with Baby Changing – Storage.

Lindfield Parish Council have identified the need for these conveniences and this document hereafter has been based on information published on their website pertaining to these proposals.

History of Proposals

In 2005, Mid Sussex District Council decided to demolish and remove the Public Toilets positioned alongside the Bowling Green on Lindfield Common. This was because of cost constraints and the toilet block deteriorating. A similar decision was made to close six other toilet facilities within the Mid Sussex area.

At the time, Lindfield Parish Council, was offered the chance to take on responsibility to run and refurbish the Public Toilets at Denmans Lane neat the Co-Op, and we have run these successfully with few problems since 2006.

The need for re-instatement was highlighted as a priority in the Lindfield Village Action Plan 2006.

This was further reinforced by a poll conducted by Lindfield Parish Council in 2010, asking all village residents if they were in favour of new toilets being constructed on Lindfield Common. The poll showed that 90% of respondents agreed that the Parish Council should work towards the provision of public toilets.

Site Selection

A Lindfield Parish Council working group was set up in 2011 to explore whether and how the reinstatement of toilet facilities on the Common might be achieved. A number of issues were considered:

1. Access for maintenance and cleaning
2. Proximity to main areas of activity
3. Road crossing from main Common area
4. Proximity to and impact on neighbours
5. Risk of anti-social behaviour/vandalism
6. Road proximity for police and general public surveillance
7. Aesthetic effect
8. Minimise existing tree disturbance
9. Proximity to main drain and services
10. Parking for passing users

The location for the proposed building is to the north of the Lindfield Bowls Club car park. 17 sites since 2010 have been considered for the proposed toilets.

Common Land Process

Lindfield Common is, as it sounds, designated as Common Land which means that it is subject to significant building and planning restrictions.

Any planning application would have to be approved not just by the local planning authority (Mid Sussex District Council) but also by the independent Planning Inspectorate which is an executive agency of the Department of Housing, Communities and Local Government.

Mid Sussex District Council, who are legally responsible for the Common and its management, have therefore been consulted about the design and location of the proposed toilets.

The proposals are subject to the formal planning process and no agreement or approval has been given.

How did you come up with the design and site?

We have employed professional architects to draw up the plans. It is proposed that the toilets will look similar to the ones in Denman Lane. Features include:

- Unisex toilets with baby changing (as per Denmans Lane toilets)
- External design in keeping with Lindfield Common surroundings
- Security lighting
- Clear sightlines around the building
- Opening time from dawn until dusk
- Automatic remote locking (as per Denmans Lane toilets) at dusk
- Vandal-resistant fittings
- Daily cleaning

The Council is a member of the British Toilet Association we will continue to seek advice from them as and when required.

The following is submitted as part of, and in support of, the Full Planning Application for the construction of a Public Convenience block on Common Land to the north of the car park at Lindfield Bowling Club on Backwoods Lane.

Lindfield parish council, in June 2018, undertook a public consultation regarding the proposed conveniences. The following documentation includes the consultation invitation and the consultation report.

For further information, please visit Lindfield Parish Council's website.

Consultation Invitation

Lindfield Parish Council is holding a four week public consultation (1st June - 29th June 2018) on a proposal to reinstate and manage public toilets on Lindfield Common. Feedback can submitted on our website (via Survey Monkey) or by completing a feedback form. Electronic copies of the forms will be available to download from our website. Hardcopies will be available at the Parish Office. Forms can be submitted up to Friday 29th June 2018.

The Parish Council will host a display stand about the proposals at Lindfield Village Day (2nd June 2018). Members of the public will be able to complete hardcopies of the feedback forms at the stand.

Background
Since 2005 Lindfield Common has not had any public toilets after these were removed by the District Council. The closest public toilets to The Common are located in Denmans Lane and are managed by the Parish Council. The Council now seeks public feedback on whether to reinstate toilets on the Common. The proposed location to install public toilets will be to the north of the Lindfield Bowls Club car park.

Subject to the feedback received, it is proposed that the Parish Council will:

- Submit a planning application for the toilets to Mid Sussex District Council;
- Apply for permission to carry out works on common land;
- Apply to Mid Sussex District Council for a capital grant.

A copy of the site plans, and a Frequently Asked Questions can be found on the Parish Council's website: www.lindfieldparishcouncil.gov.uk

Hard copies of the site plan will also available to view at the Parish Council Office during the public consultation (Public opening hours Tues 1pm-4pm, Thu & Fri 10am-1pm).

Consultation Report

1 Background

The Parish Council as agreed in 2015 undertook a public consultation on the proposal to see the reinstatement of public toilets on Lindfield Common. The Parish Council's Working Group received authorisation from Full Council to undertake and run the consultation. It was agreed that the period of consultation would be 1st to 29th June 2018.

The Working Group consists of the following Parish Councillors:

- Roger Pickett
- Ron Plass
- Sarah Richmond
- Val Upton
- William Blunden

2 The Proposals

Having received approval from the Finance and General Purposes Committee architects (Gould & Co) were instructed to completed revised plans for the proposals.

The design of the building was based on a previous proposal from 2016. This design had been reviewed for comment by members of Mid Sussex District Council **(on a without prejudice basis).**

Four plans were drawn up by Gould & Co:

- Site and location
- Ground floor
- Floor plans and elevations
- 3D Perspective

Location
The location for the proposed building is to the north of the Lindfield Bowls Club car park. 17 sites since 2010 have been considered for the proposed toilets.

3 Advertising the Consultation

The consultation was advertised using the following methods (before and during):

- Parish Council noticeboard
- King Edward Hall noticeboard
- Parish Council website
- Advertisement in June edition of Lindfield Life
- Lindfield Life Twitter
- A public display stand at Lindfield Village Day
- Notices and display in the Parish Office

4 Viewing the Proposals

The plans and supporting slides were able to be viewed either on the Parish Council's offices or website. A public display was also held on 2nd June 2018 at Lindfield Village Day.

Additionally, local stakeholders were invited by letter/email to provide feedback on the proposals. This included local MP, County & District Councillors, Community Groups, Business, Schools etc.

5 Queries Regarding the Proposals

Councillors and staff have been available to answer public queries relating to the proposal and consultation process. Both Staff and Councillors attended the public consultation stand to help

with any queries. Additionally, the office staff, liaising with Councillors, have answered email queries received.

6 Eligibility

It was agreed that the consultation would be open to all members of the public. This meant that it was not limited to just residents within the Parish boundary.

7 Feedback Questions

Respondents were asked two questions:

1) Would you like to see the reinstatement of public toilets in Lindfield Common? Yes / No
2) Do you have any comments on the proposals?

8 Respondent Personal Data

The Parish Council asked respondents to provide the following personal data:

- Name
- Address
- Email

This information was requested solely for the purposes of mitigating against individual(s) entering multiple forms. All data has been held in accordance with the Parish Council's Data Protection obligations. This was noted on feedback forms / Survey Monkey. Copies of relevant policies were displayed at the public consultation stand and are available to download from the Parish Council website.

9 Results

Question 1

Would you like to see the reinstatement of public toilets in Lindfield Common?	Yes	No
	266	4

Question 2

Do you have any comments on the proposals?

154 respondents provided comments on the proposals. In addition, we have received comments in email format. The comments have been reviewed and summarise as follows:

Gender

There are no female only toilets. The proposals have unisex cubicles and men's urinals. **NOTE the design has now been changed.**

Position

Proposed – Positive and negative responses were recorded. Concerns were highlighted relating to:

- Anti-social behaviour
- Impact on bowls club car park
- Distance from playground
- Visual impact
- Safely crossing the road to use facilities

- Reduced visibility driving into or out of the car park
- Additional traffic congestion at school opening and closing time
- Impact on recently installed footpath.

Alternatives – Several alternative positions where suggested these include:

- The site of the old toilets
- Next to the Cricket Club
- Next to the playground
- Next to the logs car park
- Bottom right hand corner of the Common (east)

Cost
Both positive and negative responses were recorded regarding the projected building costs and ongoing running costs. Some respondents questioned whether finances could be diverted towards other uses including sites proposed in the Parish Council's traffic study.

Playground
Respondents observed that the wall in the playground is being used as an area that children are currently using as a toilet. The reason for this is citied as the distance to the Denman's Lane public toilets.

Need
Several comments for and against the need for public toilets were recorded. A reoccurring theme was that the elderly, children, and those with an impairment would benefit from toilets closer to the Common than the current public conveniences in Denmans Lane.

Design
Both positive and negative responses were recorded regarding the size and appearance of the building. Concerns were recorded regarding the buildings visual impact on the area.

Impact of Trees
Concerns were raised regarding the position of proposed toilets in relation to a large tree. The Parish Council has commissioned a specialist report on this issue and it has been suggested that the proposed building will not require any existing tree removal.[1]

Additional points raised included:
- Economic benefit
- Environmentally friendly design
- Cleaning rota

Stakeholder responses:
In addition to the above responses communications were received from 4 stakeholders.

10 Breakdown of Methods Used to Submit Responses

Method	Quantity
Paper form	216
Electronic form	7
Survey Monkey	47
Stakeholders letters	4

[1] Appendix 1 - Broad Oak Tree Consultants

Lindfield Parish Council
The Clock Tower House, Lindfield Enterprise Park, Lewes Road, Lindfield, RH16 2LH
Tel: 01444 484115 Fax: 01444 484918
Email clerks@lindfieldparishcouncil.gov.uk

REINSTATEMENT OF PUBLIC TOILETS ON LINDFIELD COMMON - FEEDBACK FORM

Lindfield Parish Council is holding a four week public consultation (1st June - 29th June 2018) on a proposal to reinstate and manage public toilets on Lindfield Common. Feedback can submitted on our website (via Survey Monkey) or by completing a feedback form. Electronic copies of the forms will be available to download from our website. Hardcopies will be available at the Parish Office. Forms can be submitted up to Friday 29th June 2018.

The Parish Council will host a display stand about the proposals at Lindfield Village Day (2nd June 2018). Members of the public will be able to complete hardcopies of the feedback forms at the stand.

Background: Since 2005 Lindfield Common has not had any public toilets after these were removed by the District Council. The closest public toilets to The Common are located in Denmans Lane and are managed by the Parish Council. The Parish Council now seeks public feedback on whether to reinstate toilets on the Common. The proposed location to install public toilets will be to the north of the Lindfield Bowls Club car park.

Subject to the feedback received, it is proposed that the Parish Council will:

- Submit a planning application for the toilets to Mid Sussex District Council;
- Apply for permission to carry out works on common land;
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A copy of the site plans, and a Frequently Asked Questions can be found on the Parish Council's website: www.lindfieldparishcouncil.gov.uk

Hard copies of the site plan will also available to view at the Parish Council Office during the public consultation (Public opening hours Tues 1pm-4pm, Thu & Fri 10am-1pm).

Please place an X in desired box

Q1 - Would you like to see the reinstatement of public toilets on Lindfield Common?	**Yes**	**No**
Q2 - Do you have any comments on the proposals (please use other side of sheet if required):		

Please provide your name and address. This data will be used to ensure that only one response per person is recorded. Your details will solely be used for the purposes of collating this Consultation and will be destroyed after collation is complete, in line with our data protection obligations.

Name:	
Address:	
Email:	

Completed forms are to be returned to:	Postal: Lindfield Parish Council The Clock Tower House, Lindfield Enterprise Park, Lewes Road, Lindfield, RH16 2LH	Email: clerks@lindfieldparishcouncil.gov.uk

Lindfield Parish Council
The Clock Tower House, Lindfield Enterprise Park, Lewes Road, Lindfield, RH16 2LH
Tel: 01444 484115 Fax: 01444 484918
Email clerks@lindfieldparishcouncil.gov.uk

Q2 – Comments – continued

OFFICE ONLY	
Date received:	
Number:	

MID SUSSEX DISTRICT COUNCIL

Planning Committee B

28 MAR 2019

RECOMMENDED FOR PERMISSION

Lindfield

DM/19/0071

LAND NORTH OF LINDFIELD COMMON BOWLING GREEN CAR PARK BACKWOODS LANE LINDFIELD
THE CONSTRUCTION OF A PUBLIC CONVENIENCE BLOCK ON COMMON LAND TO THE NORTH OF THE CAR PARK AT LINDFIELD BOWLING CLUB ON BACKWOODS LANE.
MR ANDREW FUNNELL

POLICY: Article 4 Direction / Built Up Areas / Conservation Area / Common Land / Aerodrome Safeguarding (CAA) / SWT Bat Survey /
ODPM CODE: Minor Other

8 WEEK DATE: 29th March 2019

WARD MEMBERS: Cllr Margaret Hersey / Cllr Andrew Lea / Cllr Anthea Lea /

CASE OFFICER: Hamish Evans

PURPOSE OF REPORT

To consider the recommendation of the Divisional Lead Planning and Economy on the application for planning permission as detailed above.

EXECUTIVE SUMMARY

Planning permission is sought for the erection of a Public Convenience Block at Land North of Lindfield Common, Bowling Green Car Park, Backwoods Lane, Lindfield.

The application is before committee as the application site is located on land owned by Mid Sussex District Council.
The application must be determined in accordance with the development plan unless material planning considerations indicate otherwise. The development plan in this part of the Mid Sussex comprises of the Lindfield and Lindfield Rural Neighbourhood

Plan (2016) and Mid Sussex District Plan (2018).

In terms of policy the site falls inside the built up area Lindfield and the site falls within the Lindfield Conservation Area as defined by the Mid Sussex District Plan and Lindfield and Lindfield Rural Neighbourhood Plan. The provision of public toilets at Lindfield Common is an identified infrastructure project to support the development proposals in the Neighbourhood Plan (Proposal 3).

The proposed development complies with policy DP21, DP25, DP26, DP35, DP37 and DP41 of the Mid Sussex District Plan, Policy 1 and Proposal 3 of the Lindfield and Lindfield Rural Neighbourhood Plan and the relevant requirements of the National Planning Policy Framework. The application is therefore recommended for approval subject to the conditions listed in Appendix A.

RECOMMENDATION

It is recommended that planning permission be approved subject to the conditions outlined at Appendix A.

SUMMARY OF REPRESENTATIONS

22 letters of objection:

- Significantly detrimental impact of the highways safety of Backwoods Lane.
- Parish Council should undertake risk assessments in respect of pedestrian safety and child protection
- Proposal would block views of oncoming traffic for motorists
- No crossing facility so putting users of the facilities at risk
- Scale and design of the proposal would have a significantly detrimental impact on the setting of the conservation area
- Proposal would negatively affect the existing tree
- Unsuitable location, proposal would be more suitable closer to the playground

1 letter commenting on the application:

- Highlighted the need for the toilets but raised concern from a highways safety aspect

5 letters in support:

- Highlighted the need for the toilets
- Benefit to the community
- Suggested a different location

SUMMARY OF CONSULTATIONS (full comments in Appendix B)

Highway Authority

No objection.

Conservation Officer

No objection, subject to conditions relating to materials.

Tree Officer

No objection.

Drainage Officer

No objection subject to conditions.

Anti-Social Behaviour Officer

No objection provided that the toilets are opened in the morning and locked in the evening and that the disabled toilet is radar key access.

LINDFIELD AND LINDFIELD RURAL PARISH COUNCIL COMMENTS

No comments received.

INTRODUCTION

Planning permission is sought for the construction of a public convenience block on common land to the north of the car park at Lindfield Bowling Club on Backwoods Lane.

RELEVANT PLANNING HISTORY

No relevant planning history.

SITE AND SURROUNDINGS

The application site is part of Lindfield Common to the west of Backwoods Lane and just to the north of the Bowling Green car park. It is currently laid with grass which is crossed by a tarmac footpath.

The site is within the Lindfield built up area boundary, the Lindfield Conservation Area.

APPLICATION DETAILS

The application seeks planning permission for the construction of a public convenience block on Common Land to the north of the car park at Lindfield Bowling Club on Backwoods Lane. The application is before the committee as the application site is on land owned by Mid Sussex District Council.

The proposed convenience block measures some 5 metres in depth, 7.3 metres in width with an eaves height of 2.2 metres and an overall height (created by the roof ventilation) of 5 metres. Internally the proposed male toilet and the proposed female toilet will both measure some 1.6 metres in width and 2.3 metres in depth. Internally the disabled/baby changing toilet will measure some 3.4 metres in width and 2.1 metres in depth. Internally the proposed unisex/baby changing toilet and the solely unisex toilet will measure some 1.6 metres in width and 3.0 metres in depth. Internally the storage room to the northern elevation will measure some 3.3 metres in width and 1.4 metres in depth.

The proposal includes 4 doors to the southern elevation, 1 door to the northern elevation, 1 door to the eastern elevation and the installation of a roof ventilation system. The proposed walls are to be constructed of facing brick work, the roof is to be constructed of grey slate and the proposed doors are to be constructed of powder coated aluminium doors with aluminium frames.

LIST OF POLICIES

Mid Sussex District Plan

DP21 - Transport
DP25 - Community Facilities and Local Services
DP26 - Character and Design
DP35 - Conservation Areas
DP37 - Trees, Woodland and Hedgerows
DP41 - Flood Risk and Drainage

Lindfield and Lindfield Rural Neighbourhood Plan

The Lindfield and Lindfield Rural Neighbourhood Plan was made in 28th January 2016, therefore it carries full weight. The relevant policies are considered to be:

Policy 1: A Spatial Plan for the Parishes
Proposal 3: Infrastructure Investment (whilst not a statutory policy, it is included in the NP as a community aspiration)

National Planning Policy Framework February 2019

ASSESSMENT

The main issues are considered to be the design and scale of the scheme, the resulting impact on the character and appearance of the area and the Conservation

Area and the potential impact of the proposal on the highway safety of Backwoods Lane.

Community Facilities and Local Services

District Plan policy DP25 in part states that:

"The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported...

Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council."

The Lindfield and Lindfield Rural Neighbourhood Plan proposal 3: Infrastructure Investment states in part:

"The Parish Councils propose the financing and delivery of the following infrastructure projects using the Lindfield and Lindfield Rural allocation of the Mid Sussex Community Infrastructure Levy (once applicable) and other previous and future sources of funds as appropriate:

I. Provision of public toilets at Lindfield Common and Scaynes Hill Millennium Centre."

As the proposal was identified in the Lindfield and Lindfield Rural Neighbourhood Plan proposal 3: Infrastructure Investment as a non statutory community aspiration, it is considered that the proposal complies with Mid Sussex District Plan policy DP25.

Scale, design and character impact

District Plan policy DP26 states:

"All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*

- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development."*

Policy 1 of the Lindfield and Lindfield Rural Neighbourhood Plan has a similar ethos to DP26 of the Mid Sussex District Plan in regards to development being appropriate in scale, massing and character.

Given that the proposal is located near existing structures on the common such as the bowling club, the proposed materials will be in keeping with the wider street scene, the modest nature of the proposal and that the existing tree will be retained it is considered that the proposal would be of an appropriate design, size and scale that is both in keeping with the character of the wider street scene in accordance with policy DP26 of the Mid Sussex District Plan.

Neighbouring Amenities

DP26 in part states:

"does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);"

There are no residential dwellings in the immediate vicinity of the proposal and the neighbouring bowling club has a boundary hedge that measures some 1.8 metres in height and due to the modest single storey nature of the proposal the resulting relationship is not considered to cause a significant detrimental impact in terms of overlooking, loss of privacy, reduction in sunlight and daylight and a loss of outlook and are considered to comply with the above mentioned policy.

Conservation Area

S.72 of the Listed Building and Conservation Area (LBCA) Act 1990 (General duty as respects conservation areas in exercise of planning functions) is relevant and states:

'In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

District Plan policy DP35 states:

"Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- *New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- *Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- *Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- *Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- *Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- *New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area."

The Planning Officer agrees with the views of your Conservation Officer. Due to the modest nature of the proposal and the location of the proposal being grouped with existing buildings associated with the Bowling Club the proposals impact on the openness and setting of the conservation area is minimised. The design of the proposal is also considered to be appropriate subject to conditions relating to materials. As such the proposal is deemed to comply with the requirements of the District Plan Policy DP35 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Highways Safety

District Plan policy DP21 in part states:

The scheme protects the safety of road users and pedestrians; and

Paragraph 108 of the NPPF is relevant in respect of transport matters and states that:

"In assessing sites that may be allocated for development in plans, or specific application for development, it should be ensured that:

a) *appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;*
b) *safe and suitable access to the site can be achieved for all users; and*
c) *any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.*

In addition, para graph 109 of the NPPF states:

"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

The Local Highways Authority West Sussex County Council was consulted in regards to this application and they have raised no objections. They consider that as the building will be sited at least 3m from the back edge of the carriageway, it is not anticipated to restrict visibility for vehicles exiting the car park, or vehicles travelling along Backwoods Lane. Forward visibility along Backwoods Lane is good in this location due to the low-level Common boundary treatments. The proposed public conveniences are connected to existing footways, linking the site to surrounding facilities and amenities, including existing crossing points. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing road network and access onto Backwoods Lane from the car park is operating unsafely or that the addition of a public convenience block in this location would exacerbate an existing safety concern. The erection of public conveniences in this location is not anticipated to result in a material intensification of use of the car park or access onto Backwoods Lane which is currently used by customers of the existing Bowling Green and for school drop off/pick up.

The proposal is not anticipated to affect existing parking or turning arrangements within the existing car park.

As such the Local Highways Authority does not consider that the proposal would have a 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109) and complies with Mid Sussex District Plan policy DP21, and that there are no transport grounds to resist the proposal.

Drainage

Policy DP41 seeks to ensure that development is safe across its lifetime and to restrict development that would increase the risk of flooding. The proposed development is within flood zone 1 and is deemed to be at low fluvial flood risk. It is proposed that the development will manage surface water drainage through the use of a soakaway and the foul water drainage through the use of the main foul sewer.

Details of this can be secured by a condition and as such the councils Drainage Engineer has no objection subject to the details, and hence the proposal would comply with Policy DP41 of the Mid Sussex District Plan.

Tree

Policy DP37 of the District Plan seeks to retain trees that contribute either individually or as part of a group to the visual amenity value of an area. An Arboricultural Impact Assessment has been submitted with the application which recommends that the T1(Lime) would require some facilitative pruning. The councils Tree Officer has raised no objection to the proposal as such the proposal is deemed to comply with DP37 of the District Plan.

Anti-Social Behaviour

In response to representations received commenting on the potential increase in anti-social behaviour because of the proposal, the council's Anti-Social Behaviour Officer was asked to advise on the application and it was their view that the proposal does not present any concerns provided that the toilets are opened in the morning and locked in the evening and that the disabled toilet is radar key access. As stated in the planning statement submitted with the application there are opening times from dusk till dawn with an automatic remote locking system.

CONCLUSION

The proposal is identified in the Lindfield and Lindfield Rural Neighbourhood Plan proposal 3: Infrastructure Investment. It would be of an appropriate design, size and scale that is in keeping with the character of the wider street scene and is not considered to cause a significant detrimental impact in terms of overlooking, loss of privacy, reduction in sunlight and daylight and a loss of outlook. A condition can be applied to secure an appropriate palette of materials.

The Highways Authority does not consider that the proposal would have a 'severe' impact on the operation of the Highway network. The councils Drainage Engineer has no objection subject to the details and the Tree Officer has raised no objections and the councils Anti-Social Behaviour Officer has not raised any concerns subject to certain conditions detailed in the report.

As such the proposed development complies with DP21, DP25, DP26, DP35, DP37 and DP41 of the Mid Sussex District Plan, Policy 1 and Proposal 3 of the Lindfield and Lindfield Rural Neighbourhood Plan and the relevant policies within the NPPF.

The application is therefore recommended for approval subject to the conditions listed in Appendix A.

APPENDIX A – RECOMMENDED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

   Approved Plans

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans referred to in consideration of this application".

   Reason: For the avoidance of doubt and in the interest of proper planning.

   Pre-commencement conditions

3. 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. The building shall not be occupied until all the approved drainage works have been carried out in accordance with the agreed 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) and the Lindfield and Lindfield Rural Neighbourhood Plan.

4. No development shall commence unless and until there has been submitted to an approved in writing by the Local Planning Authority sample and details of facing materials and finishes to be used for external walls, roof and doors of the proposed building.

   Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality and to accord with Policy DP26 of the District Plan 2014 - 2031

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

   Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

Plans Referred to in Consideration of this Application
The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location and Block Plan	H3739.1.101		08.01.2019
Proposed Floor Plans	H3739.1.110		08.01.2019
Proposed Floor and Elevations Plan	H3739.1.111		08.01.2019
Topographical Survey	001		08.01.2019
Topographical Survey	002		08.01.2019
Topographical Survey	003		08.01.2019
Topographical Survey	Layout		08.01.2019

APPENDIX B – CONSULTATIONS

Lindfield and Lindfield Rural Parish Council

No comment received.

Highway Authority

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

This proposal is for the erection of a public convenience block on Common Land to the north of the car park at Lindfield Bowling Club. The site is located on Backwoods Lane, an un-classified road subject to a speed limit of 30mph.

The proposed toilet block will be positioned on Common Land. The building will be sited at least 3m from the back edge of the carriageway. As such this is not anticipated to restrict visibility for vehicles exiting the car park, or vehicles travelling along Backwoods Lane. Forward visibility along Backwoods Lane is good in this location due to the low-level Common boundary treatments. The proposed public conveniences are connected to existing footways, linking the site to surrounding facilities and amenities, including existing crossing points.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing road network and access onto Backwoods Lane from the car park is operating unsafely or that the addition of a public convenience block in this location would exacerbate an existing safety concern. The erection of public conveniences in this location is not anticipated to result in a material intensification

of use of the car park or access onto Backwoods Lane which is currently used by customers of the existing bowling green and for school drop off/pick up.

The proposal is not anticipated to affect existing parking or turning arrangements within the existing car park.

Conclusion
The LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Conservation Officer – Emily Wade

The application site is part of Lindfield Common to the west of Backwoods Lane and just to the north of the Bowling Green car park. It is currently laid to grass which is crossed by a tarmac footpath. The proposal is for the erection of a toilet block with associated hard landscaping. The site is within the Lindfield Conservation Area.

The green and open nature of Lindfield Common is key to its character and to the strongly positive contribution it makes to the character and appearance of the Lindfield Conservation Area. In other circumstances development on the Common is likely to be considered contentious. However the currently proposed toilet block is modestly sized and is located to one side of the common adjacent to the car park and buildings associated with the Bowling Club, so that its impact on the openness of the area is minimised. In design terms the building is considered appropriate to the context, subject to conditions relating to materials. I therefore consider that the proposal preserves the character and appearance of the Conservation Area and meets the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

I would recommend a condition requiring details including samples of the facing and roofing materials.

Tree Officer

Further to reviewing the submitted AIA report that accompanies this application, please find my comments below.

All of the trees that are within influencing distance of the development have been: plotted, measured, identified and classified as per BS 5837.

The RPA of each tree has been calculated and displayed on the plan provided.

The site currently has no trees subject to TPO, but is within the local Conservation Area.

No trees are to be removed to facilitate the development but some facilitative pruning is recommended to T1. These works are considered minor and are very unlikely to have a detrimental effect on the trees long term health.

Protection measures for retained trees have been detailed within the Tree Protection Plan, including: Construction Exclusion Zones using suitable fencing/signage and temporary ground protection within the RPA of T1.

Good working practices while excavating within the RPA of T1 include: sympathetic treatment of disturbed roots and of manual excavation using hand tools only.

All of the above is suitable and in accordance with BS 5837.

As the completed structure will sit partially beneath the crown of T1, the development may bring some additional future pressure to prune the tree away from the building. However, its doubtful that these works will be significant or have any major effects on the trees future health.

No objection.

Drainage Officer

SURFACE WATER DRAINAGE PROPOSAL
It is proposed that the development will manage surface water drainage through the use of a soakaway.

FOUL WATER DRAINAGE PROPOSAL
It is proposed that the development will manage foul water drainage through the use of the main foul sewer.

FLOOD RISK
The proposed development is within flood zone 1 and is deemed to be at low fluvial flood risk. The proposed development is not within an area identified as having possible surface water (pluvial) flood risk. There are not any historic records of flooding occurring on this site and in this area. This does not mean that flooding has never occurred here, instead, that flooding has just never been reported.

FLOOD RISK AND DRAINAGE TEAM CONSULTATION
No details of the proposed foul or surface water drainage systems have been provided. We would advise the applicant that percolation testing will be required to ensure soakaways would be suitable on site. Soakaways will also need to be located a minimum of 5m of any structures.

Further information into our requirements for foul and surface water drainage are included within the 'further advice' section.

SUGGESTED CONDITIONS
C18D - Single Building
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. The extension/building shall not be occupied until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements, Policy CS13 of the Mid Sussex Local Plan, Policy DP41 of the Pre-Submission District Plan (2014 - 2031) and Policy ...'z'... of the Neighbourhood Plan.

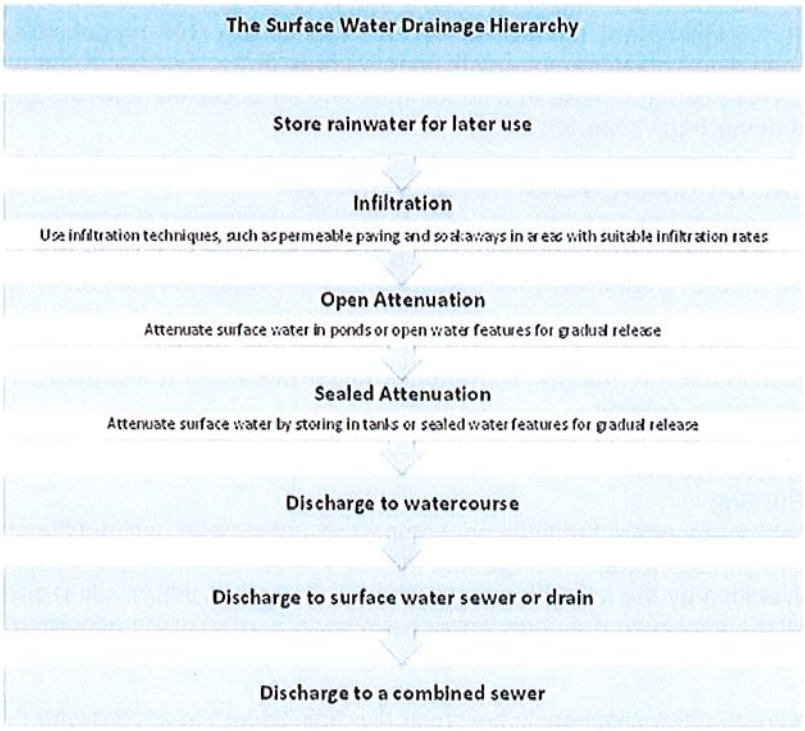
FURTHER ADVICE

The following information will be required for the proposed development.
This proposed development will need to fully consider how it will manage surface water run-off. Guidance is provided at the end of this consultation response for the various possible methods. However, the hierarchy of surface water disposal will need to be followed and full consideration will need to be made towards the development catering for the 1 in 100 year storm event plus extra capacity for climate change.

As this is for a public building, we will need to see a maintenance and management plan that identifies how the various drainage systems will be managed for the lifetime of the development, who will undertake this work and how it will be funded.

The proposed development drainage will need to:

- Follow the hierarchy of surface water disposal.
- Protect people and property on the site from the risk of flooding
- Avoid creating and/or exacerbating flood risk to others beyond the boundary of the site.
- Match existing Greenfield rates and follow natural drainage routes as far as possible.
- Calculate Greenfield rates using IH124 or a similar approved method. SAAR and any other rainfall data used in run-off storage calculations should be based upon FEH rainfall values.
- Seek to reduce existing flood risk.
- Fully consider the likely impacts of climate change and changes to impermeable areas over the lifetime of the development.
- Consider a sustainable approach to drainage design considering managing surface water at source and surface.
- Consider the ability to remove pollutants and improve water quality.
- Consider opportunities for biodiversity enhancement



Flood Risk and Drainage Information for Planning Applications

The level of drainage information necessary for submission at each stage within the planning process will vary depending on the size of the development, flood risk, site constraints, proposed sustainable drainage system etc. The table below provides a guide and is taken from the Practice Guidance for the English non-statutory SuDS Standards. Additional information may be required under specific site conditions or development proposals.

Pre-app	Outline	Full	Reserved	Discharge	Document submitted
√	√	√			Flood Risk Assessment / Statement (checklist)
√	√	√			Drainage Strategy / Statement & sketch layout plan (checklist)
	√				Preliminary layout drawings
	√				Preliminary "Outline" hydraulic calculations
	√				Preliminary landscape proposals
	√				Ground investigation report (for infiltration)
	√	√			Evidence of third party agreement for discharge to their system (in principle / consent to discharge)
		√		√	Maintenance program and on-going maintenance responsibilities
		√	√		Detailed development layout
		√	√	√	Detailed flood and drainage design drawings
		√	√	√	Full Structural, hydraulic & ground investigations
		√	√	√	Geotechnical factual and interpretive reports, including infiltration results
		√	√	√	Detailing landscaping details
		√	√	√	Discharge agreements (temporary and permanent)
		√	√	√	Development Management & Construction Phasing Plan

Specific Information Required

The following provides a guideline into the specific information required based on the type of development, location and type of surface water drainage management proposed. Multiple lists may be relevant to a single application.

DESCRIPTION OF DEVELOPMENT	INFORMATION REQUIRED
Located in Flood Zone 2 or 3. Located in Flood Zone 1 and greater than 1 hectare in area. Located in an area where a significant flood	Flood Risk Assessment which identified what the flood risks are and how they will change in the future. Also whether the proposed development will create or exacerbate flood

risk has been identified.	risk, and how it is intended to manage flood risk post development.
Multiple plot development.	A maintenance and management plan will need to be submitted that shows how all drainage infrastructure will be maintained so it will operate at its optimum for the lifetime of the development. This will need to identify who will undertake this work and how it will be funded. Also, measures and arrangements in place to ensure perpetuity and demonstrate the serviceability requirements, including scheduled maintenance, inspections, repairs and replacements, will need to be submitted. A clear timetable for the schedule of maintenance can help to demonstrate this.
Public sewer under or adjacent to site	Consultation will need to be made with the sewerage undertaker if there is a Public Sewer running under or adjacent to the proposed development. Building any structure over or within close proximity to such sewers will require prior permission from the sewerage undertaker. Evidence of approvals to build over or within close proximity to such sewers will need to be submitted.
MSDC culvert under or adjacent to site	Consultation will need to be made with Mid Sussex District Council if there is a MSDC owned culvert running under or adjacent to the proposed development. Building any structure over or within close proximity to such culverts will require prior permission from Mid Sussex District Council. Normally it will be required that an "easement" strip of land, at least 5 to 8 metres wide, is left undeveloped to ensure that access can be

	made in the event of future maintenance and/or replacement. This matter can be discussed with Mid Sussex District Council, Scott Wakely, 01444 477 055 or drainage@midsussex.gov.uk.
Watercourse on or adjacent to site	A watercourse maintenance strip of 5 to 8 metres is required between any building and the top-of-bank of any watercourse that my run through or adjacent to the development site.

PROPOSED SURFACE WATER DRAINAGE METHOD	INFORMATION REQUIRED
Soakaways	Percolation tests, calculations, plans and details will need to be submitted to demonstrate that the soakaway system will be able to cater for the 1 in 100 year storm event plus have extra capacity for climate change. It will also need to be demonstrated that the proposed soakaway will have a half drain time of 24 hours or less.
SuDS and attenuation	Written Statement (HCWS 161) - Department for Communities and Local Government - sets out the expectation that sustainable drainage systems will be provided to new developments wherever this is appropriate. Percolation tests, calculations, plans and details will need to be submitted to demonstrate that the development will be able to cater for the 1 in 100 year storm event plus climate change percentages, for some developments this will mean considering between 20 and 40% additional

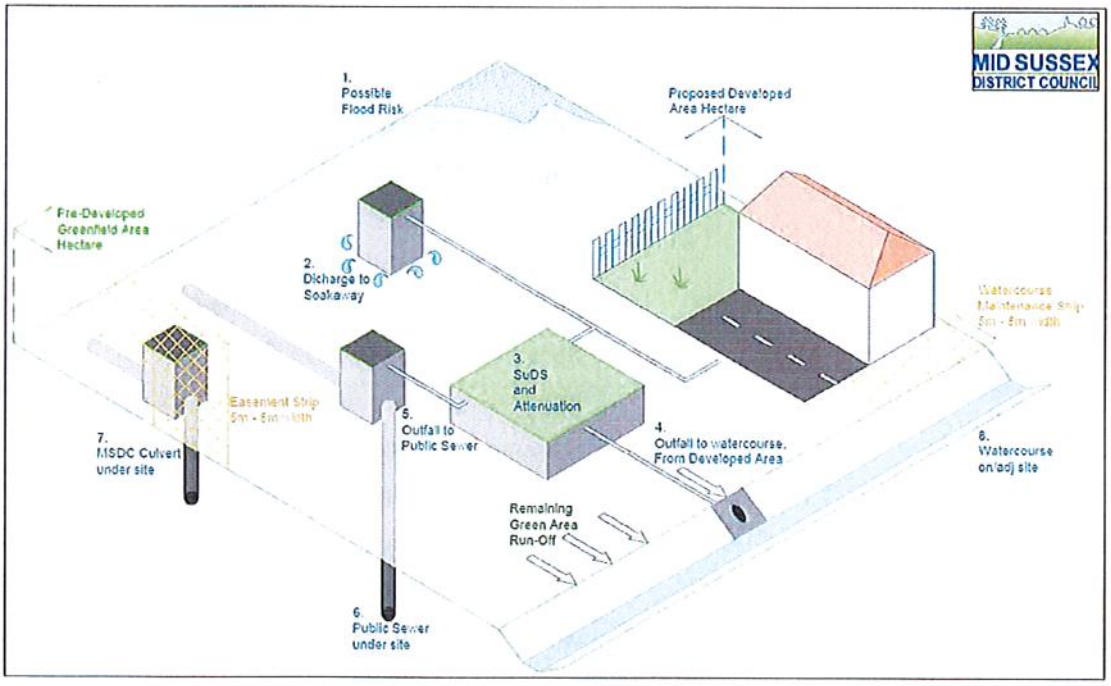
	volume for climate change but scenarios should be calculated and a precautionary worst case taken. Any proposed run-off to a watercourse or sewer system will need to be restricted in accordance with the Non-statutory Technical Standards for SuDS, so that run-off rates and volumes do not exceed the pre-existing greenfield values for the whole site between the 1 in 1 to the 1 in 100 year event. A maintenance and management plan will also need to be submitted that shows how all SuDS infrastructure will be maintained so it will operate at its optimum for the lifetime of the development. This will need to identify who will undertake this work and how it will be funded. Also, measures and arrangements in place to ensure perpetuity and demonstrate the serviceability requirements, including scheduled maintenance, inspections, repairs and replacements, will need to be submitted. A clear timetable for the schedule of maintenance can help to demonstrate this. You cannot discharge surface water unrestricted to a watercourse or sewer.
Outfall to watercourse	Any proposed run-off to a watercourse will need to be restricted in accordance with the Non-statutory Technical Standards for SuDS, so that run-off rates and volumes do not exceed the pre-existing Greenfield values for the whole site between the 1 in 1 to the 1 in 100 year event. You cannot discharge

	surface water unrestricted to a watercourse. If works (including temporary works) are undertaken within, under, over or up to an Ordinary Watercourse, then these works are likely to affect the flow in the watercourse and an Ordinary Watercourse Consent (OWC) may need to be applied for. Guidance into the OWC application process can be found on West Sussex County Council's website at https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/dealing-with-flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/ OWC applications can also be discussed and made with Mid Sussex District Council, Scott Wakely, 01444 477 005.
Outfall to public sewer	Any proposed run-off to a sewer will need to be restricted in accordance with the Non-statutory Technical Standards for SuDS, so that run-off rates and volumes do not exceed the pre-existing Greenfield values for the whole site between the 1 in 1 to the 1 in 100 year event. You cannot discharge surface water unrestricted to a sewer. Copies of the approval of the adoption of foul and surface water sewers and/or the connection to foul and surface water sewers from the sewerage undertaker, which agrees a rate of discharge, will need to be submitted. It will be expected that any controlled discharge of surface water will need to be restricted so that the cumulative

	total run-off rates, from the developed area and remaining greenfield area, is not an increase above the pre-developed greenfield rates.

Useful Links
Planning Practice Guidance - Flood Risk and Coastal Change
Flood Risk Assessment for Planning Applications
Sustainable drainage systems technical standards
Water.People.Places.- A guide for master planning sustainable drainage into developments
Climate change allowances - Detailed guidance - Environment Agency Guidance

Further guidance is available on the Susdrain website at http://www.susdrain.org/resources/



Anti-Social Behaviour Officer

I have discussed this with Donna Shore, Anti-social Behaviour Officer and our view is that the proposal doesn't present any concerns as long as the toilets are opened in the morning and locked in the evening and that the disabled toilet is radar key access.

MID SUSSEX DISTRICT COUNCIL

Oaklands Road
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RH16 1SS

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Mr Stephen Manning
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Haywards Heath
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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

PERMISSION

REFERENCE:	**DM/19/0071**
DESCRIPTION:	**THE CONSTRUCTION OF A PUBLIC CONVENIENCE BLOCK ON COMMON LAND TO THE NORTH OF THE CAR PARK AT LINDFIELD BOWLING CLUB ON BACKWOODS LANE.**
LOCATION:	**LAND NORTH OF, LINDFIELD COMMON BOWLING GREEN CAR PARK, BACKWOODS LANE, LINDFIELD**
DECISION DATE:	**29 MAR 2019**
CASE OFFICER:	**HAMISH EVANS - HAMISH.EVANS@MIDSUSSEX.GOV.UK**

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

   Approved Plans

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans referred to in consideration of this application".

   Reason: For the avoidance of doubt and in the interest of proper planning.

Pre-commencement conditions

3. 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. The building shall not be occupied until all the approved drainage works have been carried out in accordance with the agreed 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) and the Lindfield and Lindfield Rural Neighbourhood Plan.

4. No development shall commence unless and until there has been submitted to an approved in writing by the Local Planning Authority sample and details of facing materials and finishes to be used for external walls, roof and doors of the proposed building.

   Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality and to accord with Policy DP26 of the District Plan 2014 - 2031

5. The toilet block hereby permitted shall not be open for use except between the hours of:

   0700 to 2100 hours from 1st March to 1st October and;
   0700 to 1800 hours from 2nd October to the end of February.

   unless otherwise agreed in writing by the local planning authority.

   Reason: to protect the amenity of local residents and to comply with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

   Accordingly, you are requested that:

   - Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.
   - Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
   - No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

Human Rights Implications
The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application
The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location and Block Plan	H3739.1.101		08.01.2019
Proposed Floor Plans	H3739.1.110		08.01.2019
Proposed Floor and Elevations Plan	H3739.1.111		08.01.2019
Topographical Survey	001		08.01.2019
Topographical Survey	002		08.01.2019
Topographical Survey	003		08.01.2019
Topographical Survey	Layout		08.01.2019

SA Blanchard

Divisional Leader for Planning and Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

PEFULZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if

(i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or

(ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:

- 28 days of the date of service of the enforcement notice, or
- within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.