



Appeal Decision

Site visit made on 9 August 2023

by J Hobbs MRTPI MCD BSc (hons)

an Inspector appointed by the Secretary of State

Decision date: 20 September 2023

Appeal Ref: APP/D3830/W/23/3315459

Lantern Cottage, Spring Lane, Lindfield, West Sussex RH16 2RF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr David Coleman against the decision of Mid Sussex District Council.
 - The application Ref DM/22/1998, dated 20 June 2022, was refused by notice dated 2 November 2022.
 - The development proposed is detached 4 bedroom dwelling with access drive, off street parking and turning area, with rear terrace, the ground floor will have an entrance hall, ambulant disabled WC, lounge, study, utility and family kitchen diner, with a principle bedroom with en-suite, the second double bedroom with en-suite and two further double bedrooms and family bath room with galleried landing.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - whether the appeal site is an appropriate location for the proposed development having regard to the development plan; and
 - the effect of the proposed development on the character and appearance of the area, in particular the Lindfield Conservation Area; and
 - whether sufficient information has been provided to demonstrate that the development is safe across its lifetime and would not increase the risk of flooding elsewhere.

Reasons

Appropriate location

3. Policy DP4 of the Mid Sussex District Plan 2014 – 2031 (DP), March 2018, identifies that the minimum district housing requirement is 16,390 between 2014 and 2031. The policy provides a breakdown of how this requirement will be met, including the provision of 450 dwellings through windfall development.
4. The site is outside of the built up area boundary and is therefore in the countryside. DP Policy DP12 indicates that development will be permitted in the countryside where it is necessary for the purposes of agriculture, or it is supported by another policy in the development plan. The appeal proposal is not necessary for the purposes of agriculture. Further to this Policy 1 of the Lindfield and Lindfield Rural Neighbourhood Plan 2014 – 2031 (NP) only supports development within the built up area boundary.

5. DP Policy DP6 supports the growth of settlements where it meets identified local housing, employment or community needs. Outside of the built up area, the expansion of settlements would be supported where it is contiguous with an existing built up area of the settlement, amongst other factors.
6. It is the appellant's contention that the appeal proposal meets an identified local housing need as it would be part of the 450 dwellings that would constitute windfall development to help meet the minimum district housing requirement between 2014 and 2031. The Council has designated built up area boundaries which identify where the principle of development is generally accepted. NP Policy 2 concerns housing windfall sites and explains development proposals of 10 or fewer net new homes will be supported within the built up area boundary, only.
7. There is no substantive evidence before me to indicate that windfall development would be required in the countryside to meet the minimum district housing requirement. Without further evidence I cannot conclude that the appeal proposal meets an identified housing need. Therefore, even if, the appeal site is contiguous with the existing built up area of the settlement, the appeal proposal does not comply with DP Policy D6.
8. DP Policy DP15 identifies specific circumstances when new homes would be permitted in the countryside. The proposed development does not conform with any of the identified circumstances where housing in the countryside would be permitted. Moreover, the appellant seeks to demonstrate compliance with this policy, through compliance with DP Policy DP6 only, and for the reasons given above the proposal conflicts with that policy.
9. The appeal scheme is therefore not an appropriate location for the proposed development having regard to the development plan. The appeal proposal would be contrary to DP Policies DP6, DP12 and DP15 as well as NP Policies 1 and 2 for the reasons given above.

Character and appearance

10. The appeal site is located within the large garden of Lantern Cottage. Spring Lane extends beyond the appeal site, through woodland, toward Fullingmill Farm and open fields as well as two farm cottages. Although Lantern Cottage is a terraced property, the pattern of development in this area of Lindfield is much looser and open compared to the development around the village centre along High Street. The properties in this area benefit from large gardens, often with formalised landscaping. Given the plot sizes and large gardens, as well as the looser pattern of development and a transition toward open fields, the appeal site is semi-rural in nature and has a verdant character.
11. There is a farmhouse and two farm cottages further along Spring Lane, which are remote from one another and surrounded by open fields and agricultural development. As such, they are a brief disruption to the wider rural character of that area and have little influence on the character of the area surrounding the appeal site.
12. The boundary for the Lindfield Conservation Area is adjacent to the site boundary, as such the appeal site is within the setting of the Conservation Area. Paragraph 199 of the National Planning Policy Framework (the Framework) states that when considering the impact of a proposed

development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

13. Lindfield Conservation Area is centred around High Street which accommodates several historical buildings of traditional architecture. Toward the outskirts of the Conservation Area, including Spring Lane, there is a more spacious, looser pattern of development. The significance of the conservation area, insofar as relevant to this appeal, is centred around the historic development of Lindfield as a rural Sussex village. This is in part related to the traditional architecture as well as the historical pattern of development of the village. The semi-rural nature of the site conforms with the prevailing character in this part of Lindfield.
14. The proposed detached four bedroom dwelling would be sited back from the established building line of the neighbouring terraced properties and partially screened from Spring Lane by the existing vegetation. Given the surrounding topography it would also be downhill from Lantern Cottage.
15. Although the proposed dwelling is smaller than the proposal which was previously dismissed at appeal¹, it would still introduce a significant amount of built development into the open, spacious garden area. Whilst the existing garden could be used for residential purposes, the proposed development would lead to an increase in domestic paraphernalia and residential activity, due to an increase in population, in addition to the new built development. These factors would have a suburbanising effect on the character of the area.
16. The materials proposed for the external surfaces of the proposed dwelling reflect neighbouring properties. Nevertheless, the proposed dwelling would be larger than the nearest properties and would therefore not reflect their size and scale. The development of a large dwelling in an open space would not respect the prevailing pattern of development of this section of Spring Lane.
17. As the appeal proposal does not respect the prevailing historical pattern of development, it would have a harmful effect on the significance of the Lindfield Conservation Area. Given the modest scale of development, it would lead to less than substantial harm to the Conservation Area. Notwithstanding, as per paragraph 199 of the Framework, great weight is given to the failure to conserve the assets significance.
18. Overall, the proposed development would have a harmful effect on the character and appearance of the area, including Lindfield Conservation Area, and would be contrary to DP Policies DP12, DP26 and DP35. These policies indicate that the countryside will be protected in recognition of its intrinsic character and beauty; all development will reflect the distinctive character of the towns and villages while being sensitive to the countryside; and development will protect the setting of conservation areas. It would also not be in accordance with the Mid Sussex Design Guide Supplementary Planning Document as the proposed development would not reflect the character of the surrounding area.

¹ APP/D3830/W/19/3224564

Flood risk

19. The "ROFSW Overland flow site overlay" drawing², indicates that during a 1 in 1000 year risk of flooding from surface water event, water would flow between the proposed dwelling and Lantern Cottage. The proposed finished floor level of the proposed dwelling would also be 150mm above the existing ground level. This would safeguard the proposed dwelling in such an event. Nevertheless, the drawing shows that most of the proposed access would be covered by flood water. Whilst the proposed dwelling would be safeguarded in a 1 in 1000 year event, it may make the proposed dwelling inaccessible, which could lead to safety concerns in such an event.
20. Despite the pond appearing to have sufficient capacity to accommodate additional surface water run-off and there being no development on the other side of the pond, there is no substantive evidence that the proposed development would not lead to increased flood risk elsewhere.
21. DP Policy DP41 outlines a preferred hierarchy for managing surface water discharge from any development. The preference outlined in this policy is for surface water to be managed via infiltration measures. I acknowledge that the Drainage Officer indicated that the infiltration potential in this area is low and the use of soakaways to manage drainage for the property is unlikely to be possible. Nevertheless, I have little evidence to indicate that infiltration measures were considered for this proposal. The proposal therefore fails to conform with the hierarchy outlined in DP Policy DP41.
22. Sufficient information has not been provided to demonstrate that the development is safe across its lifetime and would not increase the risk of flooding elsewhere. The appeal scheme is therefore contrary to DP Policy DP41 as it has not been sufficiently demonstrated that the proposed development would be safe for its lifetime and would not increase flood risk elsewhere.

Other Matters

23. The boundary of the Grade II listed Clock House adjoins the boundary with Lantern Cottage, the appeal proposal would therefore be within the setting of a listed building. The special interest and significance of the listed building is largely derived from its surviving late 16th/early 17th Century architecture. The large, enclosed, and landscaped grounds of Clock House have a visual and functional connection with the heritage asset and are clearly defined by tall boundary features.
24. The separate relationship between the appeal site and the listed building would be maintained and the historic and architectural interest of the asset would be unaffected by the proposed development. The distance between the appeal site and the listed building, as well as the significant amount of intervening development would reinforce this. Therefore, the proposed development would not compromise the setting of the listed building, rather it would have a neutral effect. Consequently, the proposed development would accord with the requirements of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

² Ref. MC0205-CIV01

Planning Balance

25. Paragraph 202 of the Framework indicates where a development proposal would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal. As above the appeal proposal would lead to less than substantial harm to the significance of the Lindfield Conservation Area.
26. The proposed development could generate environmental benefits through the provision of an air source heat pump, underfloor heating, triple glazed windows, thermally efficient insulation, rainwater harvesting features and measures to restrict water usage to less than 110l per person per day. The use of locally sourced materials and a dwelling which would exceed the requirements of approved document L³ are also considered to be environmental benefits. The loss of a single tree, a lack of an effect on the pond, and the improvement of habitats for bats, invertebrates, mammals, and insects also provides a net environmental benefit.
27. The proposed development being in full accordance with national space standards and being easily adaptable for full disabled accessibility, alongside no effect on neighbouring residents' living conditions are all neutral factors.
28. The provision of a large dwelling could lead to people vacating a smaller property which may be more affordable. This would provide a negligible social benefit, as this effect could not be guaranteed as it is dependant on future purchasers of the property.
29. Combined these benefits, do not outweigh the harm to the Conservation Area, which is ascribed great weight, as per paragraph 199 of the Framework.

Conclusion

30. Consequently, the proposed development conflicts with the development plan when considered as a whole and there are no material considerations, either individually or in combination, that outweigh the identified harm and associated development plan conflict.
31. Therefore, for the reasons given above, I conclude that the appeal should be dismissed.

J Hobbs

INSPECTOR

³ The Building Regulations 2010, Conservation of fuel and power Approved Document L, 2023



Appeal Decision

Site visit made on 12 September 2023

by **S D Castle BSc (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 25 September 2023

Appeal Ref: APP/D3830/W/23/3319202

Land at the entrance of Green Meadows, Green Meadows, Lindfield RH16 2PH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by The Welkin Property Company Limited against the decision of Mid Sussex District Council.
 - The application Ref DM/22/1890, dated 13 June 2022, was refused by notice dated 19 October 2022.
 - The development proposed is Demolition of existing structures and erection of 2 three-bedroom dwellings (Use Class C3) with associated parking, landscaping and footpath works.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site includes open areas of mown grass, 3 single storey garages, and an area of hardstanding that provides access to the garages and parking. The context of the site is that of a planned estate characterised by cohesive groupings of dwellings with shared design details, set within significant areas of open shared landscaping. Off-street parking in the area is generally provided in separate garage blocks rather than to the front of dwellings.
4. The appeal site is bounded to the south and west by the internal estate road that links The Welkin to Green Meadows. The site is orientated to the rear and side of surrounding bungalows located on The Welkin to the east and north respectively. Green Meadows is characterised by two storey blocks of flats arranged in a 'U' shaped layout and surrounded by substantial areas of shared green landscaping, including mature trees.
5. Policy 7 of the Neighbourhood Plan designates The Welkin, including the site, as an Area of Townscape Character. The Lindfield Village Design Statement advises that The Welkin has matured into an unspoilt and spacious group of dwellings. The prevailing openness of the site, and particularly the areas of green landscaping, contribute positively to the estate's distinctly spacious and verdant landscaped character and appearance.

6. The proposed dwellings have taken design cues from the surrounding dwellings in terms of their scale, gable roof forms, and facing materials. Taken in isolation, the Council does not object to the design of the dwellings. I see no reason to disagree.
7. I acknowledge that other green landscaped areas, by virtue of their prominence in views, and their orientation to the front of dwellings, make a greater contribution to the distinct character and appearance of the wider estate. I do not accept, however, that the site has the character of a hidden car park, or that views of the site are limited. The site has significant green landscaped areas and forms part of the attractive landscaped entrance to Green Meadows, visually connecting the open space of The Welkin to that of Green Meadows. The site's positive contribution to the verdant and spacious character of the wider estate is readily apparent both from The Welkin and Green Meadows.
8. The photomontages provided in the appellant's Townscape Appraisal¹ show how existing views across the site and into Green Meadows would be blocked by the dwellings. The loss of the open landscaped area, in combination with the intrusion of the proposed dwellings and their parking areas, would result in a more a built-up and defensive street scene that would be out of kilter with the area's verdant character and sense of spaciousness. The dwellings would, therefore, harmfully encroach into one of the estate's characteristic open green spaces. Neither the proposed demolition of the existing garages, nor the proposed landscaping, would mitigate the identified harm given the scale of the proposed dwellings.
9. The development would, therefore, harm the character and appearance of the area contrary to Policy DP26 of the Mid Sussex District Plan 2018, and contrary to Policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan 2016. Taken together, amongst other things, these policies require development to reflect the distinctive character of towns and villages, creating a sense of place and protecting open spaces that contribute to the character of the area. Furthermore, the proposal fails to accord with Chapter 12 of the Framework insofar as it would not add to the overall quality of the area and would not be sympathetic to local character.

Planning Balance

10. The proposal would result in some economic and social benefits, including through the development's construction and as a result of a slight increase in spending and patronage of services in the local area. The proposal would also make a limited contribution to the Government's objective of significantly boosting the supply of homes. I acknowledge that small sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. I also recognise that the proposal would involve previously developed land, would provide energy efficient modern homes, and would meet the Building Regulations Part M(2) requirements. However, as the proposal is for only 2 dwellings, the benefits identified attract limited weight.
11. I also acknowledge that limited biodiversity net gain could be achieved subject to an appropriate condition, and that electrical vehicle charging points for

¹ Townscape Appraisal by terrafirma (Rev F 21.03.23)

residents to use in the existing car parking spaces are proposed. I afford these environmental benefits limited weight.

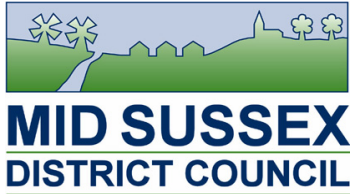
12. I have noted the many representations from interested parties. I have taken them all into account. The issues raised are largely identified and considered within the Council officer's report on the appeal development. The Council did not conclude that they would amount to reasons to justify withholding planning permission. I have been provided with no substantiated evidence which would prompt me to disagree with the Council's conclusions on the other matters raised by interested parties, subject to the imposition of planning conditions.
13. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations, including the Framework, indicate otherwise. Significant weight is given to the proposal's identified harm to the character and appearance of the area and consequent policy conflict.
14. The proposal would, therefore, conflict with the development plan when read as a whole and there are no other considerations that outweigh that identified conflict.

Conclusion

15. For the above reasons, the appeal is dismissed.

S D Castle

INSPECTOR



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**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

REFUSAL

REFERENCE: DM/23/0632

DESCRIPTION: NEW 1 BEDROOM, 2 STOREY FAMILY ANNEX FOR ELDERLY RELATIVE USE, ACCESSED FROM EXISTING PRIVATE DRIVEWAY OF MAIN HOUSE, ADJACENT TO EXISTING GARAGE BUILDING. PROPOSED REVISED ROOF AND WINDOWS TO EXISTING GARAGE. DRAINAGE STRATEGY REPORT AND DETAILS RECEIVED 29.06.2023.

LOCATION: BARRINGTON HOUSE, PORTSMOUTH WOOD DRIVE, LINDFIELD, HAYWARDS HEATH

DECISION DATE: 26 SEP 2023

CASE OFFICER: DEBORAH LYNN - DEBORAH.LYNN@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **REFUSE** to permit the above development as shown in the submitted application and plans.

The reasons for the Council's decision are:-

1. The proposed annexe extension, by reason of its design, scale and siting and loss of adjoining established vegetation, would appear visually dominant and intrusive within the street scene, to the detriment of the spacious and verdant character of the locality and setting of Barrington House which is considered a non-designated heritage asset. The proposal therefore conflicts with policies DP26, DP34 and DP37 of the Mid Sussex District Plan.
2. Insufficient drainage information has been provided regarding the proposed discharge of surface water into the existing sewer network. The proposal therefore fails to demonstrate that the development would be acceptable from a flood risk and

drainage perspective, thereby conflicting with policy DP41 of the Mid Sussex District Plan.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (General Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reasons for refusal, thereby allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme. The Local Planning Authority is willing to provide pre-application advice and advise on the best course of action in respect of any future application for a revised development.

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	PL_00_105	00	06.03.2022
Existing Elevations	PL_00_009	01	06.03.2023
Proposed Elevations	PL_00_013	09	06.03.2023
Proposed Floor Plans	PL_00_12	03	06.03.2023
Proposed Floor Plans	PL_00_011	09	06.03.2023
Tree Survey	TCP.BH.0733. V2		06.03.2023
Existing Elevations	PL_00_310	02	06.03.2023
Drainage Details	C3015-03	A	29.06.2023
Drainage Details	C3015-02	A	29.06.2023
Drainage Details	C3015-01	A	29.06.2023
Existing Floor Plans	PL_00_311	01	06.03.2022
Existing Roof Plan	PL_00_312	01	06.03.2022
Proposed Elevations	PL_00_010	04	06.03.2022
Proposed Roof Plan	PL_00_014	03	06.03.2022
Tree Survey	TPP.BH.0773. V1		06.03.2023



Assistant Director Planning and Sustainable Economy

REHOUZ

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 under Section 78 of the Town and Country Planning Act 1990.

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

Response ID ANON-DEZB-M4P2-8

Submitted to Permitted development rights consultation on additional flexibilities to support housing delivery, the agricultural sector, businesses, high streets and open prisons; and a call for evidence on nature-based solutions, farm efficiency projects and diversification.

Submitted on 2023-09-25 12:28:06

Scope of the consultation

Introduction

What is your name?

Name:

David Parsons

What is your email address?

Email:

@lindfieldparishcouncil.gov.uk

What is the type of organisation that you work for?

Parish Council

If applicable, what is the name of your organisation?

Organisation:

Lindfield Parish Council

What is your position in the organisation?

Position in the organisation:

Deputy Parish Clerk

Privacy notice

Design codes

Do you want to complete this section?

Yes

Design codes

Q.1 Do you agree that prior approvals for design or external appearance in existing permitted development rights should be replaced by consideration of design codes where they are in place locally?

Yes

Please give your reasons :

It is essential that local views are the prime consideration. Where local design codes are not (yet) in place, great care should be given to ensure that permitted development rights do not lead to a 'one size fits all' approach, overriding local aspirations.

Design codes - impact assessment

Q.2 Do you think that any of the proposed changes to permitted development rights in relation to design codes could impact on: a) businesses b) local planning authorities c) communities?

Yes

Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.:

Great care needs to be taken that where design codes have not been agreed, the permitted development rights do not lead to (even more) unsuitable developments be given planning permission.

Supporting housing delivery through change of use permitted development rights

Do you want to complete this section?

Yes

Supporting housing delivery through change of use permitted development rights

Commercial Business and Service uses to dwellinghouses (Class MA of Part 3)

Floorspace limits

Q.3 Do you agree that the permitted development right for the change of use from the Commercial, Business and Service use class (Use Class E) to residential (Class MA of Part 3), should be amended to either:

No change

Please give your reasons :

The floorspace proposals seem inappropriate in the absence of proper design stipulations to ensure that such residential conversions provide fit for purpose ventilation, insulation, heating, and access to natural light for each individual dwelling.

Vacancy requirement

Q.4 Do you agree that the permitted development right (Class MA of Part 3) should be amended to remove the requirement that the premises must be vacant for at least three continuous months immediately prior to the date of the application for prior approval?

No

Please give your reasons :

Three months is too short a period for effective marketing and should be extended to at least six months, to minimise unscrupulous owners profiteering from residential conversions when business users may still come forward. Whilst residential delivery is clearly important, the maintenance of businesses and flourishing High Streets is equally important for both residents and the economy.

Article 2(3) land

Q.5 Do you think that the permitted development right (Class MA of Part 3) should apply in other excluded article 2(3) land?

No

Please give your reasons :

As question 4, whilst the residential delivery imperative is clearly important, that should not be at the expense of sensitive areas which enhance the whole community's wellbeing.

Prior approval – conservation areas

Q.6 Do you think the prior approval that allows for the local consideration of the impacts of the change of use of the ground floor in conservation areas on the character or sustainability of the conservation is working well in practice?

Don't know

Please give your reasons. If no, please explain why you don't think the prior approval works in practice?:

Limited experience but concerned that the layout of properties can be as important to the conservation area, as the external appearance.

Hotels, boarding houses and guest houses (Use Class C1) to dwellinghouses

Q.7 Do you agree that permitted development rights should support the change of use of hotels, boarding houses or guest houses (Use Class C1) to dwellinghouses?

Yes

Please give your reasons :

The principle appears to be appropriate however, care should be taken that sustainable businesses providing employment across a community are not lost to short term profiteering for residential development. Protections such as suitable marketing periods must also be embedded.

Hotels, boarding houses and guest houses (Use Class C1) to dwellinghouses

Q.8 Are there any safeguards or specific matters that should be considered if the change of use of hotels, boarding houses or guest houses (Use Class C1) to dwellinghouses was supported through permitted development rights?

Yes

Please give your reasons. If yes, please specify. :

See answer to Q7. Further, as with office and similar conversions, such developments must provide suitable residential accommodation with appropriate ventilation, insulation and access to daylight for each individual unit.

Impact Assessments

Q.9 Do you think that any of the proposed changes in relation to the Class MA permitted development right could impact on: a) businesses b) local planning authorities c) communities?

Don't know

Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.:

Q.10 Do you think that changes to Class MA will lead to the delivery of new homes that would not have been brought forward under a planning application?

No

Please give your reasons :

Probably not - a good proposal is likely to pass through the usual planning application route.

Betting offices and pay day loan shops etc. to dwellinghouses (Class M of Part 3) and arcades etc. to dwellinghouses (Class N of Part 3)

Floorspace limits

Q.11 Do you agree that the right for the change of use from hot food takeaways, betting offices, pay day loan shops and launderettes (Class M of Part 3) is amended to:

No change

Please give your reasons :

As previously, the key is that such conversions are properly undertaken where each unit has proper access to ventilation, insulation, heating and natural daylight. Further that proper marketing periods (e.g. six months) are required before commercial entities are converted.

Q.12 Do you agree that the existing right (Class M of Part 3) is amended to no longer apply to launderettes?

Don't know

Please give your reasons :

Q.13 Do you agree that the right for the change of use from amusement arcades and centres, and casinos (Class N of Part 3) is amended to:

Don't know

Please give your reasons :

Date the building was in use in order to benefit from the right

Q.14 Do you agree that the right (Class M of Part 3) should be amended to replace the existing date on which the building must have been in use as a hot food takeaway, betting office, pay day loan shop or launderette instead to a two-year rolling requirement?

Don't know

Please give your reasons :

Q.15 Do you agree that the right (Class N of Part 3) should be amended to replace the existing date on which the building must have been in use as an amusement arcade or centre, or casino instead to two-year rolling requirement?

Don't know

Please give your reasons :

Article 2(3) land

Q.16 Do you think that the permitted development right for the change of use from hot food takeaways, betting offices, pay day loan shops and launderette (Class M of Part 3) should apply in other article 2(3) land?

No

Please give your reasons :

Conservation areas continue to require appropriate protections to avoid unnecessary and inappropriate changes to their character.

Q.17 Do you think that the permitted development right for the change of use of amusement arcade or centre, or casino (Class N of Part 3) should apply in other excluded article 2(3) land?

Don't know

Please give your reasons :

Impact Assessments

Q.18 Do you think that any of the proposed changes in relation to the Class M and N permitted development rights could impact on: a) businesses b) local planning authorities c) communities?

Yes

Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.:

Yes, wholesale changes to the structure of an area can have significant impacts (both positive or negative) and need careful consideration, rather than a one size fits all approach.

Q.19 Do you think that changes to Class M and N will lead to the delivery of new homes that would not have been brought forward under a planning application?

Don't know

Please give your reasons :

Commercial, Business and Service, betting office or pay day loan shop to mixed use residential (Class G of Part 3)

Uses the right applies to

Q.20 Do you agree that the right (Class G of Part 3) is expanded to allow for mixed use residential above other existing uses?

Yes

Please give your reasons. If yes, please say which uses the right might apply to and give your reasons.:

Number of flats that can be delivered

Q.21 Do you agree that the number of flats that may be delivered under the right (Class G of Part 3) is doubled from two to four?

Yes

Please give your reasons :

Provided that such residential units are equipped with proper ventilation, insulation, heating and access to daylight.

Consequential changes to the permitted development right that allows the change of use from a mixed use to Commercial Business and Service use or betting office or pay day loan shop right (Class H of Part 3)

Q.22 Do you agree that the permitted development right (Class H of Part 3) is amended to align with any changes made to the uses to which Class G of Part 3 applies?

Don't know

Please give your reasons :

Impact Assessments

Q.23 Do you think that any of the proposed changes in relation to the Class G and H permitted development rights could impact on: a) businesses b) local planning authorities c) communities?

Don't know

Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.:

Q.24 Do you think that changes to Class G will lead to the delivery of new homes that would not have been brought forward under a planning application?

Don't know

Please give your reasons :

Agricultural buildings to dwellinghouses (Class Q of Part 3)

Size limits and maximum numbers of homes delivered

Q.25 Do you agree that the smaller and larger home size limits within the agricultural buildings to dwellinghouses right (Class Q of Part 3) should be replaced with a single maximum floorspace limit of either:

Don't know

Please give your reasons :

Q.26 Do you agree that an overall limit on the amount of floorspace that can change use, set at 1,000 square metres, should be introduced for the agricultural buildings to dwellinghouses right (Class Q of Part 3)?

Don't know

Please give your reasons :

Q.27 Do you agree that the 5 home limit within the agricultural buildings to dwellinghouses right (Class Q of Part 3) should be increased to allow up to a total of 10 homes to be delivered within an agricultural unit?

Don't know

Please give your reasons :

Rear extensions

Q.28 Do you agree that the permitted development right for the change of use from agricultural buildings to residential use (Class Q of Part 3) should be amended to allow for an extension to be erected as part of the change of use on previously developed land?

Don't know

Please give your reasons :

Q.29 Do you agree that a prior approval be introduced, allowing for the consideration of the impacts of an extension on the amenity of neighbouring premises, including overlooking, privacy and light?

No

Please give your reasons :

It is important that the impact on neighbours is fully considered through an open and consultative approach.

Minimum building size

Q.30 Do you agree that buildings should have an existing floorspace of at least 37 square metres to benefit from the right?

No

Please give your reasons :

A floorspace of 40 square metres would appear more appropriate for modern space requirements.

Article 2(3) land

Q.31 Do you think that the permitted development right for the change of use from agricultural buildings to residential use (Part 3 Class Q) should be amended to apply in other article 2(3) land?

Don't know

Please give your reasons :

Agricultural buildings not solely in agricultural use

Q.32 Do you agree that the right be amended to apply to other buildings on agricultural units that may not have been solely used for agricultural purposes?

Don't know

Please give your reasons :

Q.33 Are there any specific uses that you think should benefit from the right?

Don't know

If yes, please give examples of the types of uses that the right should apply to.:

Q.34 Are there any specific uses that you think should not benefit from the right?

Don't know

If yes, please give examples of the types of uses that the right should not apply to.:

Former agricultural buildings no longer on an agricultural unit

Q.35 Do you agree that the right be amended to apply to agricultural buildings that are no longer part of an agricultural unit?

Don't know

Please give your reasons :

Highways access

Q.36 Do you agree that any existing building must already have an existing suitable access to a public highway to benefit from the right?

Yes

Please give your reasons :

Works permitted

Q.37 Do you have a view on whether any changes are required to the scope of the building operations permitted by the right?

Don't know

Please give your reasons. If yes, please provide details. :

Q.38 Do you have a view on whether the current planning practice guidance in respect of the change of use of agricultural buildings to residential use should be amended?

Don't know

Please give your reasons. If yes, please provide details of suggested changes. :

Enabling the change of use of other rural buildings to residential

Q.39 Do you agree that permitted development rights should support the change of use of buildings in other predominantly rural uses to residential?

Don't know

Please give your reasons. If yes, please specify which uses.:

Q.40 Are there any safeguards or specific matters that should be considered if the right is extended to apply to buildings in other predominantly rural uses?

Don't know

Please give your reasons If yes, please specify. :

Impact Assessments

Q.41 Do you think that any of the proposed changes in relation to the Class Q permitted development right could impact on: a) businesses b) local planning authorities c) communities?

Don't know

Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.:

Q.42 Do you think that changes to Class Q will lead to the delivery of new homes that would not have been brought forward under a planning application?

Don't know

Please give your reasons :

Supporting the agricultural sector through additional flexibilities

Do you want to complete this section?

No

Supporting businesses and high streets through greater flexibilities

Do you want to complete this section?

Yes

Commercial Business and Service use extensions (Class A of Part 7)

Q.57 Do you agree that the maximum floorspace limit for the extension or alteration to a Commercial, Business and Service establishment on non-protected land is increased to either 200 square metres or a 100% increase over the original building, whichever is lesser?

No

Please give your reasons :

Such an extension may be appropriate in some cases but not in others and therefore a one size fits all approach should not apply.

Industrial and warehousing extensions (Class H of Part 7)

Q.58 Do you agree that the maximum floorspace of a new industrial and/or warehousing building on non-protected land permitted under the Part 7 Class H permitted development right be amended to 400 square metres?

Don't know

Please give your reasons :

Industrial and warehousing extensions (Class H of Part 7)

Q.59 Do you agree that the maximum floorspace of a new industrial and/or warehousing extension on non-protected land be increased to either 1,500 square metres or a 75% increase over the original building, whichever is lesser.

Don't know

Please give your reasons :

Impact Assessments

Q.60 Do you think that any of the proposed changes in relation to the Part 7 permitted development rights could impact on: a) businesses b) local planning authorities c) communities?

Don't know

Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.:

Markets - temporary use of land (Class B of Part 4)

Q.61 Do you agree that the permitted development right for the temporary use of land should be amended so that markets can operate either:

No change

Please give your reasons. If you have chosen a different number of days per calendar year, please specify what number of days the right should provide for?:

In some locations such a change may be entirely acceptable but in others would put untenable pressures on local businesses, residents and the highway. Accordingly, the current approach appears to be about right.

Impact Assessments

Q.62 Do you think that any of the proposed changes in relation to the Part 4 permitted development rights could impact on: a) businesses b) local planning authorities c) communities?

Yes

Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.:

Ensuring the sufficient capacity of open prisons

Do you want to complete this section?

No

Public Sector Equality Duty

Q.66 Do you think that the changes proposed in this consultation could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation).

Don't know

Please give your reasons :

Call for evidence - nature-based solutions, farm efficiency projects, and diversification.

Do you want to complete this section?

No

Response ID ANON-D5YD-65SB-P

Submitted to Consultation on operational reforms to the Nationally Significant Infrastructure Project consenting process
Submitted on 2023-09-19 16:41:05

About you

1 What is your name?

Full Name:

David Parsons

2 What is your email address?

Email:

@lindfieldparishcouncil.gov.uk

3 Are you replying as an individual or submitting a response on behalf of an organisation?

Town / parish council

Organisation:

Lindfield Parish Council

Strengthening the role of pre-application and ensuring more effective and proportionate consultation

1 Do you support the proposal for a new and chargeable pre-application service from the Planning Inspectorate?

Neither agree/disagree

2 Do you agree with the three levels of service offered?

Neither agree/disagree

Not applicable

If you wish, please provide your reasons - How many projects?:

Not applicable

If you wish, please provide your reasons - How many projects?:

Not applicable

If you wish, please provide your reasons - How many projects?:

3 Would having the flexibility to change subscriptions as a project progresses through pre-application be important to you?

Not applicable

If you wish, please provide your reasons:

4 To what extent do you agree that the overall proposals for merits and procedural advice will enable the policy objective to be met?

Neither agree/disagree

5 Do you have any specific comments on the proposals in Box 2?

Further information:

6 Do you agree with the proposed changes to the consolidated list of statutory consultees outlined below?

Pre App 6 - Civil Aviation Authority:

Keep

Pre App 6 - Forestry Commission:

Keep

Pre App 6 - Health and Safety Executive:

Keep

Pre App 6 - Integrated Transport Authorities (ITA) and Passenger Transport Executive (PTE):
Keep

Pre App 6 - Marine Management Organisation:
Keep

Pre App 6 - Maritime and Coastguard Agency:
Keep

Pre App 6 - National Health Service Commissioning Board and the relevant clinical commissioning group:
Keep

Pre App 6 - National Health Service Trusts (Wales):
Keep

Pre App 6 - Natural England:
Keep

Pre App 6 - Natural Resources Wales:
Keep

Pre App 6 - Relevant AONB Conservation Boards:
Keep

Pre App 6 - Relevant Fire and Rescue Authority:
Keep

Pre App 6 - Relevant Health Board (Scotland):
Keep

Pre App 6 - Relevant Highways Authority:
Keep

Pre App 6 - Relevant Internal Drainage Board:
Keep

Pre App 6 - Relevant local health board (Wales):
Keep

Pre App 6 - Relevant Northern Ireland Department:
Keep

Pre App 6 - Relevant Parish Council or Community Council:
Keep

Pre App 6 - Relevant Police Authority:
Keep

Pre App 6 - Relevant Statutory Undertakers:
Keep

Pre App 6 - Royal Commission on Ancient and Historical Monuments of Wales:
Keep

Pre App 6 - Scottish Natural Heritage:
Keep

Pre App 6 - Secretary of State for Defence:
Keep

Pre App 6 - The British Waterways Board:
Keep

Pre App 6 - The Coal Authority:
Keep

Pre App 6 - The Crown Estate Commissioners:
Keep

Pre App 6 - The Environment Agency:
Keep

Pre App 6 - The Highways Agency:
Keep

Pre App 6 - The Historic Buildings and Monuments Commission for England:
Keep

Pre App 6 - The Joint Nature Conservation Committee:
Keep

Pre App 6 - The Scottish Environment Protection Agency:
Keep

Pre App 6 - The Scottish Executive (Scottish Government):
Keep

Pre App 6 - The Welsh Ministers (Welsh Government):
Keep

Pre App 6 - Transport for London:
Keep

Pre App 6 - Trinity House:
Keep

Pre App 6 - UK Health Security Agency:
Keep

7 Are there any other amendments to the current consolidated list outlined in table 2.1 that you think should be made?

Not Answered

If you answered 'Yes', please provide your reasons here:

8 Do you support the proposed introduction of an early 'adequacy of consultation' milestone?

Agree

9 Are there any additional factors that you think the early 'adequacy of consultation' milestone should consider?

Further information:

10 Our evidence shows that there is a substantial amount of community consultation that happens during the lifetime of an NSIP. To guide our reforms, and to ensure that reforms support faster consenting, preventing consultation fatigue, more proportionate community consultation, with clearer tests for adequacy, it is important to gather further information about the causes for multiple consultations. What are the main reasons for consulting with communities multiple times during the lifetime of an NSIP application?

Pre app 10 - What constitutes adequate consultation is not clear from legislation.:
Agree

Pre app 10 - What constitutes adequate consultation is not clear from guidance.:
Agree

Pre app 10 - What the Planning Inspectorate will accept as adequate consultation is not clear.:
Neither agree/disagree

Pre app 10 - It is challenging to get the right level of information from consultations.:
Strongly agree

Pre app 10 - The age of the National Policy Statements means more consultation is needed than before.:
Neither agree/disagree

Pre app 10 - It is the main way to update a community on changes that are made to a project.:
Strongly agree

Pre app 10 - It is hard to engage with the correct communities.:
Strongly agree

Pre app 10 - It is a means to mitigate legal challenge for the project.:
Neither agree/disagree

Pre app 10 - It is part of how to build enthusiasm for a project over time.:
Neither agree/disagree

Pre app 10 - It is a helpful way to develop the project.:

Strongly agree

Further information:

11 Are there any other measures you think that Government could take to ensure consultation requirements are proportionate to the scale and likely impact of a project?

Further information:

Operational reforms to support faster and more proportionate examinations

12 To what extent do you agree with the proposal to remove the prohibition on an Inspector who has given section 51 advice during the pre-application stage from then being appointed to examine the application, either as part of a panel or a single person?

Strongly disagree

If you wish, please provide your reasons:

13 To what extent do you agree that it would lead to an improvement in the process if more detail was required to be submitted at the relevant representation stage?

If you wish, please provide your reasons:

14 To what extent do you agree that providing the Examining Authority with the discretion to set shorter notification periods will enable the delivery of examinations that are proportionate to the complexity and nature of the project but maintain the same quality of written evidence during examination?

Neither agree/disagree

If you wish, please provide your reasons:

15 To what extent do you agree that moving to digital handling of examination materials by default will improve the ability for all parties to be more efficient and responsive to examination deadlines?

Agree

16 To what extent do you agree that the submission of 'planning data' will provide a valuable addition as a means of submitting information to the Planning Inspectorate?

Neither agree/disagree

If you wish, please provide your reasons:

17 Are there any other areas in the application process which you consider would benefit from becoming 'digitalised'?

If you wish, please provide your reasons:

Establishing a fast-track route to consent

18 To what extent do you agree that projects wishing to proceed through the fast track route to consent should be required to use the enhanced pre-application service, which is designed to support applicants to meet the fast track quality standard?

Agree

If you wish, please provide your reasons:

19 To what extent do you consider the proposed fast track quality standard will be effective in identifying applications that are capable of being assessed in a shorter timescale?

Neither effective/ineffective

If you wish, please provide your reasons:

20 On each criteria within the fast track quality standard, please select from the options set out in the table below and give your reasoning and additional comments in the accompanying text boxes. Please also include any additional criteria that you would propose including within the fast track quality standard?

Fast 18 - 1. Principal areas of disagreement:

No view

Fast 18 - 2a Fast track programme document:

No view

Fast 18 - 2b(i) include fast track intention in consultation material:

No view

Fast 18 - 2b(ii) formal agreement to use enhanced pre-application:

No view

Fast 18 - 2b(iii) publicise fast track programme:

No view

Fast 18 - 2b(iv) provide evidence at submission of 2a – 2c:

No view

Fast 18 - 3. Regard to advice:

No view

If you wish, please provide your reasons. Please also include any additional criteria that you would propose including within the Fast Track Quality Standard. :

21 To what extent do you agree that the proposals for setting the fast track examination timetable strike the right balance between certainty and flexibility to handle a change in circumstance?

Neither agree/disagree

If you wish, please provide your reasons:

Reviewing the processes for post consent changes to Development Consent Orders

22 To what extent do you agree that there is a need for new guidance on which application route proposed changes should undergo?

Neither agree/disagree

If you wish, please provide your reasons:

23 In addition, what topics should new guidance cover that would help to inform decisions on whether a proposed change should be considered as material or non-material?

Neither agree/disagree

If you wish, please provide your reasons:

24 To what extent do you support the proposal to introduce a statutory timeframe for non-material change applications?

Neither agree/disagree

Not Answered

If you wish, please provide your reasons:

Resourcing the Planning Inspectorate and updating existing fees

25 Taking account of the description of the services in section 2.2.1 to what extent do you believe a cost-recoverable pre-application service will represent value for money in supporting applicants to deliver higher quality applications with minimal residual issues at submission?

23 resourcing the Planning Inspectorate:

26 To what extent do you agree with the proposal to charge an overall fee (appropriate to the tier of service that will cover the provision of the service) for a fixed period?

24 resourcing the Planning Inspectorate:

27 The government has set out an objective to move to full cost recovery for the Planning Act 2008 consenting process. To what extent do you support the proposal to support the Planning Inspectorate to better resource their statutory work on consenting by reviewing and updating existing fees, and introducing additional fee points?

Not Answered

If you wish, please provide your reasons:

28 To what extent do you support the proposal to review and update existing fees in relation to applications for non-material changes to achieve cost recovery and support consenting departments in handling these applications?

Not Answered

If you wish, please provide your reasons:

29 To what extent do you agree that the proposed review and update of existing fees and introduction of additional fee points will support the Planning Inspectorate to better resource their statutory work on consenting?

Not Answered

If you wish, please provide your reasons. If do not agree, are there any other ways to support the Planning Inspectorate to better resource their statutory work?:

Strengthening performance of government's expert bodies

30 To what extent do you agree that defining key performance measures will help meet the policy objective of ensuring the delivery of credible cost-recoverable services?

Agree

If you wish, please provide your reasons. If do not agree, are there any other mechanisms you would like to see to ensure performance?:

31 Do you agree with the principles we expect to base performance monitoring arrangement on? Please select from the options set out in the table below and give your reasoning and additional comments in the accompanying text boxes:

Not Answered

If you wish, please provide your reasons:

Not Answered

If you wish, please provide your reasons:

Not Answered

If you wish, please provide your reasons:

Not Answered

If you wish, please provide your reasons:

Not Answered

If you wish, please provide your reasons:

32 We would like to monitor the quality of customer service provided, and the outcomes of that advice on applicant's progression through the system where practicable. Do you have any views on the most effective and efficient way to do this?

30 strengthening performance of governments expert bodies:

33 To what extent do you support the proposal to enable specific statutory consultees to charge for the planning services they provide to applicants across the Development Consent Order application process

Not Answered

If you wish, please provide your reasons:

34 To what extent do you agree with the key principles of the proposed charging system? Please select from the options listed in the table below and give reasons in the 'comment' text box.

Not Answered

If you wish, please provide your reasons:

Not Answered

If you wish, please provide your reasons:

Not Answered

If you wish, please provide your reasons:

35 Do you have any comments on the scope and intended effect of the principles of the charging system?

33 strengthening performance of governments expert bodies:

Improving engagement with local authorities and communities

36 Do you support the proposal to set out principles for Planning Performance Agreements in guidance?

Agree

37 Do you have any further views on what the proposed principles should include?

35 Improving engagement with local authorities and communities:

Consultation across all tiers of local government (e.g. Parish, Town, District and County or Unitary authorities)

38 To what extent do you agree that these proposals will result in more effective engagement between applicants and local communities for all applications?

Neither agree nor disagree

If you wish, please provide your reasons:

Building the skills needed to support infrastructure delivery

39 Do you face any challenges in recruiting the following professions? Please complete the table below and give reasons.

Skills 37 - SOC2452 Town Planning Officers:

Skills 37 - SOC2455 Transport Planners:

Skills 37 - SOC3581 Planning Inspectors:

Skills 37 - SOC3120 Administrators:

Skills 37 - SOC4112 Local government administrative occupations:

Skills 37 - SOC2451 Architects:

Skills 37 - SOC2453 Quantity Surveyors:

Skills 37 - SOC2455 Construction project managers and related professionals:

Skills 37 - SOC2481 Planning engineers (including windfarm):

Skills 37 - SOC2151 Conservation professionals:

Skills 37 - SOC2152 Environmental professionals:

Skills 37 - SOC2483 Environmental health professionals:

Skills 37 - SOC2121 Water engineers:

Skills 37 - SOC3520 Legal associate professionals:

Skills 37 - SOC3544 Data analysts:

Please provide your reasons here, with the Standard Occupation Classification (SOC) code(s) you are referring to. :

40 Are there any other specific sectors (as identified above) that currently face challenges in recruiting? If so, please stat which ones and give reasons why

Further information:

41 Do you have any ideas for or examples of successful programmes to develop new skills in a specific sector that the government should consider in developing further interventions?

Further information:

Updates to national infrastructure planning guidance

42 To what extent do you agree that updated guidance on the matters outlined in this consultation will support the NSIP reforms?

Neither agree/disagree

If you wish, please provide your reasons:

43 Do you support a move towards a format for guidance that has a similar format to the national planning practice guidance?

Neither agree/disagree

If you wish, please provide your reasons:

44 Are there any other guidance updates you think are needed to support the NSIP reforms?

Further information:

Public Sector Equalities Duty

45 Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?

No

If you answered 'Yes' to this question, please use the text box below to provide your reasons. :

Minute	Meeting date	Subject	Action Agreed	Responsibility	Due Date	Status	Date Completed	Comments
469 37.1	22/11/22 27/6/23	Neighbourhood Plan	no response was required to the updated plan. Further, that the Neighbourhood Plan should be reviewed, with the Deputy Parish Clerk seeking guidance from MSDC accordingly	Deputy Parish Clerk	22/12/22	Overdue		1/23 Initial discussions with MSDC highlight that NPPF and DP have moved on significantly. Accordingly, a full update and referendum/consultation will not necessarily be required if only minor corrections are being considered. Following contact from LRPC on 19/9/23 a meeting will be arranged between nominated LRPC members and nominated PTTC members (to be agreed) to discuss potential ways forward.
22.3	6/6/22	Lewes Road TRO WG	Working Group agreed as P&TC Chair, Vice-Chair, Cllr Burns and Mr Turner.	Deputy Parish Clerk	6/7/23	Overdue		Meeting cancelled - tba
25.2	6/6/23	Conservation Area window treatment	Agreed to track applications and review accordingly	Deputy Parish Clerk		On Target		Tracking added to Planning Applications Index Plan review in due course