

## 20193 – PAUL GILES

There is nothing relating to land instability/assessment, which was covered by Mid Sussex Local Plan policy CS21, which stated:

Development of an area of known or suspected land instability will be permitted only where it can be demonstrated that the site can be developed and used safely without adding to the instability of the site or adjoining land. Any necessary stabilisation measures must be environmentally acceptable.

New policy (equivalent to CS21) which states:

'Development of an area of known or suspected land instability will be permitted only where it can be demonstrated that the site can be developed and used safely without adding to the instability of the site or adjoining land. Any necessary stabilisation measures must be environmentally acceptable'.

When an application is received on a site of questionable stability, a full geological survey should be carried out by the applicant, prior to the acceptance of the planning application.

DP24 seems to be a direct replacement for B3 (from the Mid Sussex Local Plan), but is missing key points such as: overlooking, in addition to noise & disturbance. DP24 should have the following paragraph rephrased as follows, to incorporate key elements of B3 (which DP24 is replacing):

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 noise and disturbance, privacy, overlooking, outlook, daylight and sunlight;

DP29 does not supply a realistic affordable housing stipulation (as these are the most requested property types), and affordable housing should be advocated on housing developments of 4 or more dwellings

DP29 should replace the current text under 'The Council will seek:':

On housing developments of 4 or more dwellings, there will be a 30% 'affordable' homes content, for rent and assisted purchase schemes for local people and generally, not more than 25% of affordable homes being of shared ownership. On residential developments of less than 4 dwellings and in other circumstances where on-site provision is not practicable a commuted payment towards off-site provision will normally be required equivalent to providing 30% on-site affordable housing provision

DP27 should incorporate potential light pollution from headlights (mainly with regard to new dwellings sited on higher ground)

DP27 In addition to current light pollution paragraph:

There should be no adverse impact from car headlights shining into the windows of dwellings/new lighting encroaching on the enjoyment of current dwellings

All the aforementioned points, were forwarded as part of the original public consultation, and I feel concerned at the omission of these elements from the new District Plan proposal.

This was the reason I reiterated my comments below, as way of proposed amendments:

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