

Site Allocations DPD – Regulation 19 Consultation

Site/Policy: SA31 – Land to the rear Firlands, Church Road, Scaynes Hill

Denton Homes response to Site Allocations DPD – Regulation 18 Consultation Report

Reg 18 Consultation responses in bold italics, Denton Homes response in red

Supporting Documents Submitted

‘SK 01 Illustrative Layout Rev A’ by Denton Homes

‘SK 02 Illustrative Layout in Context Rev A’ by Denton Homes

‘SK 03 Exemplar House Plans Rev A’ by Denton Homes

‘Preliminary Landscape & Visual Impact Assessment’ (Ref: LVIA/firlds/762/MSDC) by Draffin Associates (16 pages)

Appendices A-D (9 pages)

- App A Location plan OS
- App B Aerial photo
- App C Criteria for visual impact assessment
- App D Landscape visual appraisal

App E Indicative landscape parameter plan (1 page)

‘Preliminary Ecological Appraisal’ (Ref: R2430/b) by John Wenman Ecological Consultancy (39 pages)

‘Access & Transport Statement’ (Ref: 201300/TS/MO/KL/01) from Lanmor Consulting (16 pages)

Ref:Reg18/722/1 and Reg18/722/4

Urban Design Principles

We have prepared an ‘Illustrative Layout’ and ‘Illustrative Layout in Context,’ these were submitted to MSDC in November 2019.

We also submitted a plan ‘Exemplar House Plans’ in December 2019 in support of the site layout plans, showing house types that could sit within the development areas on the layout plans to assist in showing a yield of development achievable. This was merely an exercise to illustrate a yield potential. A typical block can generate between 3-6 houses generating 21-42 dwellings within the layout.

A more considered layout of a mix of house types and tenures, and possibly apartments or FOGs, will be developed if appropriate to the affordable delivery and ultimate scheme design.

So the allocation yield of 20 is deliverable.

In preparing a planning application, by following the LVIA, Landscape, Ecological and Biodiversity assessments and layouts, the proposed layout will be developed to address housing mix, affordable delivery, etc.

The above plans are submitted in support of the draft allocation.

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Ref:Reg18/722/1 and Reg18/722/4 continued

Landscape

We have now commissioned and received a ‘Preliminary Landscape & Visual Impact Assessment’ and ‘Appendices’ by Draffin Associates.

The ‘Landscape Parameter Plan’ supports the MSDC desire to restrict development away from the SE corner and form a strong green envelope to limit any future development east. The topography plays a key role in informing landscape and ecological constraints. The ‘Landscape Parameter Plan’ supports the ‘Illustrative Layout’ strikes the better balance in highway and drainage design with sufficient scope for green improvements. The housing mix and architectural input can follow along with engineering design.

This report and appendices are again submitted as evidence in support of the allocation.

Biodiversity

We commissioned and received a ‘Preliminary Ecological Appraisal’ by John Wenman Ecological Consultancy in January 2020, also submitted to MSDC in January 2020.

In accordance with the recommendations in the report, on site surveys have commenced and continue to take place.

We will develop further the ‘Illustrative Layouts’ in conjunction with the Landscape Architect and update the ‘LVIA’, based on an updated Ecological Appraisal following the site surveys concluded later in 2020.

Ref: Reg18/722/2 and Reg18/792/42

Highways and Access

We can confirm that our highways consultant has confirmed that the existing access is capable of serving a site of up to 50 units, with no modifications required to the access or the existing sight-line.

We have commissioned and received an ‘Access & Transport Statement’ from Lanmor Consulting, we submit that report as updated evidence.

However, it is still our aim to seek to enhance the existing access by widening, and realignment, subject to a pre-application consultation with West Sussex Highways. The aim in relocation of the access and sight line west towards the village will allow greater privacy to the existing houses.

Any necessary speed survey and road safety audit required by West Sussex Highways will be carried out.

The land upon which to adjust the access is within our ownership.

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Reg18/792/42

Various Sustainable Transport measures are suggested to be included in the policy requirement for this site (West Sussex County Council)

We also note the WSCC consultation:-

- Provide on-site passenger information including RTI display(s) for bus and rail services
- Provide improvements to bus stopping facilities on Lewes Rd including provision of a bus shelter and RTI displays
- Contribute towards cycling improvements to the South Road section of the Haywards Heath Circular cycle route

The above would be considered acceptable if supported by policy at the planning application stage.

Ref:Reg18/722/3

Flood Risk and Drainage

Our foul and surface water strategy, based on the present infrastructure and other similar development, will be a foul drainage system pumped from the lowest part of the site up the slope to a purpose built, existing manhole connection, with a gravity connection from that manhole to the sewer network.

The surface water strategy will be similar to that employed with the built scheme, ie attenuation on site, and controlled overflow to the boundary watercourse via an Open Watercourse Connection. SUDS will be employed in the scheme, subject to ground investigations and SUDS hierarchy.

On this site, using the sloping topography and creating a landscaped area in the lower part of the site, there is an opportunity to enhance the ecological/landscape/biodiversity asset, eg create a balancing pond as part of the overall strategy, as illustrated in the plans and documents submitted in support of the draft allocation.

Ref:Reg18/836/1

No objections received from water companies related to foul water drainage however issues re septic tanks to be explored further

There are two soakaway/septic tank overflow rights from Firlands in Church Road and Shanto in Church Road. That of Firlands was repaired and relocated with the consent of the owner during the development of Downs View Close, we did not identify that of Shanto at the time and are not aware this is a live connection. If so, and in any event, both need not be interfered with by the proposed development, thus are not a constraint.