

Mid Sussex District Council
Planning Policy
Oaklands Road
Haywards Heath
WEST SUSSEX
RH16 1SS

24th July 2020

Dear Sir / Madam,

**Mid Sussex District Council: Draft Site Allocations Development Plan Document
Submission Version - Regulation 19 Consultation
Representations made on behalf of Fairfax Acquisitions Limited
Ansty Cross Garage, Cuckfield Road, Ansty (draft Policy SA 33)**

Introduction

On behalf of our clients, ***Fairfax Acquisitions Limited***, we have previously made detailed submissions at the various previous stages of the District Council's preparation of the Site Allocations DPD.

Fairfax Acquisitions Limited, have instructed Rodway Planning Consultancy Limited to continue to promote the above site on their behalf.

At the request of Mid Sussex District Council, our client has instructed SK Transport and Archaeology South East, to prepare representations relating to this site in respect of traffic and transport matters, and heritage matters, respectively. These representations are provided together with an updated layout plan to illustrate how the site can be developed.

Revised Layout Plan

With respect to the layout plan, it will be noted that the site density has been reduced. Following the further detailed consideration by SK Transport, they determined that the site constraints did not provide sufficient opportunity for a layout of an increased density as previously envisaged. Parking and on-site turning have led to the number of units being reduced to 10 dwellings, as indicated on the accompany layout drawing (drawing number 2026/SK.04 Revision B).

Policy SA 33

My clients are supportive of the District Council's proposed allocation of this site in the Submission version of the Site Allocations DPD. Our clients are committed to continue to work with the District Council in order to deliver housing on this site in accordance with the guiding principles set out in the policy.

As confirmed above, the illustrative site layout plan has been revised, with a new layout showing 10 houses, served by 17 car parking spaces (1.7 spaces per dwelling). The car parking area has been carefully integrated into the layout to ensure it does not dominate the development. The layout also offers other environmental improvements, with each dwelling now being provided with a good sized private garden space to their rear, as well as soft landscaping opportunities within the site and to its boundaries. The scheme also provides for a good mix of house sizes (including smaller dwellings), in order to meet local needs.

This revised scheme will provide an efficient use of the site in a deliverable manner, whilst providing the opportunity for a robust landscaping scheme that will positively address Cuckfield Road and relate well to the adjacent Cross Cottages, whilst retaining the rural character of the lane to the north of the site.

The layout will ensure that the existing mature vegetation adjacent to the rural lane to the north of the site will be retained, with the use of hard boundary treatments minimised, in



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order to protect the rural character. A comprehensive landscape scheme to enhance the setting and provide an appropriate buffer to the service station will be detailed in the full planning application submission, but the reduced density will make it easier for this to be achieved.

Heritage matters are considered in the accompanying submission from Archaeology South East. However, we can confirm our position is that the proposed 10 unit scheme will adequately protect the rural character of the setting of the adjacent Grade II listed buildings at The Ancient Farm and Old Cottage. This will be ensured via the careful treatment of the frontage to the west of the site, which will be detailed in the planning application submission, together with a detailed Heritage Statement. In any case, we are confident that given the physical separation between the Listed buildings and the application site, and the intervening development and features (including the Petrol Filling Station forecourt, canopy, car wash facility, and the public highway) that there would not be any impact on the setting of these heritage assets.

It is understood that the Policy requires the provision of a noise assessment to inform any necessary mitigation required to provide an acceptable standard of accommodation for each of the dwellings, arising from the Ansty Service Station operations. This will be provided in support of the planning application submission. It is important to note that the applicant is comfortable that if any issues are raised in respect of noise, that they can be successfully mitigated via detailed design, including the installation of suitable glazing to the new residential units and acoustic fencing to site boundaries.

Although a previously developed site, it is understood that there is a requirement for a net gain in biodiversity and Green Infrastructure as part of the development proposals. The scheme's architect will engage with the applicants ecology consultants on this matter to ensure that the proposals detailed design takes this into account.

It is anticipated that given the former commercial use of the site, and its proximity to the petrol filling station, that a Phase 1 Contamination Assessment will be required at the planning application stage. However, it is noteworthy that we are aware that the development recently completed at the adjacent Ansty Cross Public House site found no evidence of contamination.

We do not anticipate any flood risk or drainage issues associated with developing this brownfield site (it is noted that none were identified during the development of the Ansty Cross Public House site), but in any case, these matters would be dealt with at the planning application stage as appropriate.

It is understood that Southern Water infrastructure crosses the site. The detailed layout of development will take this into account. It is not anticipated that this will have a major influence on the development layout or quantum of development achievable at this site.

In summary, we can confirm our support for allocation of land at Ansty Cross Garage site via Policy SA 33 of the District Council's Site Allocations DPD.

We would be grateful if we could continue to be informed of the DPD's progression, and be given the opportunity to make further written representations if/when possible. As indicated above, we would welcome the opportunity to continue to work with the Council in respect of this site, with the mutual aim of delivering new housing as soon as possible.

Yours sincerely,

Tim Rodway
Director

c.c. Fairfax Acquisitions Limited