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12 November 2021

Our Ref: 35253

Local Planning Authority Ref: DM/21/2841

Dear Mr Cumberworth

Reserved Matters Application ref. DM/21/2841 – Clayton Mills, Hassocks

I write on behalf of Taylor Wimpey with respect to their reserved matters application for 500 dwellings with associated infrastructure, open space and landscaping pursuant to outline planning permission ref. DM18/4979 at Clayton Mills, Hassocks.

Thank you for your consultee comment dated 2nd September 2021, which we have reviewed in detail with Taylor Wimpey and the rest of the consultant team. We have also had regard to your comments in recent discussions with Council Officers that have informed revisions to the proposals.

We have been busy working up amendments to the scheme following the first round of consultation feedback and the revised pack has now been submitted to the council for further consultation. Hopefully you have or will receive notice of this in due course.

Hopefully to assist with your considerations, we have provided some commentary against each point you raised in your consultation response.

1. Access to Woodside Grange

Vehicle access will be provided along Public Right of Way ("PROW") 11K, which is to be upgraded to a bridleway, to serve Woodside Grange and to provide access into the Site for emergency vehicles only. There is a condition on the outline planning consent that requires further information regarding the emergency access arrangements which we will follow up with prior to commencement. We have also suggested to the LPA that a further condition be placed on the reserved matters decision that requires details of how the crossing points between the estate roads and footpath 5k are to be

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engineered to stop vehicles turning onto the bridleway which has been well received. We are also in liaison with the Council's PROW officer as all works will need to be secured through a S278 agreement.

2. Public Rights of Way

PROW 5K will be upgraded to a Bridleway, as required by the Section 106 agreement for the outline planning permission. This is clarified in the revised drawing pack.

3. Non-Car Route Provision

As above, the outline planning permission requires PROW 5K to be upgraded to a Bridleway, and this is clarified in the revised drawing pack. With respect to timings, the outline planning permission Section 106 agreement requires the PROW 11K Improvements to be completed to the County Council's satisfaction prior to the occupation of the 50th dwelling. The PROW 5K improvements must be completed to the County Council's satisfaction prior to the occupation of the 250th dwelling.

4. Sustainable Design

An Energy and Sustainability Statement has now been submitted to the Council and this will be published along with the revised drawing pack. The key conclusions of this are as follows:

- The Development has been designed to generate a total reduction in CO₂ emissions of 4.7% over the TER ADL 2013, as envisaged by the outline planning consent.
- This energy standard is primarily delivered through a fabric-first approach to design, incorporating the following:
 - Energy-efficient building fabric and insulation to all heat loss floors, walls and roof.
 - High-efficiency double-glazed windows throughout.
 - Quality of build will be confirmed by achieving good air-tightness results throughout.
 - Efficient-building services including high-efficiency heating systems.
 - Low-energy lighting throughout.
- The development achieves the water reduction target of 110 litres per person per day.
- It maximises efficient use of resources, including minimising waste and maximising recycling/re-use of materials through both construction and occupation.
- Flood risk associated with future climate change has been minimised as part of the layout of the scheme and design of its buildings to ensure long-term resilience.
- Large openable windows provide good natural daylighting and the potential for natural ventilation.
- Existing landscape features within the site (hedgerows and trees) will be retained as far as possible and set within green corridors, to retain and enhance the existing landscape structure and the amenity within the site, with proposals for substantial numbers of new trees and green spaces incorporated throughout the scheme.
- The development promotes alternative modes of transport and reduced reliance on cars, and helps to promote exercise and health and wellbeing to residents through the provision of convenient walking & cycling routes and large attractive areas of public open space.

5. Electric Vehicle Charging Points

The Sustainability Statement demonstrates that every garage on the proposed development will include electric charging facilities. This covers every detached dwelling and 50% of the total number of dwellings proposed.

6. Allotments

To be clear there are no allotments to be proposed in the community orchard (in line with the outline planning permission). We propose some raised planter beds which may have been the point of confusion. No additional protection is considered necessary for the raised planting beds.

7. Building / Site Layout

Green edge buildings – The three storey apartment block and the 2.5 storey houses in the south-western corner of the Site have been situated to provide natural surveillance over the open space to the immediate south (which is part of the Barratt Homes development) and to provide a gateway into the development. This approach has been guided by discussions with the LPA and has been endorsed by the Council's Urban Design Officer. The dwellings are at such a significant distance from Woodside Grange, not to result in a harmful impact to the amenity of this property.

Bungalows – The bungalows are situated in the northern fringe of the site as part of a character area that has a looser knit transition to the countryside to the north. The single storey nature of these units lend themselves to this area, overlooking the open countryside. This has been deemed as the most appropriate location.

Green link – The revised drawing pack demonstrates that a footway has now been provided along the 'Green Link' in response to the Parish Council's suggestion.

8. Landscaping

Northern boundary – Additional planting along the northern boundary is demonstrated within the revised drawing pack in response to the Parish Council's suggestion.

Landscape maintenance – The submitted landscape and maintenance plan details that vegetation will be maintained and this will apply in particular to those located adjacent to footpaths and roadways. It will also apply to hedgerows that run along The Avenue to ensure that these are kept at an appropriate height to enable drivers turning in and out of allocated parking spaces to see children using the footways.

9. Parking

The revised drawing pack demonstrates that the school pick-up / drop-off area has been re-configured with an loop introduced. This has been informed by discussions with West Sussex County

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Council Education Officers. Furthermore, additional parking spaces are provided in close proximity of the school, as suggested by the Parish Council and the County Highways Authority.

10. Flood Risk Management

Discussions have taken place with the Lead Local Flood Authority and additional detail has now been provided to demonstrate how surface water will be managed on the Site.

11. Land Ownership and Access Concerns

The layout and landscaping plans have been amended to remove proposed planting in the form of a hedge from blocking the driveway of Hawthorne Cottage. The revised landscaping proposals are included in the submitted drawing pack. Taylor Wimpey are liaising with the owners of Hawthorn Cottage and will continue to do so to ensure appropriate access is maintained to their driveway through the S278 highway works and in perpetuity. These matters are separate from the reserved matters planning application.

I trust that the above provides you with the further information / clarity that is of assistance.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Hywel James
Associate

cc. James Newton, Taylor Wimpey (South Thames)
Steve Ashdown, Mid Sussex District Council