

Planning Committee Meeting
9th February 2017

**Agenda Item 11:
SDNP/16/05154/FUL**

Land at Keymer Road, Ditchling, East Sussex

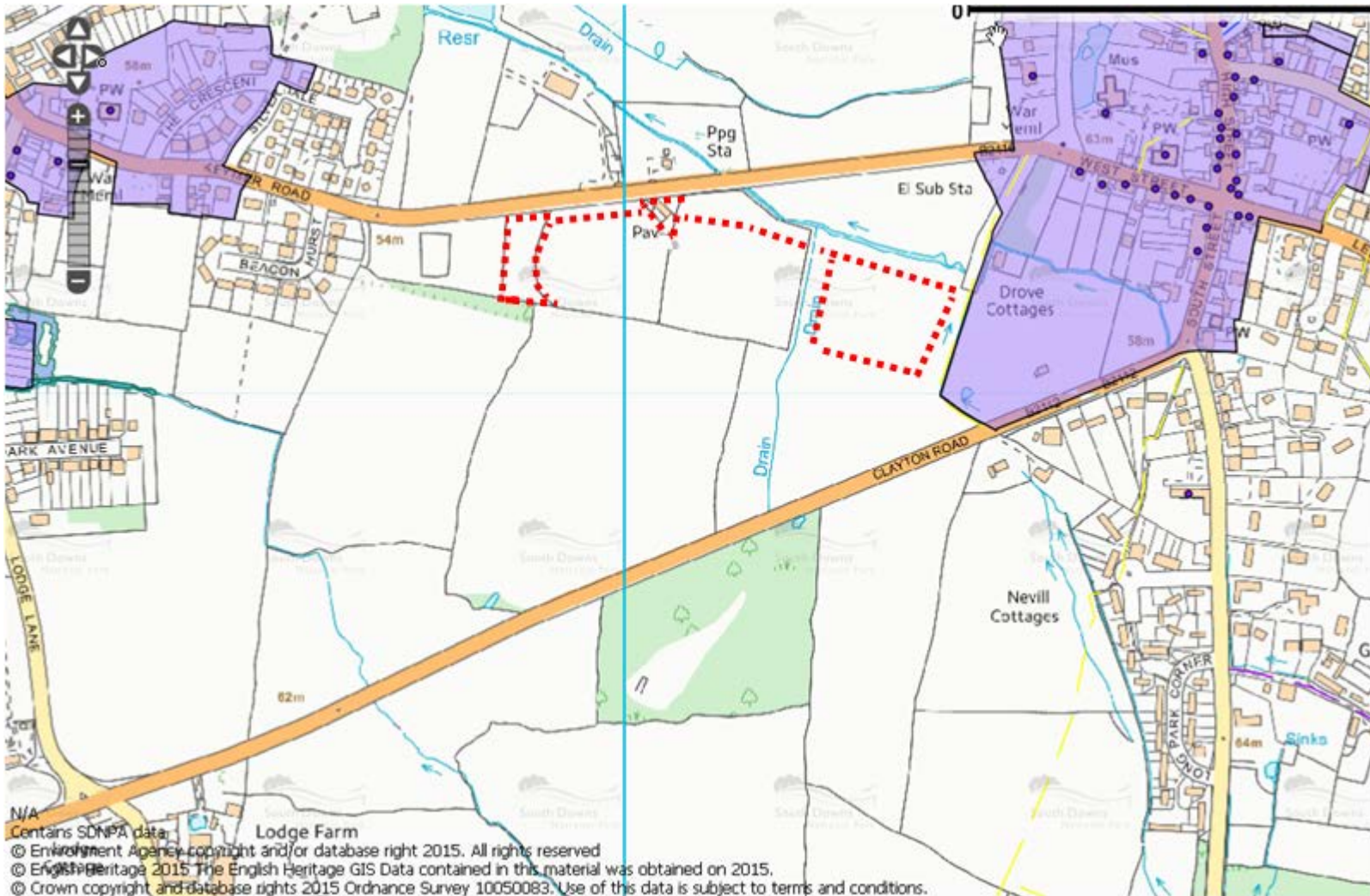
Change of use of land to provide one rugby pitch for
Ditchling Rugby Club, with associated use of Cricket Club
Car Park and Clubhouse

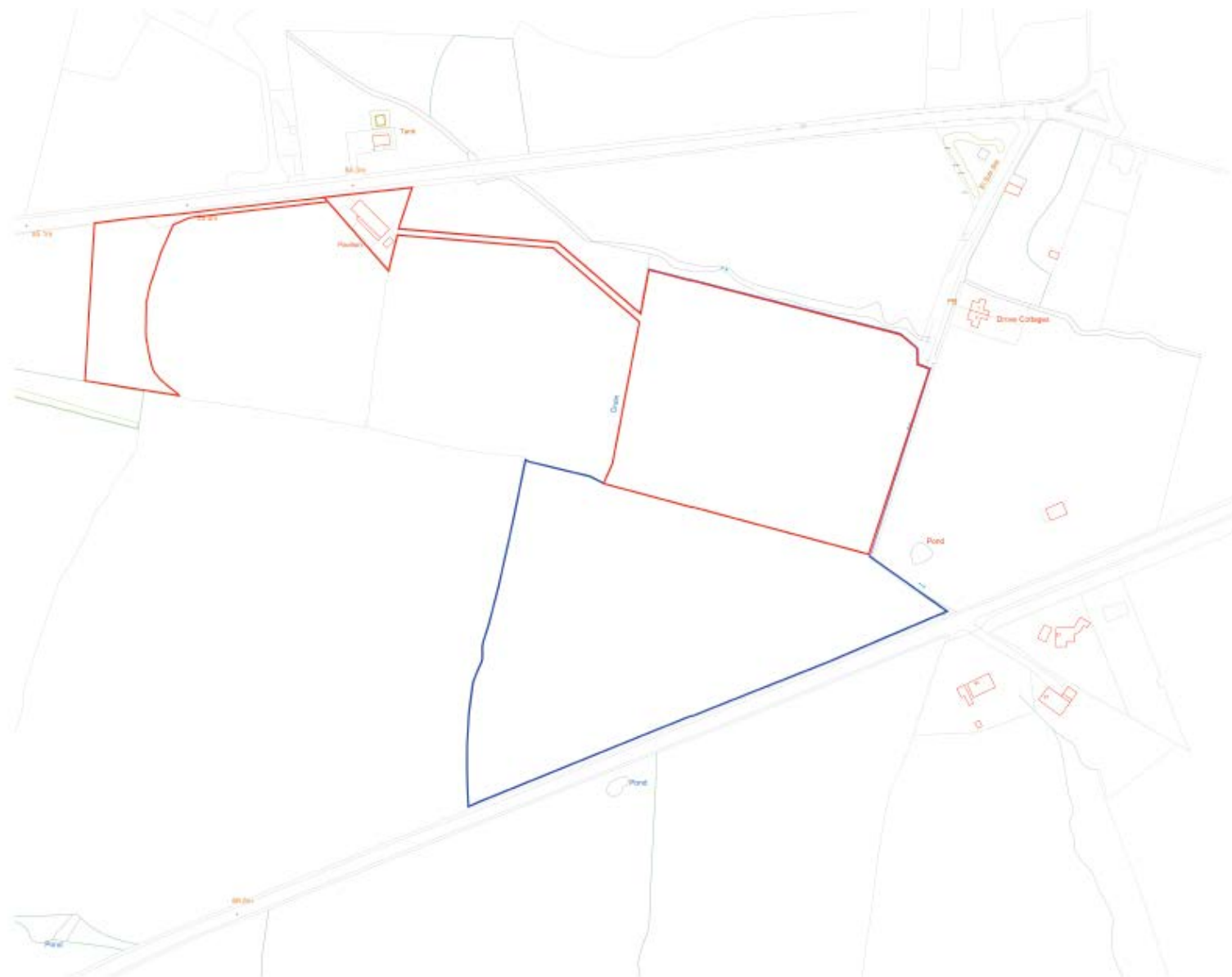


Site Location



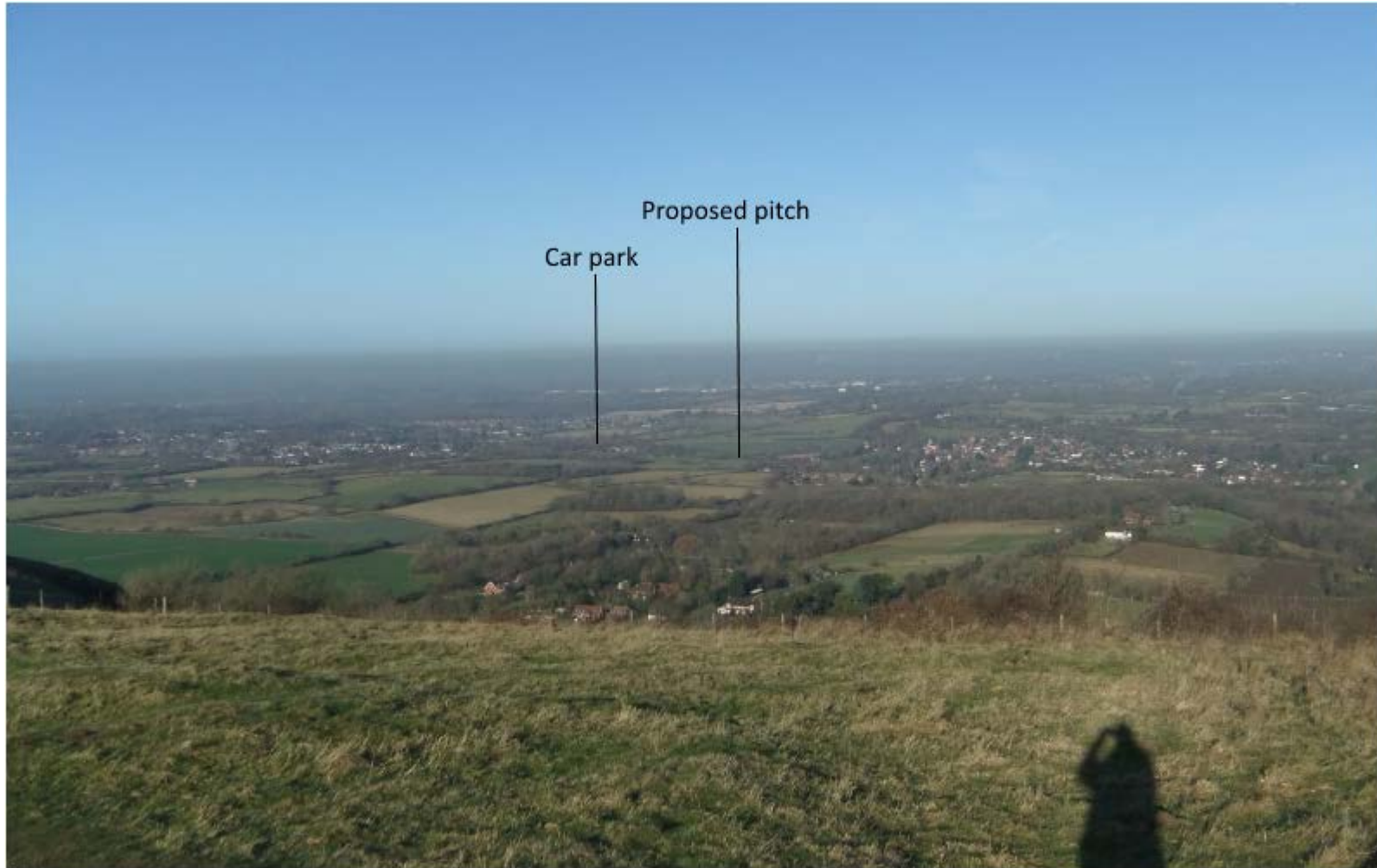
Site Location (also Conservation Areas)

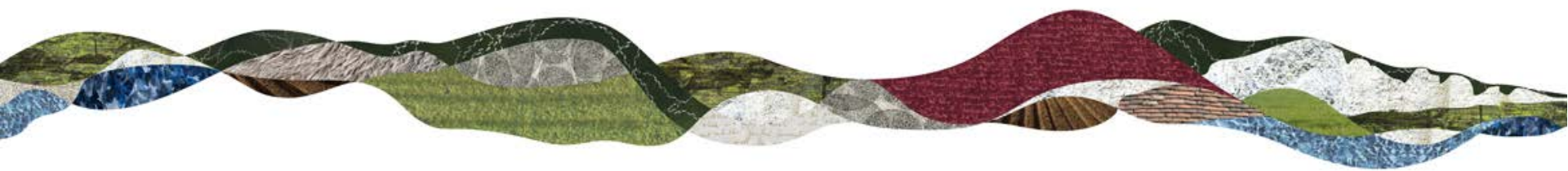
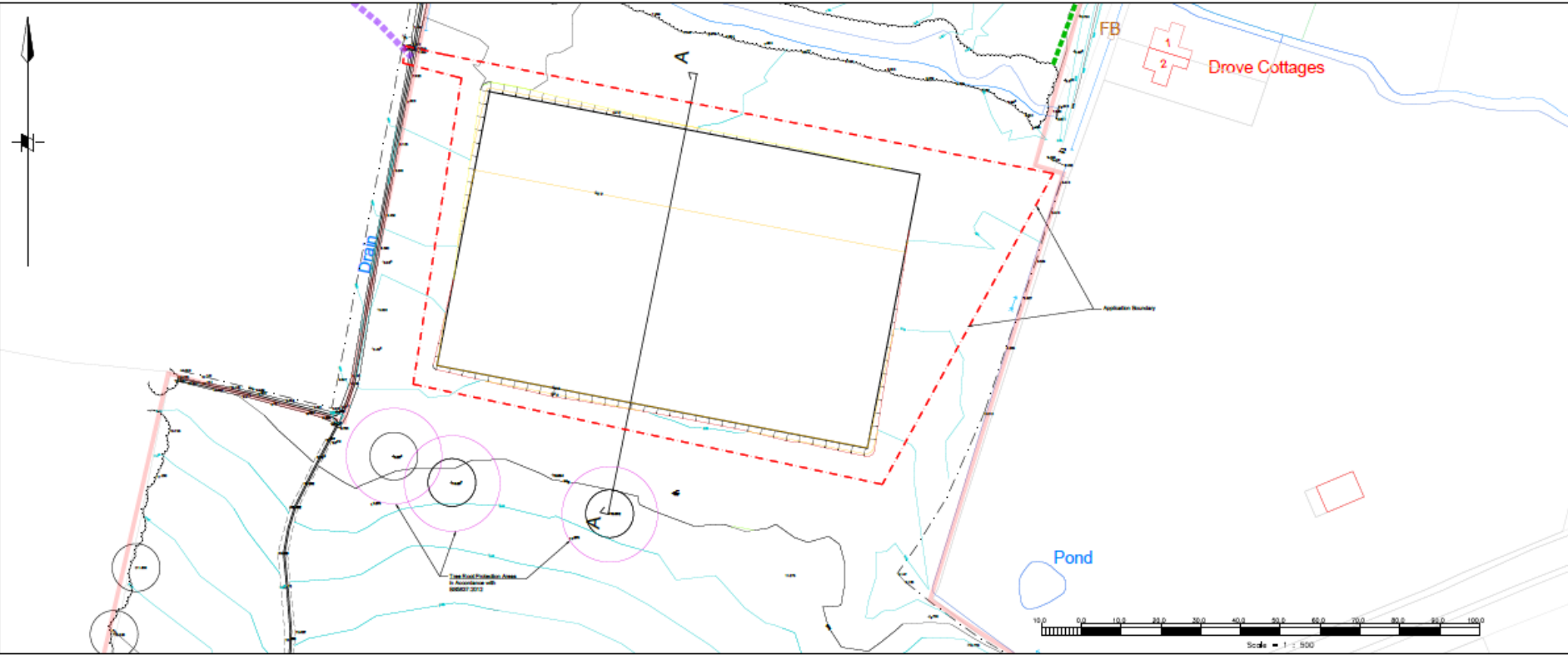


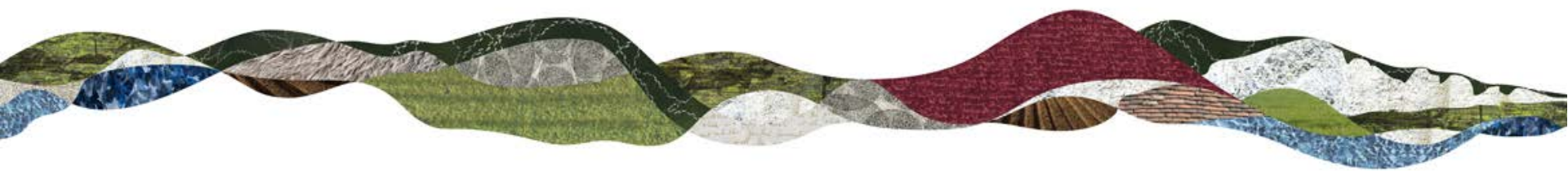
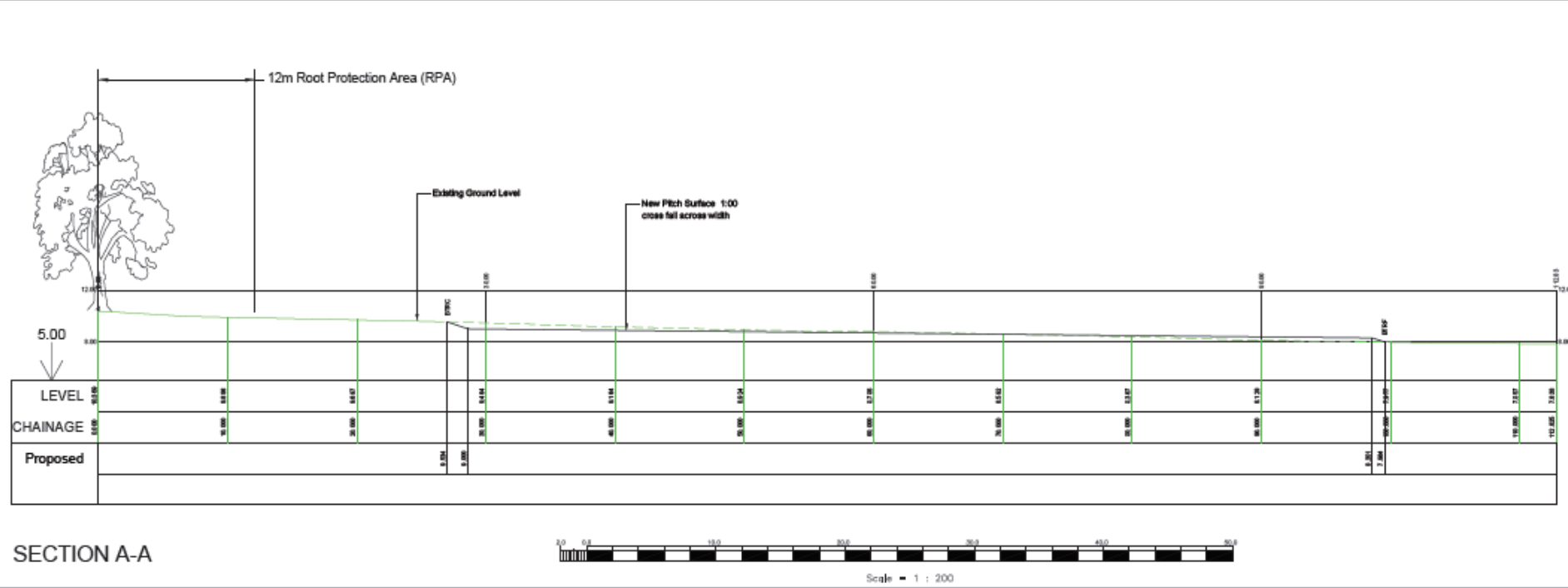




From Ditchling Beacon

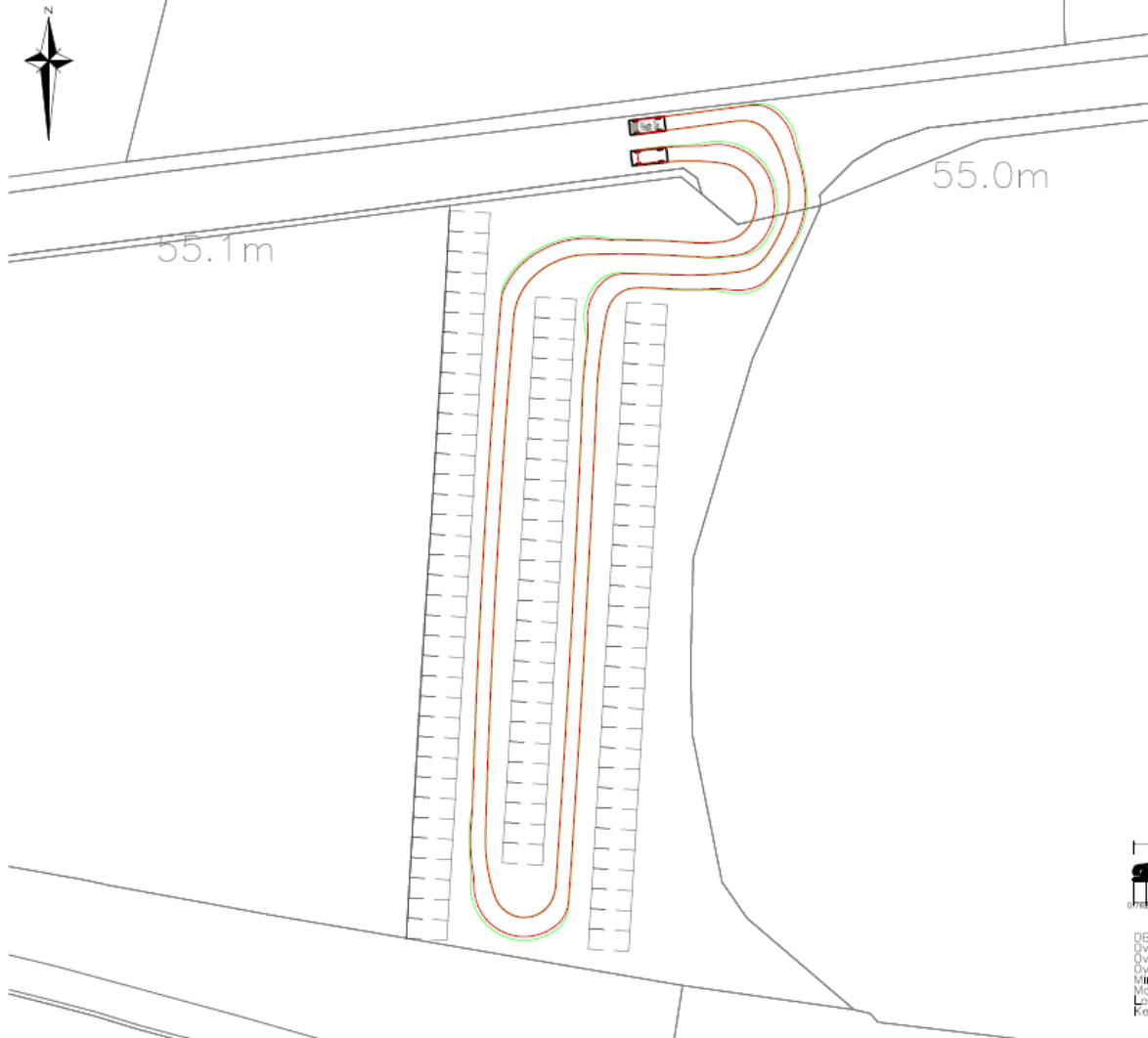






GENERAL NOTES

1. The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non-intrusive observations, record drawings or the like. The contractor shall safely carry out intrusive investigations, trial holes or soundings prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate. Any discrepancies shall be notified to gta prior to works commencing.
2. Tender or billing drawings shall not be used for construction or the ordering of materials.
3. Do not scale. All dimensions and levels to be site confirmed.
4. This drawing shall be read in conjunction with all relevant architects, consultants drawings and specifications, together with 1185 plan requirements.
5. Copyright: This drawing must not be copied, amended nor reproduced without the prior written agreement of gta.
6. All drawings specifications and recommendations made by gta are subject to Local Authority and other relevant Statutory Authorities approval. Any works or services made abortive due to the client proceeding prior to these approvals is considered wholly at the Client's risk. gta hold no responsibility for resulting abortive works or costs.



DB32 Private Car
Overall Length 4.223m
Overall Width 1.715m
Overall Body Height 1.393m
Min. Body Ground Clearance 0.233m
Max. Track Width 1.629m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 5.780m



Gloster House, 54a Church Walk,
Burgess Hill, West Sussex, RH15 9AD
Tel: 01444 871444 Fax: 01444 871401 Web: www.gtaCivils.co.uk

Client

CHARTERED TOWN PLANNING CONS.

Architect

Project

DITCHLING RUGBY CLUB

Title

CAR PARK LAYOUT

Status

PRELIMINARY

Date

JAN 2017

Scale @ A3

1:500

Drawing Number

5568B/201

Rev.

-



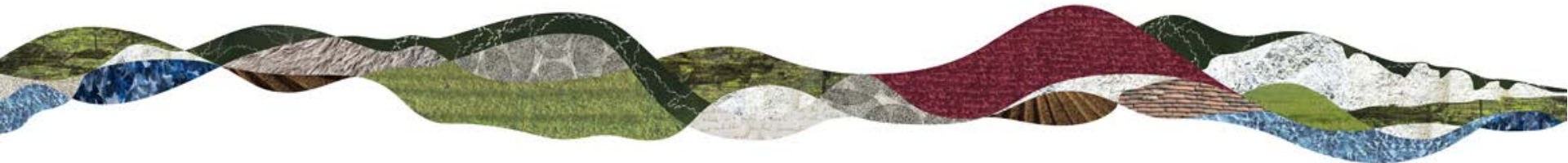
From 'pitch' land facing west



From 'pitch' land facing east



Pitch land from footpath to south east facing north



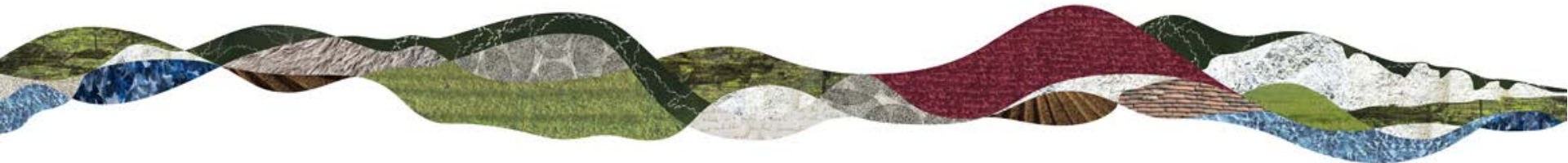
Drove Lane Cottages



Car park field and entrance to Keymer Lane



Car park field



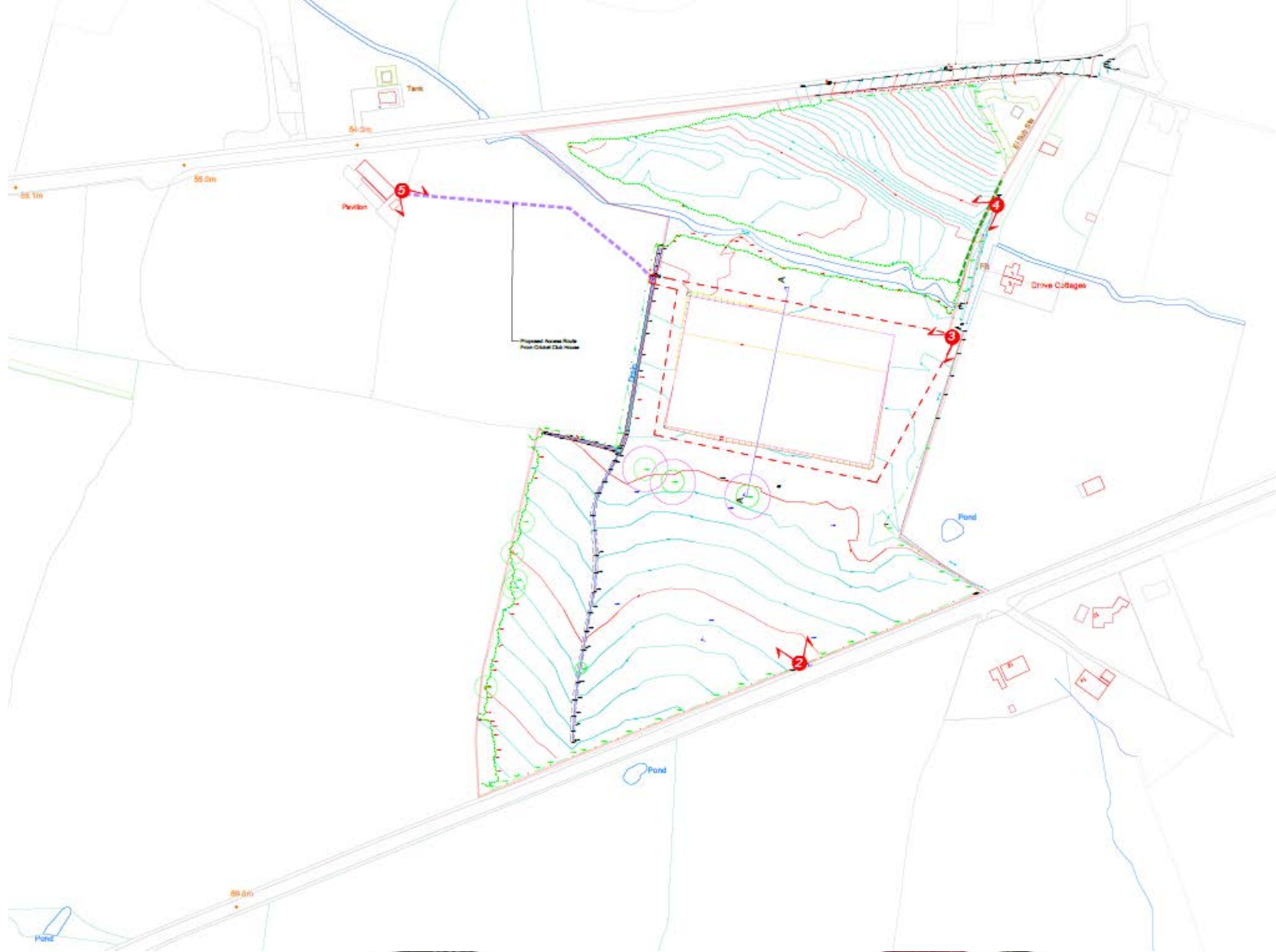


Keymer Lane to north



Clayton Road to south



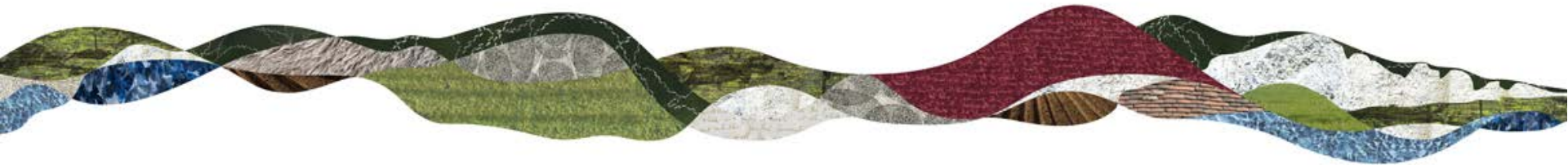


Recommendation

That Planning Permission be granted on a temporary basis to allow for use not exceeding four years and in accordance with the conditions set out in Paragraph 10.1 of the officer report.



End Slide



Western boundary

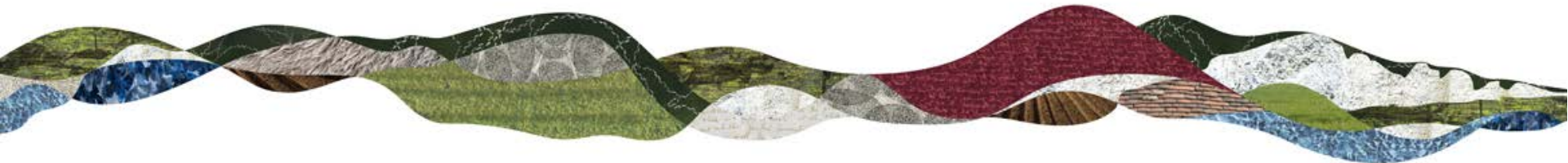
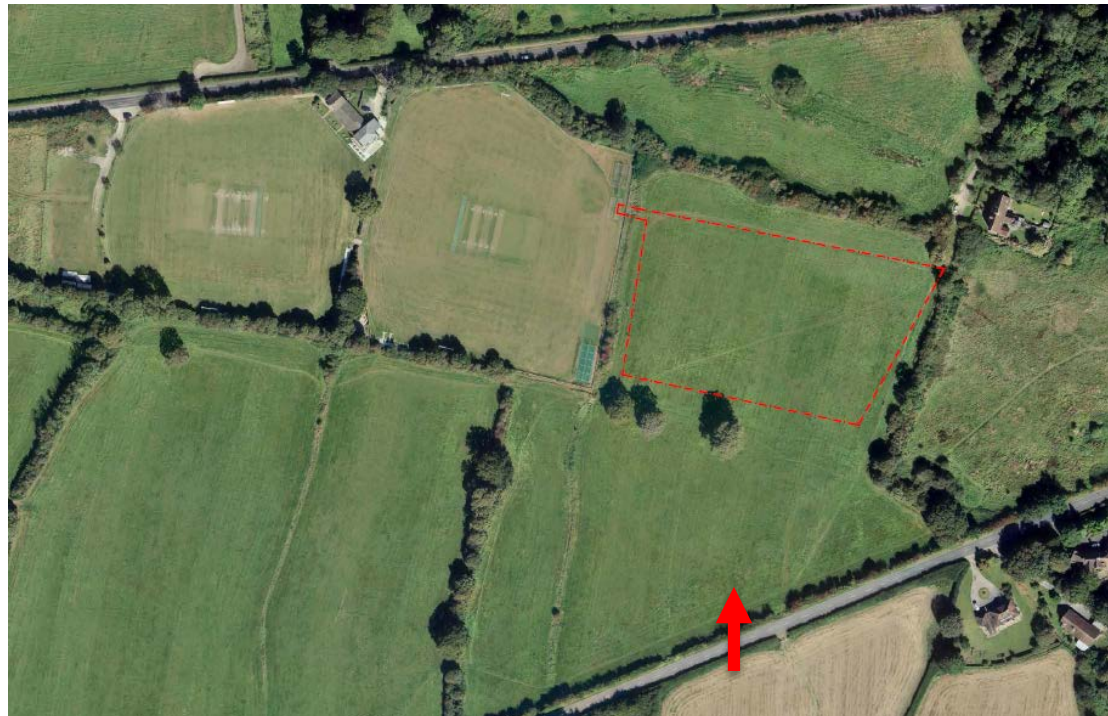


Cricket ground



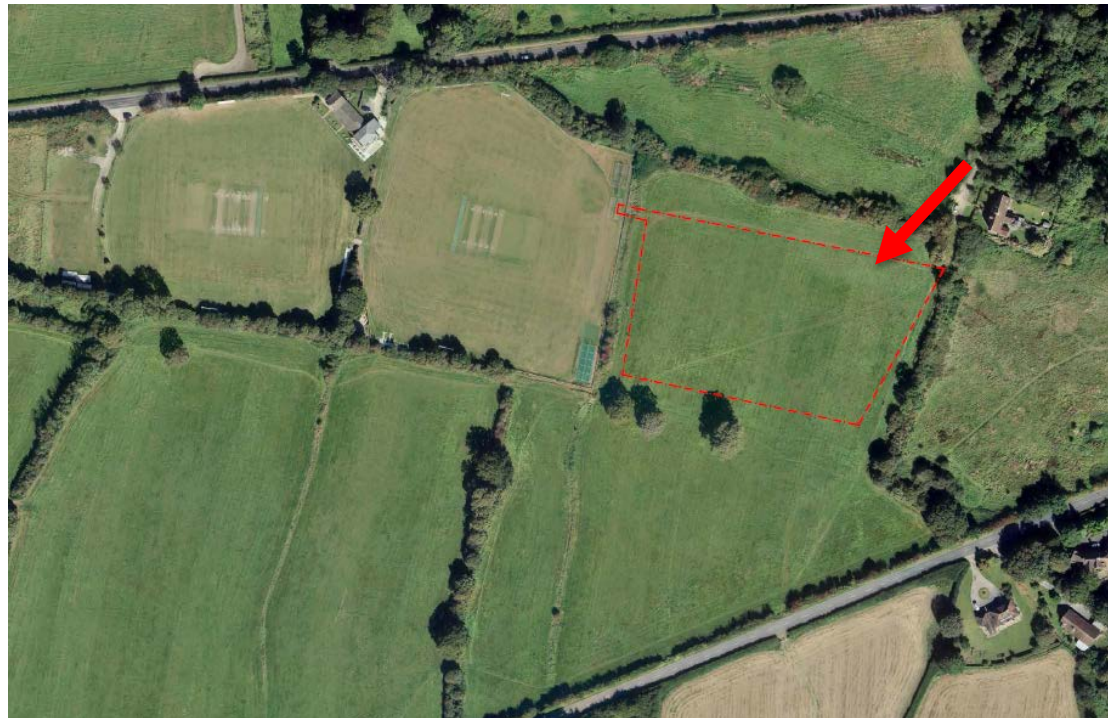


View onto
Southern Part of
Application Site
(Looking North)
Location of Rugby
Pitches

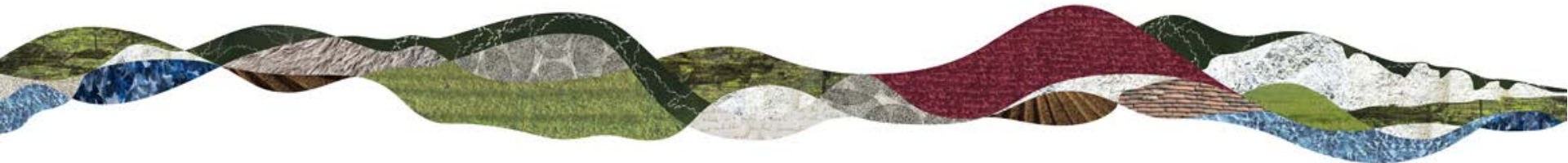




Application Site
(Looking to
South/South West)

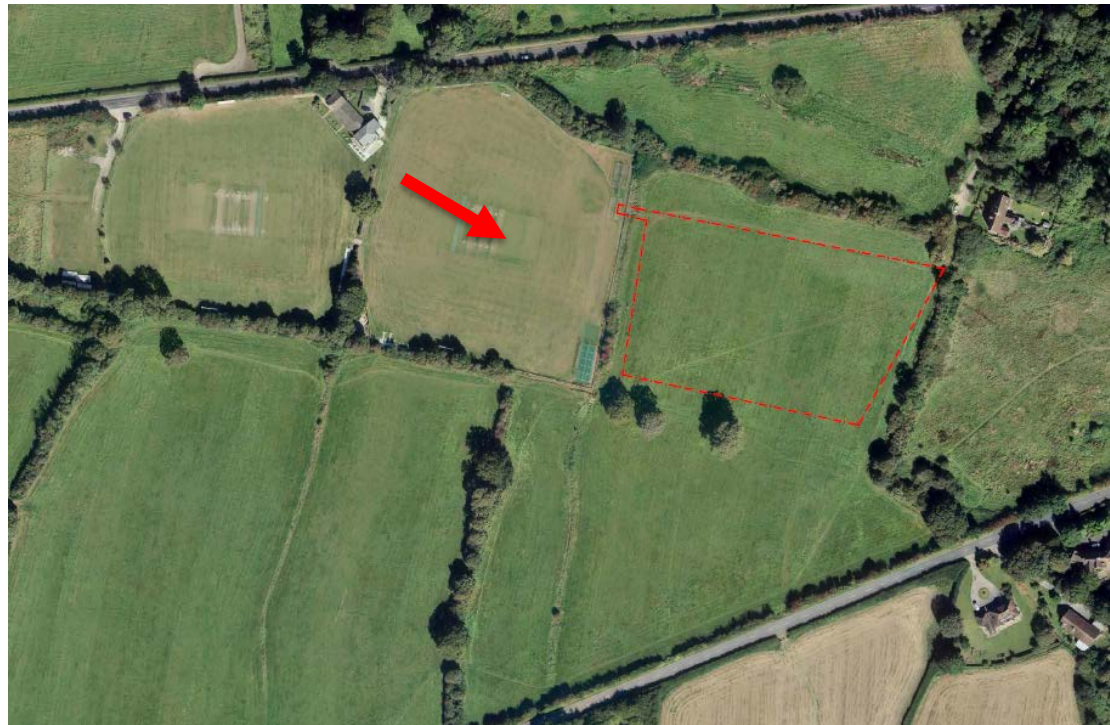


From footpath to south east facing north west



Pitch Location

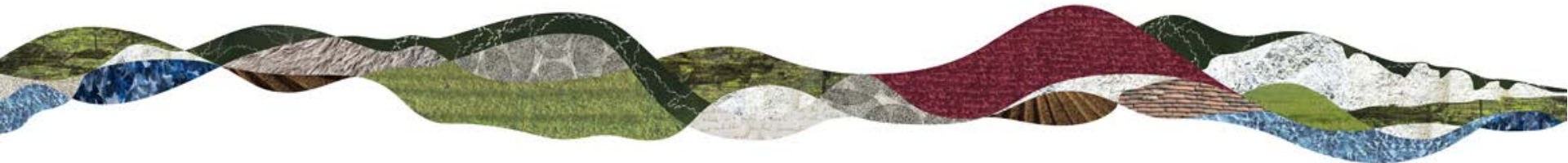
View onto Application
Site (Looking East)
from Cricket Club
House



Drove Lane



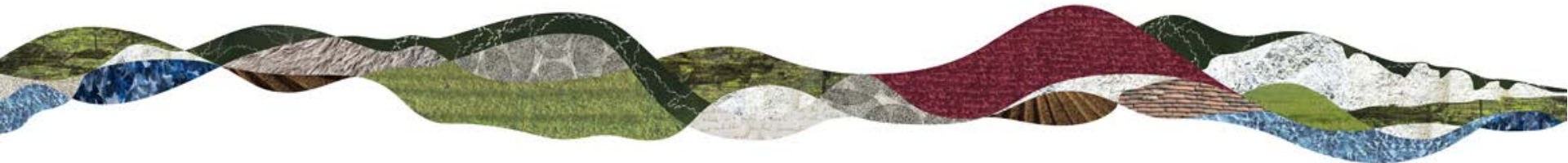
From land to facing north west



From land to facing south-west



From footpath to south east



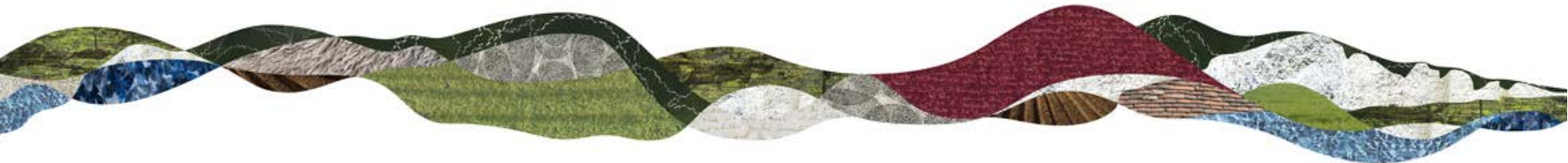


Field – Towards Western Corner





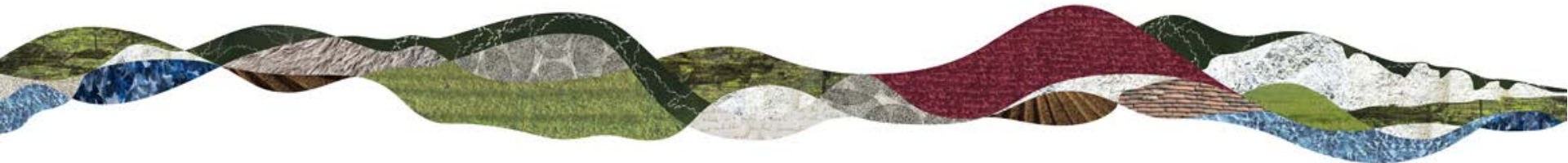
Keymer Road.
Site is beyond
field to left



Blank Slide

CT1 Development will be contained within the Planning Boundaries as shown on the Proposals Map. Planning permission will not be granted for development outside the Planning Boundaries, other than for that specifically referred to in other chapters of the Plan or listed below:

- (a) institutional sites (Policy CT5)*
- (b) new residential development in the Countryside (Policy RES6 & RES7)*
- (c) certain tourism proposals (Policies E12,E14, E16,E17)*
- (d) minor development proposals which are essential to meet the needs of local communities and community services*
- (e) affordable homes exceptions sites (Policy RES10)*
- (f) re-use and adaptation of rural buildings (Policy E9)*
- (g) certain forms of sports, recreational and leisure development (Policy RE4)*



- (h) any other development in the countryside for which a specific policy reference is made else-where in the Plan*
- (i) proposals which feature in an adopted minerals or waste disposal local plan*
- (j) provision of essential/service facilities to meet community or environmental needs for which a rural location is required.*
- (k) development which can be shown to be reasonably necessary for the purposes of agriculture or forestry.*

The retention of the open character of the countryside is of heightened importance where it separates settlements and prevents their coalescence. Development referred to above may not be acceptable where its scale would significantly erode the gap between settlements and detract from their separate identities.

