

# Planning Committee Meeting

## 14 March 2019

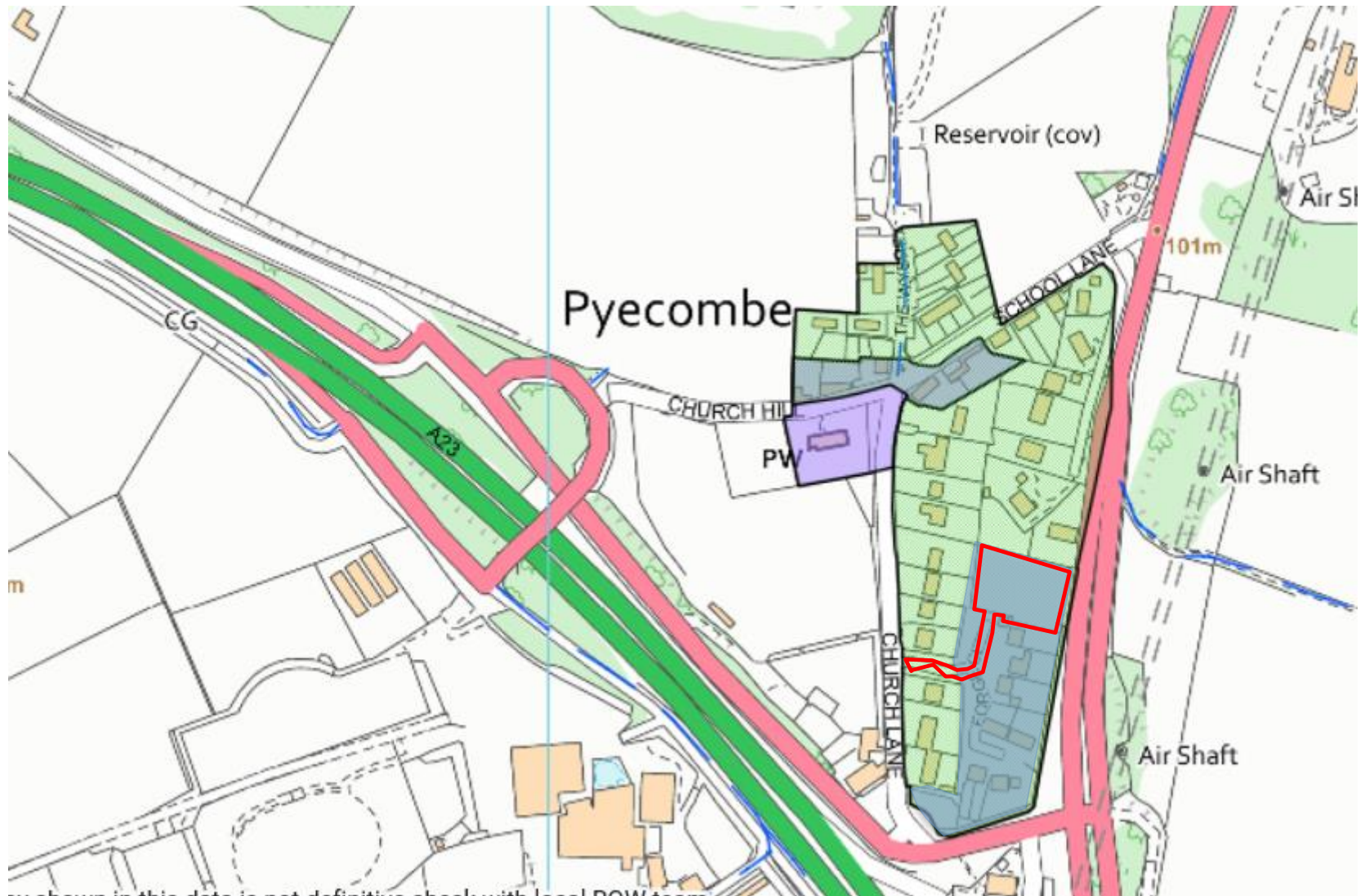
### Agenda Item 9

SDNP/18/06068/FUL

Land East of Church Lane, Church Lane  
Pyecombe, West Sussex

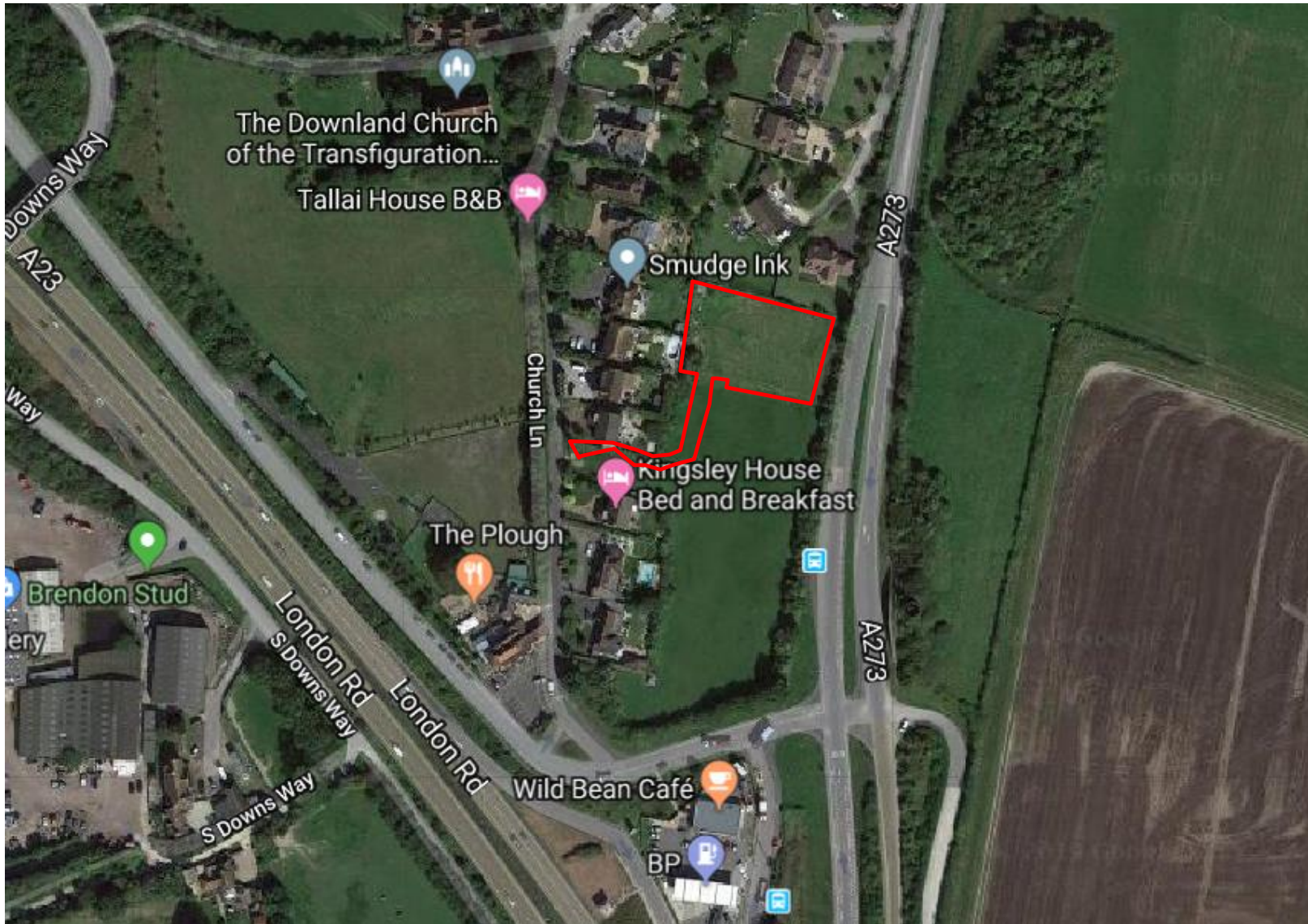


# Site Location



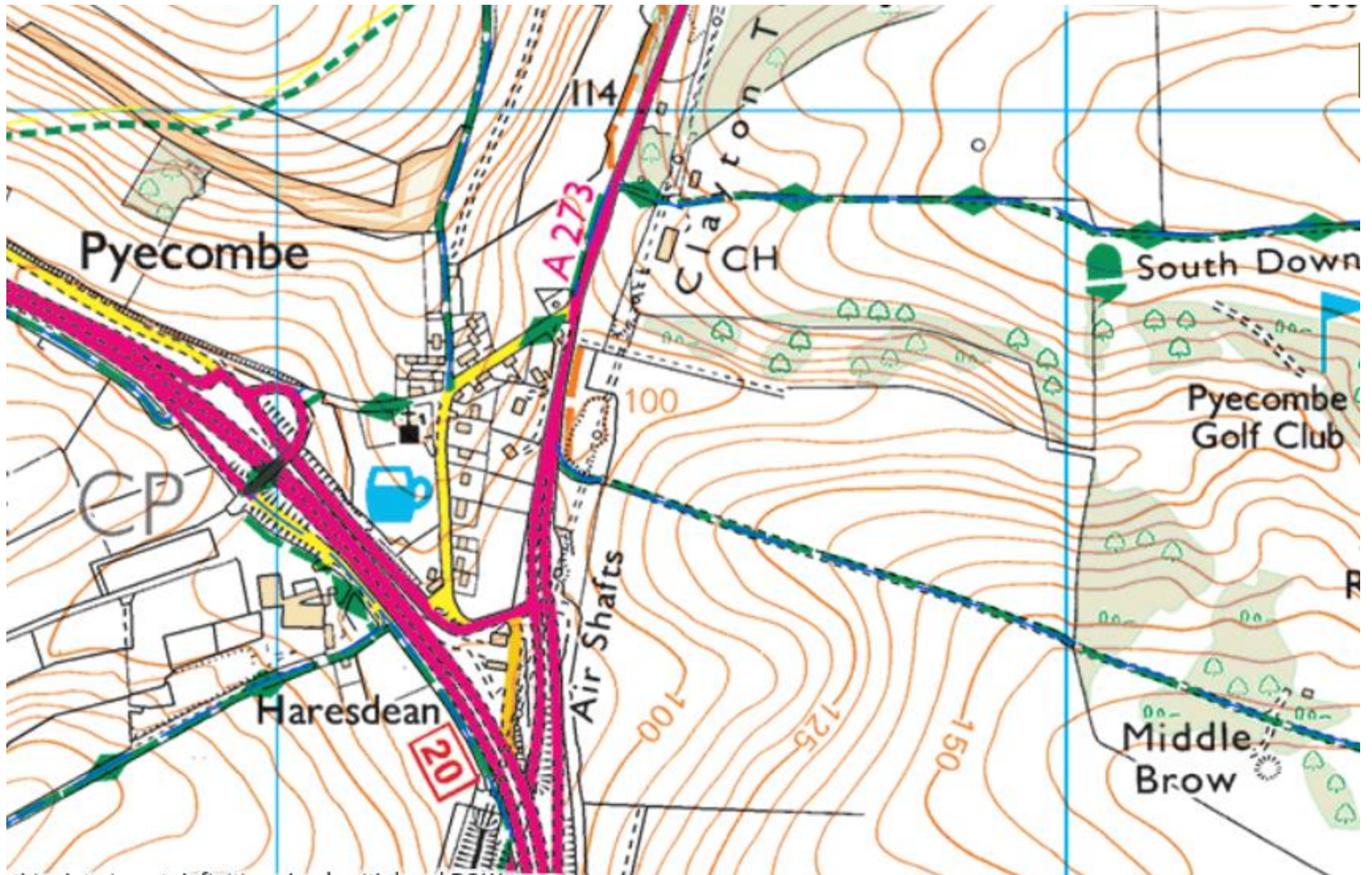


# Site Location





# Site Location



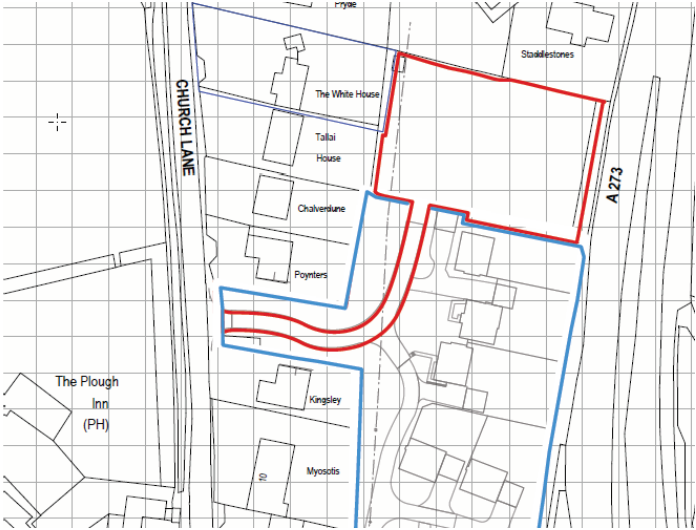
# Planning History





# Proposed Layout and Landscaping











# Elevations Units 3 and 4 (3 beds)



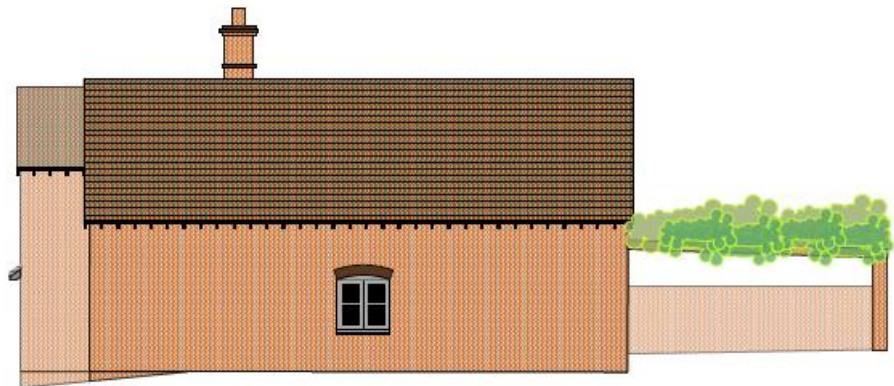
plot 4 side  
plot 3 front  
west



plot 4 front  
plot 3 side  
south

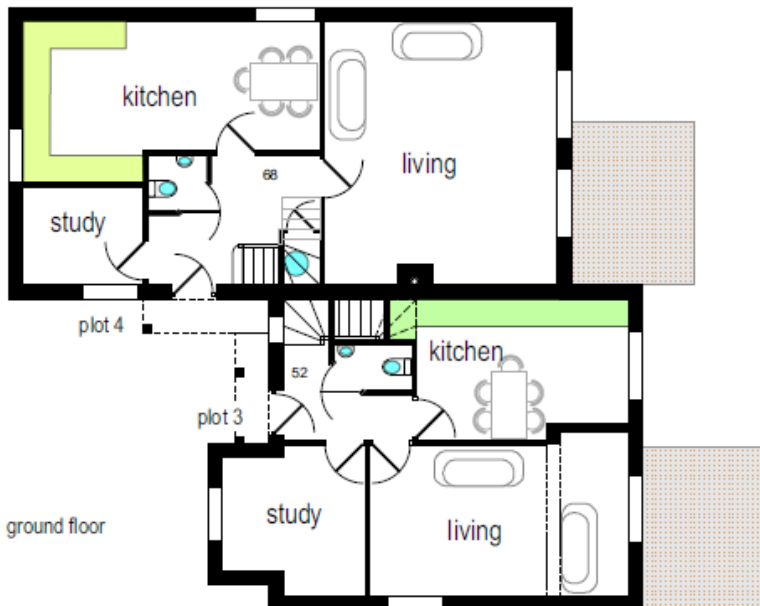
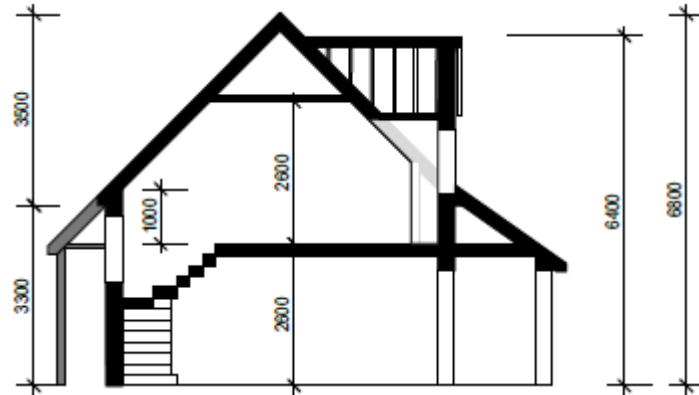
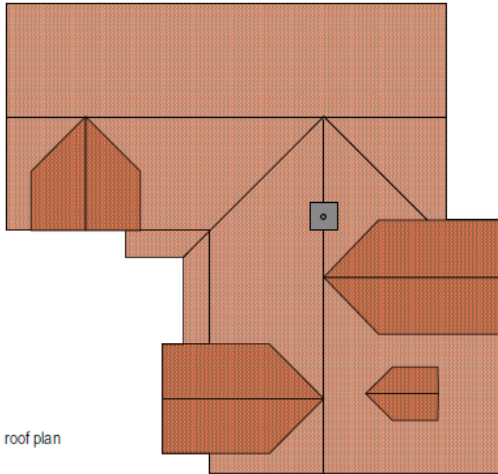


plot 3 rear  
plot 4 rear  
east



plot 3 side  
plot 4 side  
north

# Plans Units 3 and 4 (3 beds)



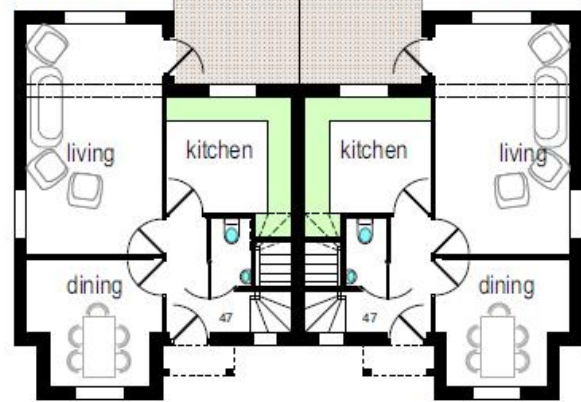


# Plans & Elevations Units 1 and 2



plot 2 front (west)

plot 1 front (west)

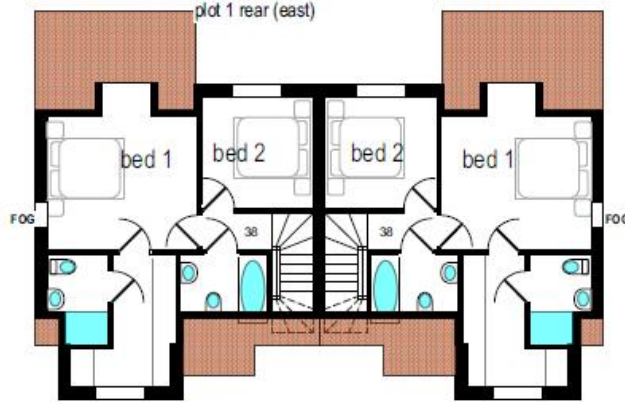


ground floor 47 sqm



plot 1 rear (east)

plot 2 rear (east)



first floor 38 sqm



plot 2 side (north)

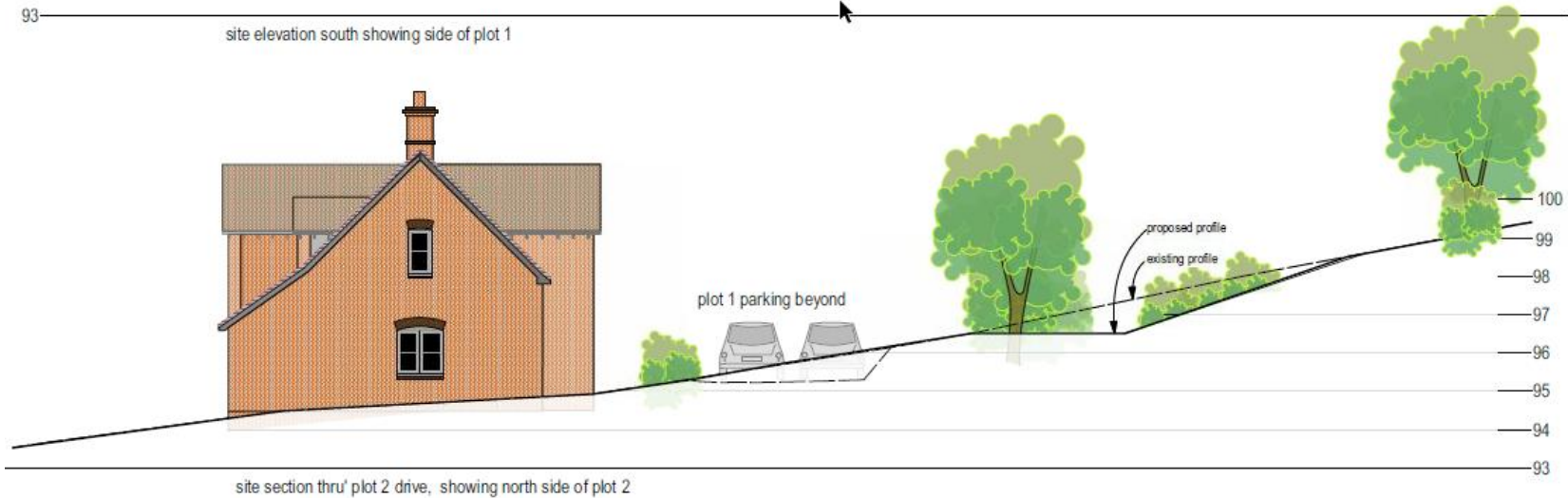
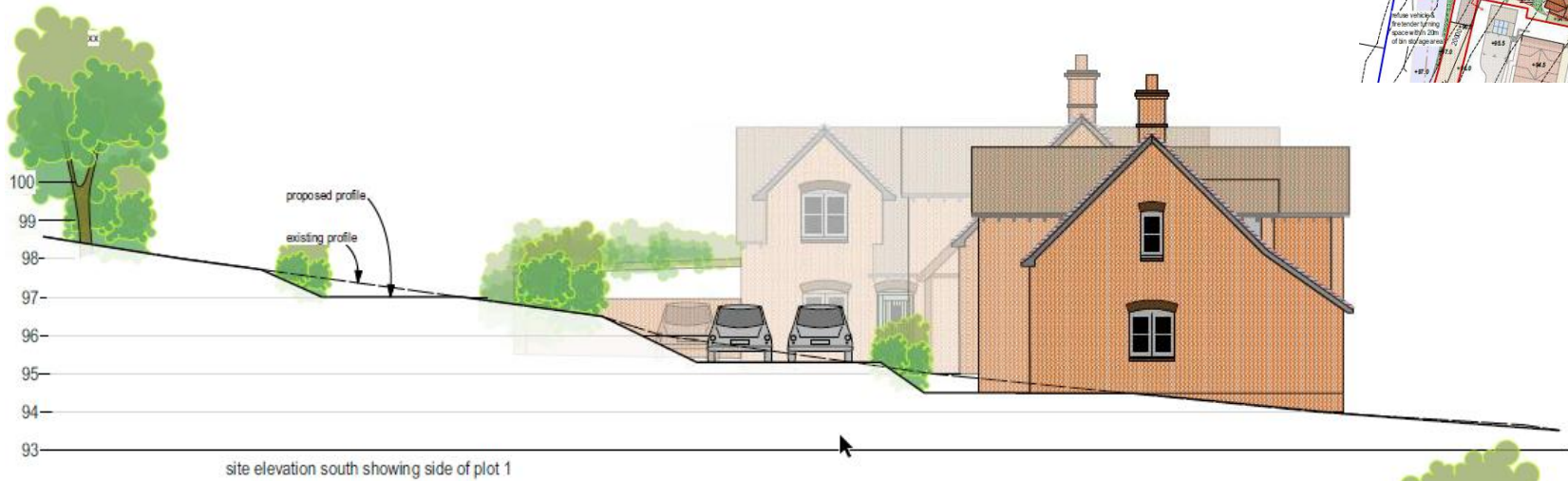


plot 1 side (south)

C- gable  
D- window  
E- patio

CLIENT  
PROJECT  
TITLE  
SCALE  
DRAWN

# Site Sections





# Key Points for Consideration

- The site falls within the settlement policy boundary of Pyecombe
- Proposed mix meets local housing need
- Would broadly conserve and enhance landscape character of the area
- Local concerns raised in regard to cumulative overdevelopment and impact on traffic and foul drainage infrastructure
- Highways, Southern Water and MSDC Drainage have no objection subject to conditions securing any necessary on- and off-site foul drainage works



# Recommendation

That the application be approved subject to the conditions set out in paragraph 10.1 of the report and the update sheet.

