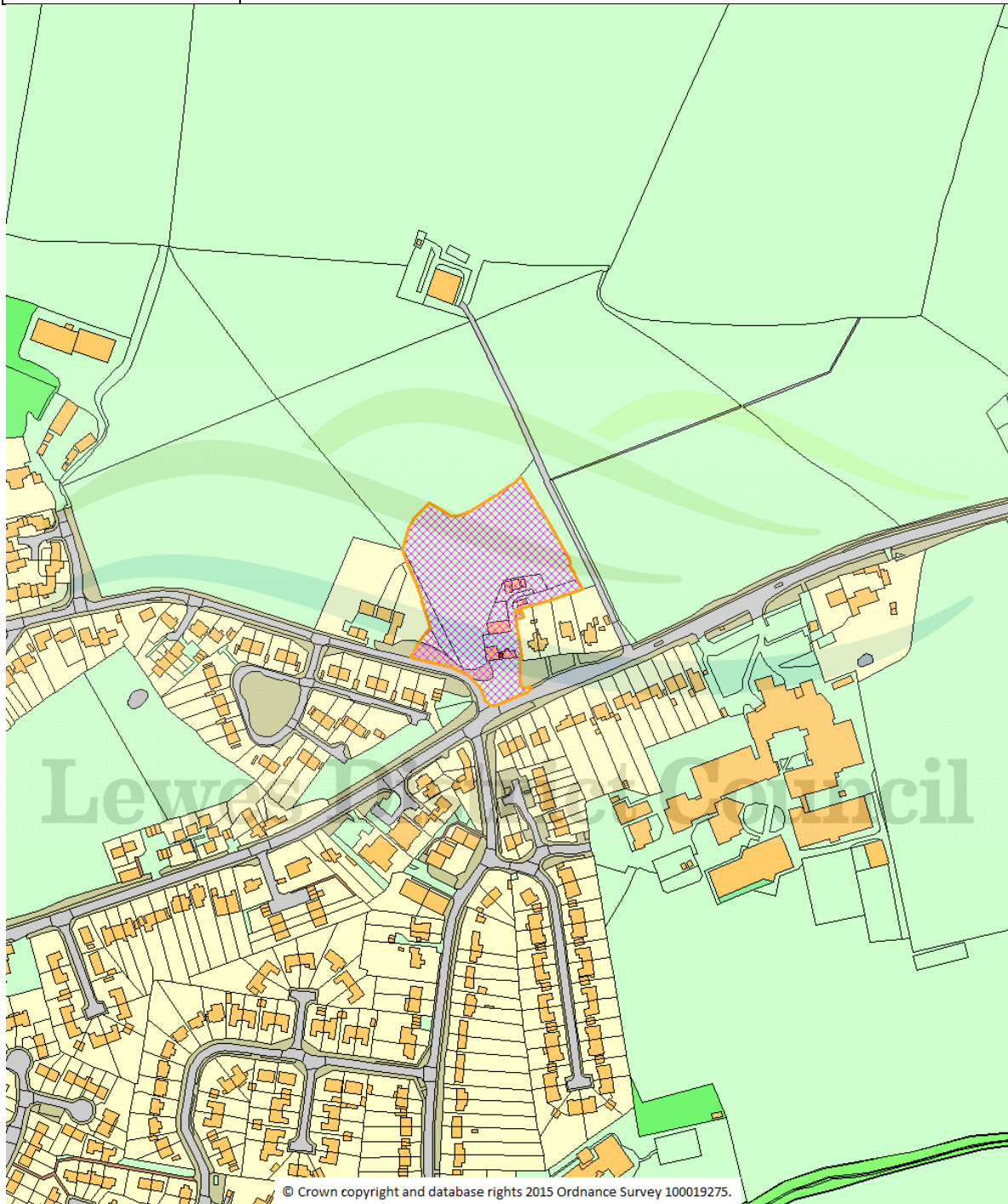


APPLICATION NUMBER:	LW/16/0177	ITEM NUMBER:	6
APPLICANTS NAME(S):	CALA Homes (South home counties) Ltd	PARISH / WARD:	Ringmer / Ouse Valley & Ringmer
PROPOSAL:	Application for approval of the Reserved Matters following Outline Permission LW/15/0318 for the erection of 21 dwellings relating to layout, appearance, scale and landscaping		
SITE ADDRESS:	The Forge Lewes Road Ringmer East Sussex BN8 5NB		
GRID REF:	TQ4512		



1. SITE DESCRIPTION / PROPOSAL

1.1 The application site lies on the north side of Bishops Lane close to the junction with Lewes Road, Ringmer. It is an irregularly shaped plot extending to some 0.92 hectares, currently occupied by The Old Forge, a single storey building located towards the southern end of the site, used as a furniture workshop/shop. To the rear of the workshop are a number of associated outbuildings and sheds, beyond which the majority of the site is just an open field, enclosed by mature hedging. Beyond this hedging are larger agricultural fields to the north and east.

1.2 The south eastern boundary of the site is shared with four dwellings, 1 and 2 Forge Cottages, Barncroft and Lower Barn Farmhouse. To the west the boundary is shared with 3 Trinity Field. To the front of the Old Forge is an area of hardstanding used for parking associated with the shop/workshop but also as an informal drop off/pick up point for students of Ringmer Community College which is located further along Lewes Road to the east. Along the eastern side of the workshop is driveway access to a rear yard that also leads to garages and a parking area used by 1 and 2 Forge Cottages.

1.3 There are a number of mature trees within the application site, particularly along the southern edge of the site to the rear of The Old Forge and the four adjacent dwellings. There are also a couple of prominent specimens that sit on the boundary with, but outside of, the application site on the northern and eastern boundaries. These two trees are protected by a Tree Preservation Order (TPO (no. 3) 2014). A public right of way (18a) crosses the application site entering from the southern side next to The Old Forge and taking a diagonal route across to the western side of the site exiting at the north west corner where it continues to the west across the adjacent fields.

1.4 Outline planning permission was granted last year for the development of the site with a residential development of 21 new dwellings comprising of 8 no. affordable dwellings and 13 open-market dwellings, including 6 x 3 bed open market houses, 7 x 4 bed market houses, 5 x two bed affordable houses and 3 x 1-bed affordable flats, plus associated garaging and parking, formation of a new access road into Bishops Lane, a single storey front extension to The Old Forge, demolition of the ancillary buildings associated with The Old Forge and the laying out of the forecourt area for parking, circulation and amenity.

1.5 As an outline application the only matters that were determined at that stage were the principle of the development along with the means of access. All other matters were reserved for future consideration. An illustrative site layout was however provided to demonstrate how the site could be laid out to accommodate the number of dwellings proposed.

1.6 This application now seeks consent for the reserved matters, i.e. the external appearance, layout, landscaping and scale.

1.7 The submitted details largely reflect the illustrative plan submitted with the outline application and show the housing to be laid out around three main access routes through the site, resulting in a cul-de-sac style development with no through routes for vehicles. The dwellings are shown to largely front the access roads, and are all of traditional design of no more than two storeys in height, albeit some units have rooms in their roofspace so are technically three storeys in height. All have private garden amenity space along with parking provision in the form of either garage spaces or open parking on driveways or within courtyards. At the rear of the site a small area of open space is provided to secure the retention of the protected tree on the northern boundary of the site and likewise at the front a large mature tree is retained adjacent The Old Forge.

2. RELEVANT POLICIES

LDLP: – ST03 – Design, Form and Setting of Development

LDLP: – CT01 – Planning Boundary and Countryside Policy

LDLP: – CP1 – Affordable Housing

LDLP: – CP2 – Housing Type, Mix and Density

LDLP: – CP7 – Infrastructure

LDLP: – CP10 – Natural Environment and Landscape

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – CP13 – Sustainable Travel

LDLP: – RNP62 – Policy 6.2-Affordable Units

LDLP: – RNP63 – Policy 6.3-Respect the Village Scale

LDLP: – RNP6 – Policy 6.4-Housing split into Two Phases

LDLP: – RNP91 – Policy 9.1-Design, Massing and Height

LDLP: – RNP92 – Policy 9.2-Housing Densities

LDLP: – RNP93 – Policy 9.3-Materials

LDLP: – RNP94 – Policy 9.4-Housing Space Standards

LDLP: – RNP95 – Policy 9.5-Footpaths and Trittens

LDLP: – RNP96 – Policy 9.6-Hard and Soft Landscaping

LDLP: – RNP97 – Policy 9.7-Types of Residential Dev

LDLP: – RNP910 – Policy 9.10-Development Briefs

3. PLANNING HISTORY

LW/16/0921 - Section 73A retrospective application for the retention of a non illuminated sign measuring 2440mm x 1220mm -

LW/15/0318 - Erection of a residential development of 21 new dwellings comprising 8 affordable dwellings and 13 open-market dwellings, including 6 x 3-bed open market houses, 7 x 4-bed open market houses, 5 x 2-bed affordable houses and 3 x 1-bed affordable flats, plus associated garaging/parking, formation of new access road onto Bishops Lane, a single-storey front extension to The Forge pine shop, demolition of ancillary buildings associated with The Forge located to the rear and layout of the extensive forecourt area for parking, circulation and amenity – **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Ringmer Parish Council – The overall plan for this new development is in line with Ringmer Neighbourhood Plan (RNP) policy RES5, which allocates the site for residential development for 20 dwellings, including 8 affordable dwellings. This reserved matters application proposes 21 dwellings, including 8 affordable dwellings, exactly as in the approved outline application. The design, development density and mix of dwellings proposed is in accordance with the Village Design Statement included in the RNP (section 9).

The detailed proposals are also in line with the bullet points 1-3 and 5-8 of the development brief for site RES5 included in RNP appendix 6. As Ringmer public footpath 18a is to be retained along its current line, bullet point 4 does not apply. Bullet point 9, arising from RNP policy 8.5 is not met, but an appropriate pedestrian crossing is already scheduled to be provided as a condition of the outline permission already granted for another, larger, residential development on Bishops Lane. The improved parking to be provided for people dropping off school children is appreciated as a benefit of the proposal. The proposal to enhance the pine furniture shop on the site frontage is supported.

The proposed development includes sufficient parking spaces to comply with RNP policy 8.3, which replaces the usual ESCC parking standards for new development in Ringmer. However, there is no evident information in the application about the proposed allocations to individual dwellings of the spaces grouped in the south-east section of the new development. It should be noted that RNP policy 8.3 requires that a minimum of 2 parking spaces should be allocated to each 1-bed, 2-bed and 3-bed dwelling. In addition it is essential that two spaces each are allocated to 1 & 2 Forge Cottages, whose existing parking is being removed by the proposed development. A condition should be included to ensure that the necessary parking spaces are allocated to meet these requirements.

We noted that quite radical changes to the current surface water drainage are proposed, so that in future drainage will be directed south-eastwards towards Glynde Reach rather than northwards via streams to the River Ouse. Landraising on the site is required for this purpose. There are significant concerns from neighbours about this aspect of the proposal and we request that the drainage conditions should not be approved unless and until the Council is certain that this change will not increase the risk of surface water flooding into neighbouring properties (3 Trinity Field, 1 & 2 Forge Cottages, Barncroft and Lower Barn Farmhouse).

There is no evident information in the application about the extent of the landraising proposed for the site, which at the outline application stage was variously estimated at between a few centimetres and up to a metre. It is essential that detailed information is provided, especially for the south-east corner of the new development, to ensure that this will not impact on the amenity residents of 1 & 2 Forge Cottages, Barncroft and Lower Barn Farmhouse. There is also no evident information about the amount of material that will need to be imported and how it will arrive. These issues will need to be addressed by conditions.

The Parish Council took a generally positive view of the design and layout of the proposed new dwellings. However, concerns have been expressed by immediate neighbours about the layout in the SE corner of site, immediately behind Barncroft and 1&2 Forge Cottages. It will be important to ensure that the essentially continuous run of houses and garages here is not oppressive when viewed from the existing properties and that inappropriate overlooking is avoided. This issue interacts with the landraise issue above.

British Telecom – No comment.

East Sussex Fire And Rescue Services – I have been asked to comment on water for firefighting. If permission is provided for this development to go ahead the Developer will need to make provision for water for firefighting. This is normally achieved with the provision of Fire Hydrant(s) on a suitable size water main.

Due to the remote location of this development I will take this opportunity to recommend the fitting a domestic sprinkler system within the properties to protect the inhabitants should a fire occur.

ESCC Highways – It is noted that this application is for reserved matters relating to layout, appearance, scale and landscaping only.

Layout - The submitted plan No. 14159-BT9 entitled "Tree Protection Plan" shows what looks like a ramp outside Plot 2 and what looks like a rows of granite setts to the north/outside Plots 17/18. The Highway Authority would not wish to adopt the new estate roads beyond these limits as there are insufficient turning areas to allow greater adoption. A 2 metre wide footway is shown along the western side of the proposed main estate road. However, in order for the main estate road to be adopted there also needs to be a margin for a verge on the eastern side. Therefore the proposed hedge needs to be set back at least 1m on the eastern side of the road to allow for this.

Landscaping - It is noted that hedges are proposed within the site and those adjacent to individual access points would need to be a maximum of 600mm in height. Also the proposed hedge and shrub planting along the southern boundary of the site [with Bishops Lane] appears to be within the visibility splay. It is recommended that the proposed hedge and shrubs are repositioned clear of the visibility splay to ensure visibility is not compromised here.

I would wish to be re-consulted following the applicant's response to the above comments.

OFFICER NOTE: Members will be updated on this matter at the committee meeting.

Southern Gas Networks – General advice regarding developing near gas pipes (see file for full details).

Natural England – No Comments

Sussex Police – I refer to my previous letter reference DD/LEW/15/10/A of 26th May 2015 in which I was able to comment on the approved outline proposals for this site. My comments remain extant and applicable and I remain supportive of the layout which will promote overlooking and natural surveillance. I further encourage the applicants to apply appropriate crime provision measures within the development using the principles of Secured by Design and the attributes of safe, sustainable places.

Southern Water Plc – The comments in our previous response dated 01/10/2015 remain unchanged and valid for the above reserved matters details.

Under currently legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SUDS scheme is to be implemented the drainage detail submitted to the Local Planning Authority should:

Specify the responsibilities of each party for the implementation of the SUDS scheme
Specify a timetable for implementation
Provide a management and maintenance plan for the lifetime of the development,

This should include the arrangements for adoption by any public authority or statutory undertake and any other arrangements to secure the operation of the scheme throughout its lifetime.

Due to the vibration, noise and potential odour generated by sewerage pumping stations, no habitable rooms should be located closer than 15 metres to the boundary of a proposed pumping station site.

ESCC SUDS – The County Council as the LLFA concludes that the proposal for managing onsite and offsite surface water runoff is acceptable in principle subject to the following:

If the Local Planning Authority is minded to grant planning permission, the LLFA requests the following comments act as a basis for conditions to ensure surface water runoff from the development is managed safely:

1. The surface water drainage design shown on Rogers Cory Partnership Drawing Numbers CAL/E4357/SK011 C and CAL/E4357/SK012 D should be implemented. Any deviation from this design should be agreed by the Local Planning Authority in consultation with the LLFA.
2. The proposed ground levels shown on Rogers Cory Partnership Drawing Number CAL/E4357/SK016 should be implemented. Any changes the proposed ground levels should be supported by a 2D hydraulic assessment of the impacts of these changes on surface water flood risk.
3. The proposed properties should be constructed in a manner which makes them resilient to flooding.
4. Prior to occupation of the development evidence (including photographs) should be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs.

OFFICER NOTE: Conditions have already been attached to the outline approved requiring the development to be carried out in accordance with the surface water drainage details and site level (finished floor level and ground level) details to be approved under conditions 4 and 5 of LW/15/0318. It is not therefore considered necessary to repeat these conditions of this application. However conditions are considered necessary to prevent future changes to the ground levels and require the development to provide evidence that the drainage has been constructed as per the agreed drainage details.

ESCC Archaeologist – The proposed development is situated within an Archaeological Notification Area defining both the medieval / post-medieval settlement of Ringmer as well as an area of pottery and brick production in the medieval and post-medieval periods. Remains of medieval kilns have been identified and excavated in the field immediately to the west.

The proposed development site has been subject to both an archaeological geophysical survey and evaluation excavation. The trial trenching has identified at least one probable medieval pottery kiln and a significant quantity of medieval pottery. Areas of the site will therefore require full open area excavation and recording prior to construction work taking place.

In the light of the potential for loss of heritage assets on this site resulting from development the area affected by the proposals should be the subject of a programme of archaeological works. This will enable any archaeological deposits and features, disturbed during the proposed works, to be adequately recorded. These recommendations are in line with the requirements given in the NPPF (the Government's planning policies for England).

Conditions requested.

OFFICER NOTE: The conditions requested have already been attached to the outline consent and therefore do not need to be repeated on the decision notice for the reserved matters application.

ESCC Rights Of Way – In response to the outline application I had requested that the following conditions be applied in respect to public footpath Ringmer 18a:

1. Public footpath Ringmer 18a will be surfaced to footway specification, to a width of 2.0 metres within the application site.
2. That part of the development affecting public footpath Ringmer 18a shall not commence until drawings detailing the footpath specification have first been approved by East Sussex County Council as highway authority.

I would simply request that the requirements are dealt with by way of either conditions and/or inclusion within a section 106 agreement.

OFFICER NOTE: The conditions requested have already been attached to the outline consent and therefore do not need to be repeated on the decision notice for the reserved matters application.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

3 letters of objection received raising the following issues:

- The site floods during prolonged or heavy rainfall
- The drainage solution seeks to raise part of the site and to reverse the natural flow of water to connect to the existing surface drainage infrastructure
- Raising the land would involve transporting considerable quantities of material onto the site, causing disruption and inconvenience to village residents in general and to the neighbouring properties in particular. We object because the impact of these changes cannot be assessed.
- There are no finished ground levels available, therefore the impact of the drainage scheme and land rise cannot be assessed.
- Similarly, the impact to any land within the site but not covered by the drainage scheme or land adjoining the site cannot be assessed.
- It is intended that the drainage scheme will be managed by the residents. There is no guarantee that this will be adequately maintained. If it becomes ineffective it will lead to flooding.
- Weak and unsatisfactory layout has led to an imbalance of the built form and density of the site resulting in a significant impact to the residential amenity of Barncroft.
- Plot 14 looks shoehorned in.
- Plots 11-14 look cramped when considered along with plots 15 and 16 and the associated garaging.
- The window of bedroom 2 of plot 14 is obscured by its own garage.
- Would prefer plot 14 to be handed to reduce the length on the southern wall.

- First floor windows in the south elevation of plot 14 should be obscure glazed and top opening only.
- The flank wall of plot 14 is overbearing to Barncroft and effects residential amenity.
- Finished floor levels of plot 14 have been submitted and are higher than existing properties. These are averaged and not actual.
- There are no finished ground levels.
- Concerned about the overland flow and natural drainage on the southern boundary. Insufficient information has been provided.
- How can a landscaping scheme be submitted without any finished ground levels or any drainage scheme for overland flow and natural drainage being included for the southern boundary?
- The submitted scheme has not been agreed by immediate neighbours.
- Further consultation necessary over type of boundary screening, boundary treatment and responsibilities.
- No details submitted in relation to materials, surfaces and finishes.
- Layout is overbearing on the immediate neighbouring properties in respect of plots 1, 2 and 14.

6. PLANNING CONSIDERATIONS

6.1 As set out above, outline consent for the development of this site with 21 units has already been approved. Therefore the principle of 21 units being built at this site has already been accepted subject to a number of conditions. The purpose of this reserved matters application is to discharge condition 1 of that consent that requires details of the layout, appearance, landscaping and scale of the development to be submitted to and approved by the Local Planning Authority.

6.2 Three letters of objection regarding the submitted details have been received from neighbouring occupiers of the application site. The large majority of the objections raised therein relate to details that are being dealt with in the discharge of other conditions attached to the outline consent. For example details of finished floor levels and drainage are covered by conditions 4 and 5 of application LW/15/0318. However whilst these concerns are more appropriately addressed through the discharge of the relevant conditions because the site levels and drainage proposals are so interlinked and that these have implications on the resulting layout of the scheme and potential impact on neighbour amenity, time has been spent ensuring that the conditions can be appropriately discharged before this application has been brought to members for consideration.

6.3 Notwithstanding this, the key factors for consideration with this current proposal remain to be the appearance, landscaping, layout and scale, as well as the impact on residential amenity.

Appearance

6.4 The submitted plans indicate a mix of detached, semi-detached and terraces of dwellings across the site. The buildings are traditional in appearance, being two storey in height with traditional pitch roofs, with gabled ends. Where rooms in the roofs are proposed these are served by rooflights or gable windows only not dormer windows, therefore maintaining a two storey appearance to the entire development.

6.5 Materials are indicated to be largely brick under tiled roofs with some use of flint and a range of architectural features such as canopy porches, ground and first floor bay windows, feature windows, quoins and chimneys. All properties will have their own private amenity space. These details are substantively the same as those which were originally considered as illustrative information with the outline application and are considered to

reflect the vernacular built form of the area. The final selection of materials will be secured through the discharge of condition 13 of the outline approval and careful selection of materials will ensure that the buildings sit comfortably within the sites surroundings.

Landscaping

6.6 The submitted landscaping details provide an overall strategy for the site, with a more detailed planting plan, including a landscape management plan to be submitted with the discharge of the relevant conditions.

6.7 The submitted strategy indicates that the large mature trees at the front and rear of the site will be adequately protected as a result of the proposed layout and that existing boundary planting is to be enhanced to retain the natural edge to the more open countryside beyond. In addition new planting is shown along the southern boundary of the site where the closest neighbouring properties lie and where a number of existing trees are to be removed in order to accommodate the proposed development.

6.8 During discussions in relation to the proposed surface water drainage proposals, the applicant has agreed to remove all the boundary ditches from the private rear gardens of the proposed dwellings. This will ensure that the maintenance of the drainage ditches, which are a key part of the proposed surface water strategy, can be managed by a single maintenance company and are not spread between a number of private rear gardens. It also means that the new landscaping screen is removed from the private rear garden areas, which should also ensure better long term maintenance and management.

6.9 The existing public footpath that passes through the site is to be retained and will largely follow the roadway through the site to maintain an open and unrestrained experience. A new small area of open space is created at the rear of the site, to ensure the long term protection of the veteran Oak tree that sits just the other side of the northern boundary of the site.

Scale

6.10 As set out above all of the dwellings are to be two storey in height with a few plots making use of the roof spaces with rooms in the roof served by rooflights only. The scale of the buildings is therefore considered typical of the area.

6.11 Comments have been made in relation to scale of the proposed dwellings and in particular the combined impact of the land raising that is proposed as part of the surface water drainage scheme. At present there is a depression in the north east corner of the site that is known to flood during heavy and/or prolonged rain fall. In order to reduce flood risk to the proposed dwellings it is proposed to raise the ground levels on the site, most notably in the north east corner. This will obviously result in the dwellings sitting slightly higher than they would on current ground levels.

6.12 At the outline application stage the applicant confirmed that it will be plots 9 to 16 that will be most affected by these works. Plot 13 will be the plot where levels are altered the most, where the finished floor level is shown to be some 680mm-870mm higher than existing ground levels. Whilst this is a notable change this is where the site levels change will be the most significant. Elsewhere on the site the difference between proposed finished floor levels and the existing ground levels is not as significant however will still range between 150mm - 760mm. Whilst it is also proposed to increase garden levels as part of the surface water drainage proposal, this increase will not be as significant, ranging between 50mm and 740mm. The greater increase is towards the north east corner with less increase required towards the south east corner.

6.13 In order to illustrate the impact of the land raising on the scale of the dwelling and the applicants have provided cross section details to demonstrate the comparative scale of the proposed dwellings against the existing dwellings. This shows that whilst the proposed dwellings will overall be taller than the neighbouring dwellings, the difference in overall heights is not considered to be significant (in the region of 0.5m-1m) and will simply add to the existing varied scale of dwellings in the area.

Layout

6.14 As set out above the dwellings have been arranged around three main access routes through the site, resulting in a cul-de-sac style development with no through routes for vehicles. The dwellings largely front the access roads with key focal points through the site terminated with sympathetically positioned homes.

6.15 The entrance to the site is framed by two properties, a detached four bedroom, double fronted unit and a one bedroom flat over garage spaces (FOG). This clearly defines and gives presence to the development in the street scene.

6.16 Through the internal arrangement of the dwellings and strategic positioning of windows, the layout ensures good surveillance of the overall site which will help it feel a safe and comfortable living environment for future occupiers.

6.17 As per the outline permission, car parking will be provided in the form of garages, on street parking spaces and driveway parking, with a small number of unallocated on-street spaces for visitors. Each dwelling is provided with at least 2 spaces, with the larger dwellings being provided with 3-4 spaces. The development will also provide a small area of public amenity at the rear of the site.

6.18 Comments made by the objectors to this scheme suggest that the layout of the proposal, particularly on its eastern side, is cramped. The dwellings along this eastern side of the site are the larger four bedroom properties. They all benefit from attached double garages set back from the dwelling frontage and double driveway parking space. Gaps in the region of 2 - 6 metres are generally achieved around and between the dwellings. It is considered that the combination of all of the above is sufficient to give the development a spacious feel that will not be overly cramped or out of character. This is after all a site that has been effectively incorporated into the planning boundary of Ringmer through its allocation in the RNP. Through the retention and safeguarding of the important mature trees on the periphery of the site, its edge of settlement position will still be recognisable and on this basis the layout of the proposal is considered acceptable.

Impact on amenity

6.19 As noted above there are only 5 dwellings that actually abut the application site, one to the south west, and four to the south east.

6.20 The dwellings to the south east of the application site have garden depths of a minimum 16 metres. The closest back to back relationship proposed with these dwellings is some 26 metres between Plots 15 and 16 and Forge Cottages. This measurement is taken from the closest part of the proposed dwellings which is actually a single storey projection.

6.21 The closest relationship between any of the existing and proposed dwellings is between plot 14 and Barncroft where the proposed rear elevation of the garage serving plot 14 would be 20 metres from the rear elevation of this existing dwelling. The garage is

a single storey pitched roof double garage. The main bulk of plot 14 is slightly further away from Barncroft at a distance of 22.5 metres. As a very general rule of thumb back to back relationships between existing and proposed dwellings in the region of 20-25 metres are usually deemed to be acceptable and will not result in significant harm to the amenity of existing occupiers as a result of loss of privacy. In this instance the relationship between the properties is a side (plot 14) to rear (Barncroft) relationship. Whilst it is accepted therefore that the dwelling will indeed be prominent when viewed from the existing dwelling, it is not considered that significant harm will be caused to the amenity of the existing occupiers as a result, even when coupled with the associated land raising.

6.23 Only one first floor window is shown in the facing elevation of plot 14. This is to serve a bathroom and therefore can be conditioned to remain obscure glazed and top vent opening only. This will prevent any high levels of overlooking from the proposed dwelling into the rear gardens of the adjacent properties.

6.24 In addition to the careful positioning and design of the proposed dwellings, the applicants have made good their promise at outline application stage to introduce additional screen planting along the mutual boundary with the four neighbouring properties. This should help soften the visual relationship between the properties and help further a feeling of privacy which will obviously work both ways. As noted above the plans have also been amended to remove this planting from the rear gardens of the proposed properties. Whilst this makes the proposed gardens a little smaller sufficient amenity space is considered to be provided.

6.25 To the south west of the application site, a single dwelling shares the mutual boundary with the application site and this boundary is currently low and relatively open allowing views into the garden of 3 Trinity Field. There are also a number of windows in the eastern elevation of this dwelling that directly face the application site.

6.26 Two dwellings (plots 1 and 2) would be located along the western boundary of the site and these are both arranged side on to the boundary. Both dwellings are set some 20 metres away from this existing dwelling at the very closest and with a gap of some 3 metres from the side elevation of the proposed dwellings to the mutual boundary. It is not considered that they would appear so overbearing or unneighbourly to warrant the refusal of permission. The dwellings have also been designed with no first floor west facing windows to ensure no direct overlooking or loss of privacy to this property.

6.27 It was accepted during the consideration of the outline application that the neighbouring occupiers would lose their existing amenity of looking out over undeveloped land, however it is common in planning law that nobody has a right to a view. The allocation of the site in the RNP for 20 dwellings clearly secured the development of this site in one form or another that will inevitably result in the loss of the existing outlook from these existing dwellings. For the reasons outlined above it is considered that the relationship with the existing dwellings that has been achieved with this scheme is acceptable and can be supported.

6.28 Some of the representations raised in relation to this scheme concern traffic and routing through the village, in particular in relation to the material that will be required to be imported to raise the land levels. These are matters that will be addressed through the discharge of the appropriate conditions relating to the CEMP and not as part of this reserved matters application. It is expected with any development site that there will be a degree of disturbance to local residents during the construction process. In this instance the land raising will result in a higher number of large vehicles visiting the site, however this will be for a relatively concentrated time for a short period only. With the CEMP already

secured by condition officers will seek to minimise the impact of these works as much as possible.

Flood Risk and Drainage

6.29 When the outline application was considered it was reported that:

"The highest risk at this site therefore comes from surface water flooding and to address this fact the proposed development has been designed so that the dwellings within the areas of the site at highest risk of surface water flooding i.e. towards the north eastern corner of the site where existing ground levels are lower, will have raised floor levels. It is also proposed to increase ground levels by 0.9-1.0m so that the rear gardens sit just above the historic 1:30 year surface water levels.

Concern has been raised by some of the neighbouring occupiers that raising the ground level will increase the risk of flooding to their properties and will also result in a poor relationship between the existing and proposed dwellings. However the FRA confirms that there would be no risk to properties immediately adjacent the site as these are located at higher ground levels. As such any excess surface water flooding would flow to the low lying area adjacent to the ditch north and north east of the site, away from existing residential properties. Furthermore, the intension is to grade the land levels so it will only be at the very north east corner of the site that the land will need to be raised by approximately 1 metre. Where the site adjoins the neighbouring properties to the south, only very minimal land rising will be required ensuring an acceptable relationship."

6.30 Condition 4 was attached to the outline approval and reads:

"No development shall take place until a surface water drainage scheme for the site, based on the scheme detailed in the submitted Flood Risk Assessment (Sept 2015) , has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall take into account the comments made by East Sussex County Council Lead Local Flood Authority in their letter dated 3rd June 2015, shall take into account drainage from the dwellings to the south of the site and shall also include details of how the scheme shall be maintained and managed after completion. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed."

6.31 A detailed drainage scheme has now been submitted in order to discharge this condition which has been considered at length by the Drainage Officer at East Sussex County Council (ESCC). Whilst the discharge of this condition is an entirely separate matter to the consideration of the reserved matters on the basis that the drainage scheme is intrinsically linked with the land raising and therefore layout and relationship with neighbouring dwellings, officers decided that it would be better to wait until this matter had been resolved before bringing the matter to the committee for determination.

6.32 Following the request and receipt of additional information, and having met with local residents and the applicants themselves, the Drainage Officers at ESCC have now confirmed that a suitable surface water drainage scheme has been developed and that this will ensure the site will be suitably drained with no additional risk of flooding to neighbouring properties.

6.33 The scheme has been based on the same extent of land raising originally indicated at the outline application stage and as such there has be very little alteration to the layout of the development from the submission of the additional information sought.

6.34 As set out above the main alteration has been the retention/provision of ditches along the eastern, western and southern boundaries of the site, and their now exclusion from the private rear gardens of the adjacent proposed dwellings. These ditches, along with the proposed formalised drainage network on site will convey surface water to a new attenuation pond that is proposed just outside the northern boundary of the site on the adjacent farmland. This pond has been designed to be of sufficient size to provide attenuation for the onsite surface water drainage up to the 1 in 100 year event plus 30% for climate change for the impermeable areas on the developed site. The attenuation pond will discharge onto a ditch outfall to the north east of the site.

6.35 On the basis that the proposed attenuation pond falls outside of the application site, a separate planning application is required for its creation. Formal discharge of the drainage condition associated with this development will not be granted unless and until this application has been determined. However on the basis that the principle of the drainage scheme has been agreed with ESCC SuDS officers, there is not considered to be any reason why the determination of this reserved matters application should be delayed further.

6.36 If for any reason the application for the attenuation pond is not approved, and the drainage scheme has to be reconsidered, any revisions to the layout of the scheme would have to be addressed through a revised reserved matters application.

The Forge

6.37 Part of the approved outline application relates to a single storey extension to the front of The Forge pine shop. The details of this extension are now provided. The extension would be positioned towards the eastern end of the front elevation and would measure 3.6 metres in depth by 5.5 metres in width. It would have a pitched roof and front gables with a ridge to match the existing building. Materials would match the existing building.

6.38 This is a modest addition to the existing building, sympathetic in design and detailing. No objections are raised to this element of the proposals which are considered to comply with Policy ST3 of the Local Plan.

CONCLUSION

6.39 The submitted proposal, offers a well laid out development of traditional two storey dwellings that minimises any detrimental impact on amenity and integrates with the built form and layout of the existing settlement, and accords with the original illustrative layout plan. For these reasons it is considered that the application accords with the Development Plan and can be supported.

7. RECOMMENDATION

That the reserved matters are approved subject to the following conditions.

The application is subject to the following conditions:

1. The south facing first floor window of Plot 14 shall be obscure glazed and top vent opening only and shall be maintained as such.

Reason: To protect the privacy and residential amenity of neighbours having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

2. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no changes to the ground levels, other than those approved under condition 5 of application LW/15/0318, shall be carried out unless the Local Planning Authority otherwise agrees in writing. Any such proposals would need to be supported by a 2D hydraulic assessment of the impacts of these changes on surface water flood risk.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve habitat and amenity having regard to Policies within the National Planning Policy Framework 2012.

3. No development shall commence unless and until details setting out how the dwellings hereby approved shall be constructed in a manner which makes them resilient to flooding, have been submitted to and agreed by the Local Planning Authority. The dwellings shall thereafter be constructed in accordance with the approved details.

Reason: To minimise the impact of flooding having regard to Policies within the National Planning Policy Framework 2012.

4. Prior to occupation of the development evidence (including photographs) should be submitted to the Local Planning Authority showing that the drainage system, as approved under condition 4 of application LW/15/0318, has been constructed as per the final agreed designs.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve habitat and amenity having regard to Policies within the National Planning Policy Framework 2012.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Other Plan(s)	19 May 2016	040188 /PL.26
Location Plan	9 March 2016	040188/PL.01 REV B
Proposed Layout Plan	9 March 2016	040188/PL.17
Other Plan(s)	25 May 2016	14159-BT10
Proposed Section(s)	29 July 2016	CAL/E4357/SK001E
Proposed Section(s)	29 July 2016	CAL/E4357/SK003B
Landscaping	21 November 2016	CALA20447 11G SHEET 1
Landscaping	21 November 2016	CALA20447 11G SHEET 2
Tree Statement/Survey	25 May 2016	IMPACT APPRAISAL
Proposed Layout Plan	21 November 2016	PL02 REV M

Proposed Elevation(s)	1 April 2016	PL03 B
Proposed Floor Plan(s)	1 April 2016	PL03 B
Proposed Elevation(s)	1 April 2016	PL04 A
Proposed Floor Plan(s)	1 April 2016	PL04 A
Proposed Elevation(s)	1 April 2016	PL05 B
Proposed Floor Plan(s)	1 April 2016	PL05 B
Proposed Floor Plan(s)	1 April 2016	PL06 B
Proposed Elevation(s)	1 April 2016	PL06 B
Proposed Elevation(s)	1 April 2016	PL07 A
Proposed Floor Plan(s)	1 April 2016	PL07 A
Proposed Elevation(s)	1 April 2016	PL08 B
Proposed Floor Plan(s)	1 April 2016	PL08 B
Proposed Floor Plan(s)	1 April 2016	PL09 A
Proposed Elevation(s)	1 April 2016	PL09 A
Proposed Elevation(s)	1 April 2016	PL10 A
Proposed Floor Plan(s)	1 April 2016	PL10 A
Proposed Elevation(s)	1 April 2016	PL11 A
Proposed Floor Plan(s)	1 April 2016	PL11 A
Proposed Elevation(s)	1 April 2016	PL12 B
Proposed Floor Plan(s)	1 April 2016	PL12 B
Proposed Elevation(s)	1 April 2016	PL13 B
Proposed Section(s)	1 April 2016	PL13 B
Proposed Floor Plan(s)	1 April 2016	PL13 B
Proposed Elevation(s)	1 April 2016	PL14 B
Proposed Floor Plan(s)	1 April 2016	PL14 B
Proposed Elevation(s)	1 April 2016	PL15 B
Proposed Floor Plan(s)	1 April 2016	PL15 B

Street Scene	1 April 2016	PL16 B
Proposed Layout Plan	1 April 2016	PL17 H
Proposed Elevation(s)	1 April 2016	PL19
Proposed Floor Plan(s)	1 April 2016	PL19
Proposed Elevation(s)	1 April 2016	PL20
Proposed Floor Plan(s)	1 April 2016	PL20
Existing Elevation(s)	1 April 2016	PL21
Existing Floor Plan(s)	1 April 2016	PL21
Existing Layout Plan	1 April 2016	PL21
Illustration	1 April 2016	PL21
Illustration	1 April 2016	PL21
Proposed Floor Plan(s)	1 April 2016	PL21
Proposed Elevation(s)	1 April 2016	PL21
Proposed Layout Plan	1 April 2016	PL21
Technical Report	21 November 2016	TECHNICAL NOTE
Transport Assessment	1 April 2016	TRANSPORT ASSESSMENT