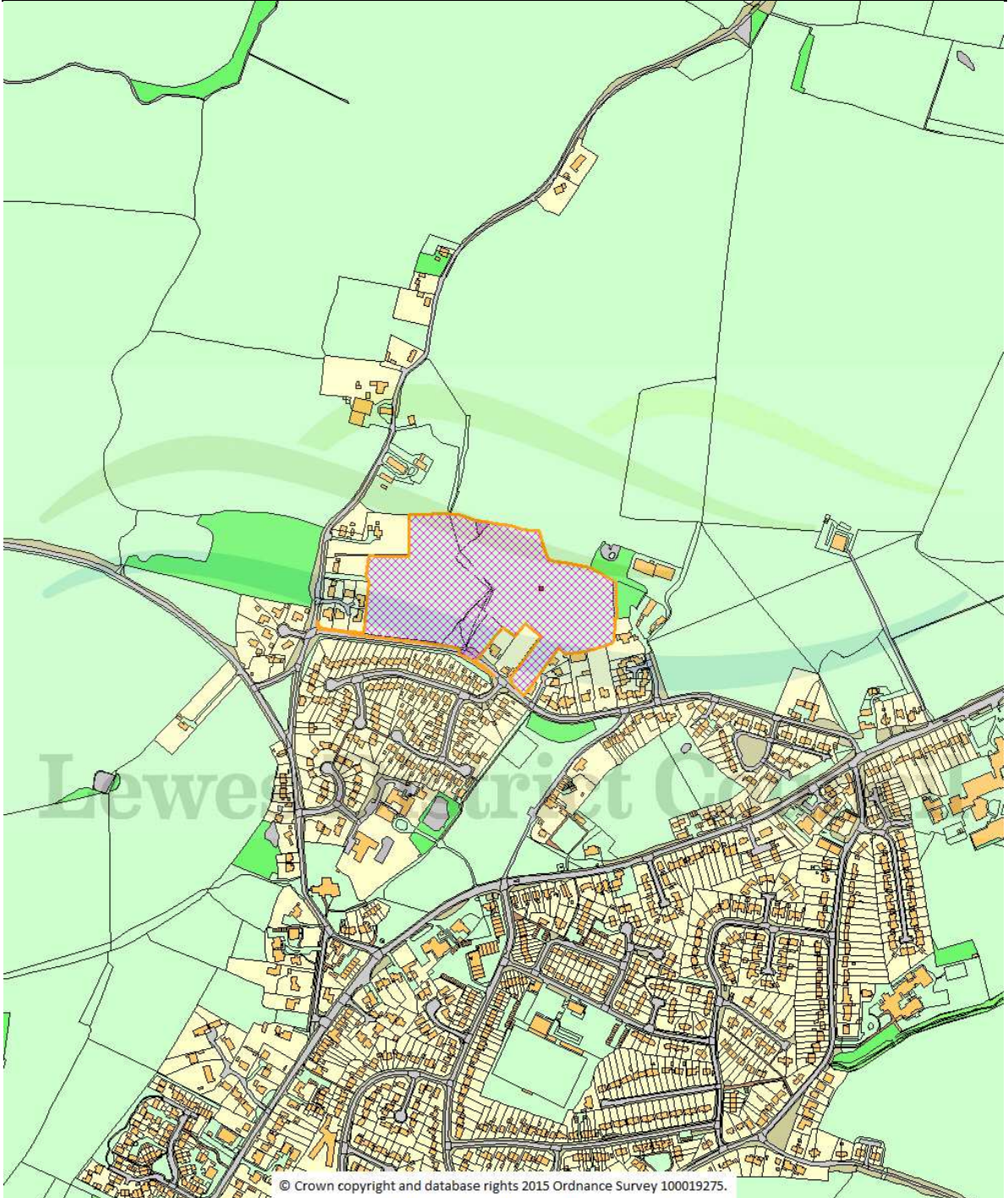


APPLICATION NUMBER:	LW/17/0045	ITEM NUMBER:	6
APPLICANTS NAME(S):	Bovis Homes	PARISH / WARD:	Ringmer / Ouse Valley & Ringmer
PROPOSAL:	Approval of Reserved Matters Application for Application for approval of the Reserved Matters following Outline Permission LW/14/0127 (Allowed on Appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale		
SITE ADDRESS:	Land North Of Chapters Bishops Lane Ringmer East Sussex		
GRID REF:	TQ 44 12		



1. SITE DESCRIPTION / PROPOSAL

1.1 The application site is located on the north side of Bishops Lane, which is a relatively quiet rural lane, without pavements or street lighting, on the edge of Ringmer. The site is approximately 4.4 ha in size and is made up of two fields known as Bishops Field (on the west) and Potters Field (on the east). The fields are divided by, with access between them through, a dog-leg hedge, which also contains trees, including two protected oaks.

1.2 Established hedgerows and trees surround the site, albeit that these are reduced in height to the rear of Orchard House and the western side of Kerridge. The site is relatively flat and, beyond the hedges and their immediate environs, has been used for rough grazing. A partly culverted watercourse crosses the site from southwest to northeast, with a public right of way crossing it approximately southeast to northwest.

1.3 There is residential development to the south and west, with residential and commercial development to the east. Much of the residential development is relatively modern, comprising both large dwellings in spacious plots and the higher density 'Delves' estate on the southern side of Bishops Lane, opposite the application site.

1.4 In January 2016 following the refusal of application LW/14/0127 and a public inquiry, the Secretary of State granted outline planning permission for the development of this site with up to 110 houses to include affordable housing, access and public open space (application LW/14/0127 refers). The only matters that the Secretary of State determined in the approval of that appeal were the principle of the development of the site with up to 110 houses and the means of access to the site. All other matters were reserved for future consideration and this application now seeks approval for those matters i.e. the external appearance, layout, landscaping and scale.

1.5 The outline scheme approved by the Secretary of State (SoS) included an illustrative master plan. Whilst this plan was not formally approved by the SoS and therefore there is no requirement for the reserved matters details to replicate it, it has clearly formed the basis of the layout now submitted for consideration. The plans now submitted for consideration show the dwellings laid out around a single main access route through the site with a number of smaller side roads branching off throughout the site, resulting in a series of cul-de-sacs, with no through routes for vehicles. A secondary access for emergency vehicles only is however shown between Chapters and Potters Field, in accordance with the access details approved under the outline application. This emergency access will also provide cycle and pedestrian access to the site.

1.6 All of the dwellings would be two storeys in height and are generally of traditional design. The construction materials would be a mix of brick, hanging tiles and weatherboarding. With the exception of the proposed flats, all of the dwellings would have private garden amenity space. The flats would share communal gardens.

1.7 The proposed development will deliver a range of 1, 2, 3 and 4 bedroom dwellings broken down as follows:

	Housing Type	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
Private	House		5	25	31	5	66
Affordable	House		26	2			44
	Flat	16					
Total		16	31	27	31	5	110

1.8 This achieves the provision of 40% of the proposed dwellings as affordable units.

1.9 A total of 288 parking spaces would be provided on site, made up of a mixture of on plot garaging and driveway parking, courtyards and on street spaces.

1.10 Along the northern edge of the site an area of open space is provided that will incorporate a series of balancing ponds and a Local Equipped Area of Play (LEAP).

2. RELEVANT POLICIES

LDLP: – RNP81 – Policy 8.1-Traffic Generation

LDLP: – RNP82 – Policy 8.2-Road Safety/Congestion

LDLP: – RNP83 – Policy 8.3-Off-Road Parking

LDLP: – RNP85 – Policy 8.5-Safe Pedestrian Route

LDLP: – RNP811 – Policy 8.11-mains drainage & sewerage

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 Twittens

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

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

LDLP: – CP13 – Sustainable Travel

LDLP: – RNP41 – Policy 4.1-Planning Boundary

LDLP: – RNP410 – Policy 4.10-Biodiversity

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: – RNP75 – Policy 7.5-Outdoor Play Facilities

LDLP: – CT01 – Planning Boundary and Countryside Policy

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

LDLP: – ST11 – Landscaping of Development

LDLP: – RES19 – Provision of Outdoor Playing Space

LDLP: – SP1 – Provision of Housing and Employment Land

LDLP: – SP2 – Distribution of Housing

LDLP: – SP6 – Land at Harbour Heights

LDLP: – CP1 – Affordable Housing

LDLP: – CP2 – Housing Type, Mix and Density

LDLP: – CP7 – Infrastructure

LDLP: – CP8 – Green Infrastructure

LDLP: – CP10 – Natural Environment and Landscape

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

LW/15/0152 - Erection of up to 110 dwellings to include affordable housing, access and public open space (resubmission of LW/14/0127) - **Refused**

APPEAL/15/0001 - Erection of up to 110 dwellings to include affordable housing, access and public open space - **Allowed**

LW/14/0127 - Erection of up to 110 dwellings to include affordable housing, access and public open space - **Refused**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

ESCC SUDS – Original comments: The ordinary watercourses on the development receive surface water runoff from existing development to the south and Bishops Lane through a network of pipes and ditches. The current development proposals do not show a full understanding of the potential flood risk impacts to these areas draining to the site. Hydraulic modelling was undertaken as part of the outline planning application, but it does not appear to have been informed by a better understanding of the existing drainage arrangements, which has an impact on the catchment and modelling approach.

Site observations, Environment Agency (EA) updated Flood Map for Surface Water (uFMfSW) and surface water modelling undertaken for another site off Bishops Lane show surface water overland flow routes from Bishops Lane onto the development site. The site layout should be informed by a better understanding of these flow routes to ensure that they do not get blocked which will result in increased flood risk to Bishops Lane and areas south of the site.

Therefore we request that the applicant carry out 2-dimensional modelling of the existing drainage system to assess the existing flood plan extent of the watercourse on site. The modelling should be informed by a good understanding of the existing drainage coming onto the site from areas south and should provide a good understanding of existing surface water overland flow routes onto and from the site. Any surface water overland flow routes identified by the detailed hydraulic modelling should be retained or carefully diverted with a good understanding of the impact of the diversion.

We welcome the opening up of the existing culvert within the site as recommended by the EA during the outline application. However, we are also disappointed to see proposals to culvert the watercourse on site around Plots 51 to 54. As the LLFA we do not support culverting open watercourses due to impacts on flood risk and biodiversity and maintenance requirements. Therefore we request that the applicant revise the proposed layout to ensure the watercourse on site remains an open channel.

British Geological Survey data indicates that groundwater on site is less than 3m below ground level. In addition archaeological trenches dug in January/February 2013 were observed to quickly fill up with water. A recent site visit also found the site to be boggy with standing water in various locations. The Phase 2 Site Investigation (BDR Report dated August 2013) supporting this application found resting groundwater between 0.81m to 4.84m below ground level during visits between 18/07/2013 and 21/08/2013. These observations were made in the summer when groundwater levels are relatively low, and levels would be even higher in the winter. No information has been provided to assure us that the impacts of groundwater on the development, surface water drainage proposals and consequential impacts on offsite area will be managed appropriately.

The applicant should provide details on how the impacts of groundwater will be managed. The proposed attenuation ponds have depths of 1.2m, which is most likely to be within the established groundwater levels even during summer months. Consequently they are unlikely to have capacity to manage surface water runoff from the proposed development if measures to manage the impacts of groundwater (on hydraulic capacity and structural integrity) are not taken. In addition the proposed properties would need to be constructed to be resistant to groundwater ingress.

The above mentioned issues were discussed with the applicant and his agents during a recent meeting.

Given the aforementioned and other issues, we request that the applicant submit the following additional information to ensure surface water management measures are appropriate and sufficient:

1. Findings of a 2-dimensional hydraulic modelling to demonstrate the flood risk impacts of the proposed development. The findings of the 2D modelling should inform the layout of the development, allowing existing surface water overland flow paths to be retained or carefully diverted ensuring no increase in flood risk on or offsite.
2. Evidence that the existing watercourses on site will be retained as an open channel with only bridges/culverts to enable access. The existing flow routes to the pond shown on OS maps should be investigated further, and if there are any proposals to block this route they should be informed by an good understanding of the resulting flood risk.
3. The surface water management proposals should be supported by detailed hydraulic calculations. These calculations should take into account the connectivity of the different drainage features. They should show a 'like for like' discharge rate between the existing and proposed scenarios during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events.
4. The hydraulic calculations should include an allowance for urban creep and show how surface water runoff volumes will be limited to existing volumes. If it is not feasible to limit runoff volumes to existing, long term storage volume should provided based on the 1 in 100 6hour storm, and this volume should be discharged at a rate of 2 l/s/ha.

5. Information of how impacts of high groundwater will be managed in the design of the attenuation ponds and permeable pavements to ensure storage capacity is not lost and structural integrity is maintained.
6. A utilities strip should be provided within the permeable paving to allow access for maintenance/or replacement of the foul network with minimal impact on the integrity of the permeable pavement.
7. Details on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely should be provided.
8. The design of the surface water management proposals should take into account requirements of those who will be responsible for maintenance of all aspects of the system. This is to ensure that the approved plans can be implemented without major changes to accommodate adopting authorities, which will most likely change the flood risk impacts of the proposed drainage system.
9. Information on the maintenance responsibilities for all parts of the proposed surface water drainage strategy should be provided. Evidence that these responsibility arrangements will remain in place throughout the lifetime of the development should be provided to the Local Planning Authority.

Any works affecting the existing watercourse on site will require consent from the County Council as the LLFA. Ordinary watercourse consent for such works should be secured prior to construction of the works. Details of the application process and the relevant form can be found here:

<https://new.eastsussex.gov.uk/environment/flooding/ordinarywatercourseconsent>.

Environmental Health –

Application for approval of the Reserved Matters following Outline Permission LW/14/0127 (Allowed on Appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale.

This consultation is for an amended plans received altering layout and mix of units.

I have no further comment in relation to land contamination. Comments made on 12 April 2017 by this section are still pertinent.

District Services – No comment.

ESCC Archaeologist – This development carries an archaeological planning condition under LW/14/0127 (Allowed on Appeal). For this reason I have no further recommendations to make in this instance.

British Telecom – I write in response to your letter dated 29 June regarding the above and confirm that I have been unable to identify any land or buildings owned or occupied by BT or Telereal Trillium within the area you have indicated.

Please be aware that this advice does not extend to BT's telecommunications apparatus located in the public highway or under private land, nor does it include BT's deep level tunnels. To check the location of BT's network, enquiries should be made direct to the Openreach Maps by Email Service which can be found at the following URL:
<http://www.openreach.co.uk/orpg/home/contactus/avoidingnetworkdamage/avoidingnwdamage.do>

ESCC Highways – This HT401 is issued in response to the original application and amended plans/additional information received from Lewes District Council on 29th June 2017 and follows extensive discussions with the agents. The amended plans are:

RGMR-007H - fire vehicle turning and visibility splays
RGMR-002J - proposed site layout
RGMR 006H - refuse collection strategy
RGMR-900F - landscape & biodiversity

This application is for up to 110 dwellings which has been given OUTLINE approval under LW/14/0127 at Appeal therefore the principle of the development has already been agreed. All the off-site highway works and contributions were secured at that stage through the s106 agreement dated August 2015. In accordance with the s106 Agreement the applicant is progressing the off-site highway works through a s278 agreement with ESCC.

The applicant has addressed the Highway Authority's original concerns within the amended plans. I therefore have no objection to the proposal subject to the following comments and recommend conditions to be included in any grant of this reserved matters application.

See file for full comments.

Southern Gas Networks – No objection. General advice given regarding building near gas pipes.

Tree & Landscape Officer Comments – Existing Trees to be Retained

Subject to precautionary and tree protection measures being implemented trees shown for retention should not be adversely affected by site clearance, subsequent development operations and post development maintenance of ditches etc.

The applicants will be required to submit an Arboricultural Method Statement and Tree Protection Plan to ensure the retained trees survive post construction operations. This can be dealt with under Reserved Matters.

Existing Hedgerow

This relates to the existing hedge line, which runs in a zig-zag pattern on a north/south axis through the centre of the site. There are now three discrete segments to the hedgerow, the bottom, middle and top.

The Soft Landscaping Details appears to be at odds with the Landscape & Biodiversity Master Plan. Unless I have read it incorrectly (our printer is a little myopic and colour-blind) the Biodiversity Plan shows the existing vegetation in the bottom segment of the hedge line to be retained, whereas the 'Soft Landscaping Plan' appears to show much of it replaced with 'Wildflower area'. It might be an idea for the applicants to revert to the Biodiversity plan for the bottom segment as I don't see this adversely affecting the objectives of both the biodiversity and landscaping of the area.

The middle segment appears to show the existing hedgerow to be retained and bordered by wildflower meadow with garden bordered by new hedges consisting of native species. A combination of the protected trees, the hedgerow and the meadow will make an attractive feature that will help visually break up the development and mitigate its visual impact on the area.

The top segment of the hedge appears to be shown as retained but with a path bisecting it. Given the interest expressed over the fate of the hedges it would surely be an easy fix to relocate the path to pass between the 'pond' and the retained Ash and to continue as is

beyond plot 52. This would avoid causing significant damage to it and ensure it retains its visual cohesion within the context of the site as a whole.

Soft Landscaping

The scheme shows existing vegetation/hedgerows/trees retained around the peripheral boundaries, with some additional planting in specific areas. The north eastern area contains a large swathe of meadow with strategically positioned native planting nearer the eastern side. This is, in my view, forms a reasonably acceptable transition between the built up area and the open countryside.

I am mindful of the comments made the occupant of 'Orchard House, but the applicants appear to have addressed the concerns with the creation of an area of 'native mixed planting' immediately bordering the property, together with the planting of individual specimen trees (Field Maple, Lime and Oak) and a further buffer zone of 'meadow' to separate their property from the development. I have nothing further to add at this stage.

I have also fielded concerns raised by the occupants of 'Chapters' about the fate of their protected trees. I am satisfied that the two protected trees in their garden will survive post construction operations providing the tree protection measures are adequately implemented.

The local area play (LAP) or Local Equipped Area for Play (LEAP) will be dealt with by others (probably Chris Bibb or at least Andy Frost's team)

Details

The soft landscaping plans does not show reference to BS:8545:2014 Trees: from nursery to independence in the landscape. This gives guidance on selecting, transporting, site preparation, planting and post planting operations etc. I have also not had sight of any further details on the installation of soft landscaping or a management plan showing post planting maintenance regimes.

Further to our discussion, I agree that the soft landscape proposals are incomplete and fail to incorporate the biodiversity elements described in RGMR-900 Rev H. To this end, further details can be submitted for consideration as a reserved matter.

See file for suggested conditions.

Natural England – Natural England has no comments to make on this application.

Sussex Police – The National Planning Policy Framework demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion, and with the level of crime and anti-social behaviour in Lewes district being below average when compared with the rest of Sussex, I have no major concerns with the proposals, however, additional measures to mitigate against any identified local crime trends should be considered.

In general terms I support the proposals in this application which will create a single vehicle access point off Bishops Lane, leading into a series of small residential cul de sacs with no through route. This will give residents a sense of ownership and community and will deter trespass. The orientation of the dwellings will allow for overlooking and good natural surveillance of the road and footpath layout, public open space including the LEAP, and designated car parking areas. Good provision has been made for car parking with a mix of garages and in curtilage driveways, car barns and small parking courts.

I would encourage the applicant to adopt all appropriate measures for crime prevention and community safety in this development using the principles of Secured by Design and the attributes of safe, sustainable places. These are:

- o Access and movement - places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.
- o Structure - places that are structured so that different uses do not cause conflict.
- o Surveillance - places where all publicly accessible spaces are overlooked.
- o Ownership - places that promote a sense of ownership, respect, territorial responsibility and community.
- o Physical protection - places that include necessary, well designed security features.
- o Activity - places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
- o Management and maintenance - places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

Southern Water Plc – The layout of the proposed development site should incorporate the non habitable distance of 15 metres from the proposed pumping station.

The proposed on site drainage would not be adoptable by Southern Water in current form. Please note that Southern Water would not accept tanked permeable paving and cellular storage over or within 5 metres of public or adoptable sewers. The design of drainage should ensure that no infiltration of surface water to public foul sewer will occur.

The connection to the public sewerage system can be carried out only on completion of the public sewerage network improvement works scheme, which introduces the online storage in order to avoid the overall increase of flows to wastewater treatment works.

Housing Needs And Strategy Division – The New Affordable Housing Policy Guidance: Technical Note, which recently completed a second round of consultation, provides an explanation of how the Council's affordable housing policy, as set out in the Lewes District Local Plan Part 1 - Joint Core Strategy, is to be implemented.

Number of affordable dwellings

Core Policy 1 of the Lewes District Local Plan Part 1 - Joint Core Strategy (2016) states that 'A district wide target of 40% affordable housing, including affordable rented and intermediate housing, will be sought for developments of 11 or more dwelling units. For developments in designated rural areas affordable housing, or financial contributions towards, will be sought on developments of 6 or more'.

The Planning Inspectorate Report to the Secretary of State for Communities and Local Government (File Ref: APP/P1425/W/14/3001077) dated 8 October 2015 states: 'The proposed development is intended to provide up to 110 dwellings, of a range of types, 40% of which would be affordable units.' (P.2).

Page 27 of the Planning Statement/Brief on the LDC Planning » Planning Application Documents webpage displays the proposed Affordable Housing Distribution as follows:

1 bed flat	16 (36%)
2 bed house	26 (59%)
3 bed house	2 (5%)
TOTAL	44

40 per cent of 110 dwellings equates to 44 affordable units (0.4 x 110 = 44).

Therefore, the Council is happy with the number of affordable units proposed for this development.

Dwelling mix

At March 2016 the Housing Register displayed the following need for dwellings in Ringmer:

Housing Register at 31 March 2016:

Ringmer	1 bed	2 beds	3 Beds	4 Beds	5+ Beds	Total
Number	29	8	9	1	0	47
Percentage	61.70	17.02	19.15	2.13	0.00	100

The greatest need in Ringmer is for 1 bedroom dwellings, followed by 3 bedroom dwellings, and then 2 bedroom dwellings.

Page 25 of the Planning Statement/Brief on the LDC Planning » Planning Application Documents webpage displays the proposed Total Housing Provision, and page 27 of the same document displays the proposed Affordable Housing Distribution. These are displayed below with the percentages each dwelling type makes up of their respective totals:

Total Development			Affordable Housing	
Dwelling Type	Number	Percentage	Number	Percentage
1 Bed flat	16	14.55	16	36.36
2 bed house	26	23.64	26	59.09
3 bed house	30	27.27	2	4.55
4 bed house	33	30.00	0.00	
5 bed house	5	4.55	0.00	
Total	110	100.00	44	100.00

Ideally the Council would like to see a greater proportion of 1 bedroom dwellings amongst the affordable units. The Council would also like to see the proportions of 2 bedroom houses and 3 bedroom houses of the total development better reflected in the dwelling mix of affordable 2 bedroom houses and affordable 3 bedroom houses.

Consequently, further discussion regarding the dwelling mix would be useful: how the number of each affordable dwelling type can better reflect the housing needs of Ringmer and the development overall, for example.

Tenure split

Core Policy 1 of The Joint Core Strategy states: 'The guideline affordable housing tenure split will be 75% affordable rented and 25% intermediate (shared ownership). The local planning authority will negotiate the appropriate tenure split on a site by site basis based upon the latest evidence of needs in the site locality.'

The Other Plan(s) (amended) - 005 C Affordable Housing document and the Proposed Layout plan (amended) - 002 F Site Layout document on the LDC Planning » Planning Application Documents webpage demonstrates that of the proposed housing:

All the 1 bedroom apartments are scheduled to be affordable rented (plots 74 - 81 and plots 82 - 89);
4 of the 2 bedroom houses are scheduled to be affordable rented (plots 16, 17, 20 and 21);

2 of the 3 bedroom houses are scheduled to be affordable rented (plots 18 and 19); 22 of the 2 bedroom houses are scheduled to be Shared Ownership (plots 9, 10, 11, 12, 13, 65, 66, 67, 68, 69, 90, 91, 92, 102, 103, 104, 105 106, 107, 108, 109 and 110).

Page 27 of the Planning Statement/Brief on the LDC Planning » Planning Application Documents webpage, which discusses the proposed Affordable Housing Distribution states: 'The affordable housing mix is designed to accord with the terms of the letter from Mr S Chamberlin (Lewes Council's Nominated Officer) dated 22nd June 2016. In this letter it was agreed that 50/50 split of rented and shared ownership affordable housing was acceptable.'

Page 85 of the Joint Core Strategy states: 'The local planning authority will negotiate the appropriate tenure split on a site by site basis based upon the latest evidence of needs in the site locality.' The tenure split is a somewhat flexible target, which can be adjusted for each site where demonstrated to be appropriate, and following discussions with the Council.

Contingent that the tenure split has been agreed by Lewes District Council's Nominated Officer as stated, the Council is generally satisfied with a tenure split of 50:50, affordable rented: intermediate (shared ownership), for this development.

Size of dwellings

The Council's expected space standards for affordable housing, taken from the DCLG document Technical housing standards - nationally described space standard (March 2015) and set out in the New Affordable Housing Policy Guidance: Technical Note, are displayed below:

Studio Flat	1 Bed Flat	2 Bed Flat	2 Bed House	3 Bed House		
Unit Size - m2	39	50	61	79	93	
4 Bed House	5+ Bed House	1 Bed Bungalow	2 Bed Bungalow	3+ Bed Bungalow		
Unit Size - m2	106	119	50	70	86	

From the planning application documents which are visible on the LDC Planning » Planning Application Documents webpage, it is not clear what the size of any affordable dwellings will be.

Consequently, further discussion regarding the size of the proposed affordable dwellings would be useful.

ESCC Rights Of Way – Public Footpath Ringmer 22 runs through the application site on a north-south alignment. Please see the plan attached showing its route on the application layout plan.

A footway runs through the development substantially on the line of Footpath 22 and it is assumed that the footway will serve as the route of Public Footpath 22. The footway does not align precisely with Footpath 22, although the extent of the alignment difference is unclear at the path's recorded scale of 1:10560 on the Definitive Map. A copy of the Definitive Map is attached for information.

We would request that the following matters are considered in the interest of preserving the amenity of Footpath 22.

A Path Diversion Order will need to be made under s257 of the Town and Country Planning Act 1990 if the recorded line will be physically obstructed by any part of the development.

We recommend that the District Council should make a Path Diversion Order to acknowledge the proposed alignment of Footpath 22, in the interest of their being no future doubt as to the legal line of the path through the development.

Notwithstanding the possibility of a diversion order, we would request that the ongoing maintenance of the path is explicitly addressed by a management agreement.

It is understood that the footways and roads within the development are not offered for formal adoption by ESCC and an agreement would therefore be needed to ensure that the responsibility for the future inspection and maintenance of is appropriately assigned to a management company or similar.

We recommend that there should be signage of Footpath 22 at locations through the development where the path leaves the main highway at Bishop's Lane, and also where the path leaves the new estate roads., as shown on the attached plan.

Finally, we would ask you to consider a general condition attached to this application, to the effect that Footpath 22 should remain available during and after the construction period, unless an alternative line is agreed with the County Council under a formal Temporary Closure of the existing path.

Parks And Open Spaces (LDC) – Planning application LW/17/0045 (Reserved matters for 110 houses in Bishops Lane, Ringmer) proposes a Local Equipped Area of Play (LEAP) on the eastern boundary of the development. The proposed site is not too close to nearby houses and is overlooked by a number of properties. I note that there ponds marked on the plans but I understand these are part of a SUDs system and will only hold low levels of water for a short period of time, and the design will enable easy egress if required.

Lewes District Council uses the Fields in Trust Standards as the benchmark for play provision. The standards state that the main characteristics of a LEAP are:

- o It is intended primarily for children who are beginning to go out and play independently
- o It is within 5 minutes walking time of the child's home
- o It is best positioned beside a pedestrian route that is well used
- o It occupies a well drained, reasonably flat site surfaced with grass or a hard surface, together with impact absorbing surfaces beneath and around play equipment or structures as appropriate
- o The recommended minimum activity zone is 400 sq m
- o A buffer zone of 10 metres minimum depth normally separates the activity zone and the boundary of the nearest property containing a dwelling.

It is important that play facilities is provided on the development. The proposed provision is relatively rudimentary and could be enhanced to provide a better quality of provision to appeals to a wide range of children and abilities. From experience a well-designed playground can become a focal point for the local residents and will not have the vandalism issues associated with poor provision. I suggest the developer looks at the Play England website for guidance <http://www.playengland.net/wp-content/uploads/2015/09/design-for-play.pdf>

The ongoing maintenance, inspection, repair and a sink fund for future replacement is also an important consideration for provision of onsite play facilities such as this.

ESCC SUDS – Additional comments following submission of additional information:

This response has been partly informed by findings of hydraulic modelling which were submitted directly to the County Council on 9th August 2017 and the Drainage and Maintenance Strategy Technical Note submitted on 25th August 2017. However the County Council did not review or approve the hydraulic model itself as we would expect the organisation undertaking the modelling to carry out rigorous and robust quality assurance of their modelling.

We are pleased to see that the layout has been amended in-order to accommodate the existing watercourses on site, with culverting only to allow for access. However, we prefer that any culverts are clear span which results in minimal impact to the existing stream. If this cannot be achieved, we would recommend that the soffit of the culvert be set at the 1 in 100 (plus climate change) flood level with a 300mm freeboard. This should be demonstrated by any Ordinary Watercourse Consent application submitted to the LLFA.

We are disappointed to note that the ditch alongside Bishops Lane, which flows into a 600mm diameter culvert on the boundary of the site, was not incorporated into the hydraulic model because the outlet of the culvert was not established. We would have preferred to see detailed investigations into the route of the culvert and its outlet at this stage, to ensure that this is taken into account in the site design, in the event the culvert flows onto the site. Nevertheless this can be carried out during the discharge of condition stage to ensure that the culvert is diverted towards the watercourse should it cross any of the proposed dwellings/infrastructure.

The hydraulic model results (Figures 7 and 8 of the Pluvial Flood Study) show that local overland flows will be obstructed locally to the west adjacent to Norlington Court and south adjacent to Chapters resulting in ponding. Therefore, we recommend that site levels within those areas are adjusted to allow surface water flow towards the onsite stream as per the existing scenario. This will ensure against any potential increase in flood risk to neighbouring properties. We also understand from the Technical Note that there is a plan to raise levels by up to 400mm in some portions of the site close to the northern boundary of the site. However it is not very clear whether this has been taken into account in the hydraulic model. Raising ground levels especially close to boundaries can potentially increase surface water overland flows downstream. The land bordering the site on the eastern boundary extends further north compared to the application site and has planning approval for construction of houses. Therefore, the proposed increase in site levels should not increase overland flows offsite, and possible interception measures which direct flows into the watercourses on site should be incorporated in the design.

We are disappointed to note that groundwater flood risk has not been fully assessed at this stage. The risk of groundwater to surface water drainage structures has been only based on the trial pits which were carried out in July 2013, which was a relatively dry summer. Our experience of the site, based on two site visits in March 2017 following a relatively dry winter, is that the whole site is generally wet. In addition it is our understanding that trenches dug for archaeological surveys in January 2013 filled with water quickly. Therefore, we would expect further investigations and groundwater monitoring between autumn and spring at the very least to inform groundwater management measures for both proposed properties and drainage structures. The proposed houses should be constructed to be resistant to groundwater ingress.

The Drainage and Maintenance Strategy Technical Note indicates that part of the proposed surface water drainage will be offered for adoption by Southern Water. However, it is not clear whether there were any discussions with Southern Water during the development of

this strategy. Southern Water in its response to Lewes District Council dated 9th March 2017 advised that the proposed drainage at the time was not adoptable by Southern Water. The strategy also states that the main spine road and associated drainage will be adopted by East Sussex Highways, however no initial discussions with the Highway Authority have been carried out to date on its adoption requirements. Requirements of adopting authorities can potentially lead to a revision of the drainage design which affect its flood risk impacts. Therefore, it would have been reassuring to have confirmation that those organisations who will adopt the infrastructure had an input in its design.

While we acknowledge that the outline permission (LW/14/0127) covers surface water drainage and flood mitigation through Conditions 5 and 6, we would recommend additional conditions to any approval of this reserved matters application to ensure local flood risk is not increased on or offsite.

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. Further investigations of the 600mm culvert on Bishops Lane adjacent the application into which an existing ditch flows should be carried out. The investigations should determine the route of the culvert and if the culvert is found to flow through the site and affected by development, it should be diverted to ensure there is build over and access for its future maintenance is available.
2. Site levels adjacent to Chapters (between proposed plots 97 and 101) and Norlington Court (between proposed plots 1 and 32) should be adjusted to ensure that overland surface water flows continue towards the onsite watercourse/stream as existing. In addition the proposed raising of ground levels close to the northern boundary should not result in increased overland flows offsite. Evidence should be submitted to the Local Planning Authority incorporating any measures to intercept the overland flows, if required.
3. Surface water runoff from the proposed development should be limited to total of 22.2 l/s (as shown in submitted hydraulic calculations) for all rainfall events, including those with a 1 in 100 (plus climate change) annual probability of occurrence. Evidence of this (in the form of hydraulic calculations) should be submitted with the detailed drainage drawings. The hydraulic calculations should take into account the connectivity of the different surface water drainage features.
4. The detailed design of the attenuation ponds/permeable pavements should be informed by findings of additional groundwater monitoring between autumn and spring as a minimum. The design should leave at least 1m unsaturated zone between the base of the ponds/permeable pavements and the highest recorded groundwater level. If this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the drainage system should be provided.
5. The detailed design should include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.
6. The condition of the ditch/ordinary watercourse which will take surface water runoff from the development should be investigated before discharge of surface water runoff from the development is made. Any required improvements to the condition of the watercourse should be carried out prior to construction of the outfall.
7. A maintenance and management plan for the entire drainage system should be submitted to the planning authority before any construction commences on site. This plan

should clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and the appropriate authority should be satisfied with the submitted details. Evidence that these responsibility arrangements will remain in place throughout the lifetime of the development should be provided to the Local Planning Authority.

8. 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

Natural England – Natural England has previously commented on this proposal and made comments to the authority in our letter dated 21 February 2017.

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Southern Water Plc – The layout of the proposed development site should incorporate the non habitable distance of 15 metres from the proposed pumping station.

The proposed on site drainage would not be adoptable by Southern Water in current form. Please note that Southern Water would not accept tanked permeable paving and cellular storage over or within 5 metres of public or adoptable sewers. The design of drainage should ensure that no infiltration of surface water to public foul sewer will occur.

The connection to the public sewerage system can be carried out only on completion of the public sewerage network improvement works scheme, which introduces the online storage in order to avoid the overall increase of flows to wastewater treatment works.

Main Town Or Parish Council – Ringmer Parish Council - COMMENTS ON REVISED SUBMISSIONS

Having considered both the original application and those subsequent modifications of which we have been made aware, Ringmer Parish Council strongly and unanimously recommends refusal of this Reserved Matters application, because it is in conflict with:

- o the outline permission for residential development at this location, as approved by the Secretary of State; and
- o with the key principles and policies of the National Planning Policy Framework (NPPF); and
- o with policy SP6 of the Lewes Local Plan part 1; and
- o with several policies in the Ringmer Neighbourhood Plan.

The nine principal reasons for refusal are as follows. We expand separately on each of these nine reasons below. A central reason for the recommendation is reason 1, the failure of Bovis Homes to engage meaningfully with the local community, as strongly recommended by NPPF paragraph 66. Many of the reasons that the Reserved Matters application cannot be approved in anything like its present form could and should have been resolved had Bovis Homes been prepared to undertake any meaningful engagement with the local community.

1. The failure of Bovis Homes to engage in meaningful discussions with the local community, as strongly recommended by NPPF paragraph 66.

2. The failure of Bovis Homes to provide clear and accurate plans for their proposed new development.
3. The poor spatial and architectural quality of the proposed development and its poor design, contrary to NPPF paragraphs 56-64, Local Plan policy ST3 and Ringmer Neighbourhood Plan policy 9.3.
4. An inappropriate mix of market housing, contrary to NPPF paragraphs 9 & 50, Local Plan policy CP2 and Ringmer Neighbourhood Plan policies 9.1 & 9.7.
5. An inappropriate mix of affordable housing contrary to the outline approval, NPPF paragraphs 9 & 50, Local Plan policy CP2 and Ringmer Neighbourhood Plan policies 6.2, 9.1 & 9.7.
6. The failure by Bovis Homes to give reasonable consideration to existing and approved new neighbours, contrary to the outline approval, NPPF paragraph 17(4) and to Local Plan policy SP6.
7. Inadequate car parking provision for the proposed new 1-bed homes, contrary to Ringmer neighbourhood Plan policy 8.3, and the unneighbourly location of some other parking, contrary to NPPF paragraph 17(4) and to all common sense.
8. Inappropriate provision for Ringmer public footpath no.22, contrary to NPPF paragraph 75.
9. The entirely unnecessary proposed destruction of an 'important hedgerow', as defined in the 1997 Hedgerow Regulations, and unclear arrangements for the protection and retention of the key stream across the site, contrary to condition 1 of the outline permission and Local Plan policy SP6.

In addition no Reserved Matters approval should be granted for new residential development at this site unless conditions are attached as follows.

10. A condition to ensure that a safe pedestrian route, including a pedestrian crossing across the B2192, is either shown to be available or provided from the site to Ringmer's schools, as required by the outline permission and by Ringmer Neighbourhood Plan policy 8.5. This condition of the outline approval is nowhere addressed in the RM application.
11. A condition to ensure that essential proposals are agreed for the provision of traffic calming and other highway works on Bishops Lane that preserve the present rural character of the north-western section of the lane, to comply with Ringmer Neighbourhood Plan policy 3.1 and the appeal inspector's comments in paragraph 11.27 of his report, endorsed by the Secretary of State. While some aspects of this highway work were agreed in the outline permission, others were left for the Reserved Matters stage but the expected proposals are nowhere evident in this application. We are aware that East Sussex County Council are currently developing such proposals but the work is ongoing, and it is essential that they are delivered before any new housing is occupied.
12. A construction management plan is required by conditions 14 & 15 of the outline permission but none is included in the current Reserved Matters application.
13. A detailed drainage plan is required by conditions 5, 6 & 7 of the outline permission and by Local Plan policy SP6, but none is provided. This is of particular importance as the whole of the Delves Estate and Ringmer Green, to the west of the site, drains across the proposed development site through Potters Field. Potters Field has to date served as the flood plain for these large areas, and has routinely suffered surface water flooding in wet weather. In both fields the water table is frequently at ground level [confirmed by the detailed hydrology reports that accompanied the outline application], which makes the failure to provide detailed plans (see 1 above) a particular concern. The hydrology report emphasised the challenge of creating an effective SUDS system for this site.
14. It is essential that there are conditions to ensure the ongoing maintenance of the drainage and public open space. It is essential that the SUDS drainage system and the foul drainage system remain effective and properly maintained. The public open space includes grassland, hedges, pathways, a play area, ponds and streams, all of which will require

regular maintenance. Some elements will require substantial replacement and repair costs in due course. The play area will bring onerous inspection and public liability responsibilities to whichever body accepts responsibility.

Ringmer Parish Council – Ringmer Parish Council - COMMENTS ON ORIGINAL SUBMISSIONS

Ringmer Parish Council considered this very substantial application at its meeting on 23 February. For ease of understanding, the Parish Council's general conclusions are summarised below, but these are expanded and explained in a series of additional comments submitted separately.

Ringmer Parish Council would also like to point out that, contrary to the impression given in the Bovis Homes Statement of Community Involvement, there has been no meaningful consultation with Ringmer Parish Council or Ringmer residents. A representative of Bovis Homes did attend two parish council meetings, as stated, but did not provide the council with any meaningful information. In particular when asked for information about the proposed housing mix the representative declined to provide it, although it is evident from the information now provided that such information was in fact available and had been discussed with the District Council. When invited to make a public presentation of the proposals to Ringmer residents the representative responded that he did not think that would be helpful to Bovis Homes. A leaflet about the proposed development was circulated to some Ringmer households, inviting comments, but as this gave no indication of the proposed housing mix or design it is hardly surprising that very few responses were received. The only change to the plan that we can identify as in response to these "consultations" is the inclusion of a pedestrian footway parallel to Bishops Lane within the site that was formally required by the permission granted but had been omitted. This application does not conform with the recommendations of NPPF paragraph 66 that states "Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably."

In addition we would comment that there appear to be conflicting layouts in what should be identical plans. What appears to be the site Masterplan [RGMR-002] differs in very significant detail from the Landscape Plan [RGMR-900], the Material Combination Key [RGMR-004] and the Drainage Strategy Plan [RGMR-501]. They all differ from the apparently equivalent plans in the Planning Brief submitted with the application. Which are the real plans?

This Reserved Matters application differs substantially from the indicative plan attached to the earlier application LW/14/0127 for outline approval. Ringmer Parish Council strongly and unanimously recommends refusal of this Reserved Matters application for the reasons summarized below.

1. Omission of the second emergency road access included in the approved access plans, contrary to condition 4 attached to the Secretary of State's decision and Local Plan policy SP6.
2. Failure to provide the safe B2192 crossing agreed when outline permission was sought, and as required by Ringmer Neighbourhood Plan policy 8.5.
3. Omission of essential proposals for highway works and traffic calming proposals for Bishops Lane that were agreed to be included at this stage when outline permission was sought.
4. Omission of any construction management plan as required by conditions 14 and 15 attached to the Secretary of State's decision.

5. Omission of essential figured layout and building dimensions and levels and conflicting plans.
6. Poor spatial and architectural quality and poor design, contrary to NPPF paragraphs 56-64, Local Plan policy ST3 and Ringmer Neighbourhood Plan policy 9.3.
7. Inappropriate market housing mix contrary to NPPF paragraphs 9 & 50, Local Plan policy CP2 and Ringmer Neighbourhood Plan policies 9.1 & 9.7.
8. Inappropriate affordable housing mix contrary NPPF paragraphs 9 & 50, Local Plan policy CP1 and Ringmer Neighbourhood Plan policies 6.2, 9.1 & 9.7.
9. Failure to give due consideration to the amenity of existing neighbours, contrary to NPPF paragraph 17(4) and to Local Plan policy SP6.
10. Inappropriate location of the unnecessary proposed children's playground, contrary to NPPF paragraph 17(4).
11. Inadequate and inappropriate car parking provision and design, contrary to Ringmer Neighbourhood Plan policy 8.3 and East Sussex County Council requirements.
12. Inappropriate provision for Ringmer public footpath 22, contrary to NPPF paragraph 75.
13. Inappropriate site layout and landscaping, including destruction of an 'important hedgerow' as defined in the 1997 Hedgerow Regulations, and contrary to condition 1 attached to the Secretary of State's decision.
14. Destruction of an important archaeological heritage asset that was to be conserved by the approved indicative plan.
15. Inadequate provision for foul and surface water drainage, contrary to Local Plan policy SP6 and so that there is no evidence that conditions 5, 6 & 7 of the Secretary of State's decision are or can be met.
16. Absence of public open space maintenance strategy.
17. Omission of a design for the sewage pumping station.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 24 letters of objection to the original submissions:

- o Access is inappropriate, will increase accidents
- o Site is unsuitable for development
- o Conflicts with Neighbourhood Plan
- o Site is prone to flooding
- o Village infrastructure is unable to cope with this number of extra dwellings
- o Appeal should never have been granted
- o Overlooking/loss of privacy concerns
- o Archaeological issues need to be taken into account
- o Drainage and sewage matters should be dealt with before building starts
- o Site is overcrowded
- o Do not want this to become another Bovis disaster
- o Reserved matters application has a different mix of dwelling to that proposed under the outline application
- o Very few housing designs proposed - not in keeping with rural settlement
- o Not enough parking
- o Tandem parking on plots is unacceptable
- o Emergency access has been omitted
- o No provision for local wildlife
- o Need to submit a construction management plan to control construction appropriately
- o Provision of flats if out of keeping
- o LEAP on the site will lead to segregation
- o Houses are too small
- o Drainage ponds should be fenced off
- o Plans do not reference our drainage easement that must be protected
- o Removal of scrub vegetation should ensure no damage to hedgerows to be retained

- o Conflicts with Policy SP6 of the JCS
- o Loss of views across Bishops Lane
- o Application has been submitted with missing and conflicting information
- o Will degrade a rural footpath
- o Inadequate consultation with the local residents
- o Block of flats adjacent Kerridge is inappropriate
- o No information in relation to the pumping station
- o Will result in the destruction of the kiln

5.2 8 letters of objection in relation to the revised details raising the following issues (in addition to those listed above):

- o Electricity substation now in close proximity to 4 Norrington Court
- o Works to clear the site have already begun and caused harm to nesting birds
- o Pavements are of no use - don't lead anywhere
- o Better quality boundary fencing should be secured

5.3 4 further representations received following further amended plans:

- o Amendments should be subject of a full re-consultation
- o Position of substation in south east corner of the site seems nonsensical due its distance from the HV supply and the majority of the dwellings.
- o Amendments to rear of Orchard House do not address previous concerns in relation to overlooking and loss of privacy
- o Proposals are still in adequate and un-approvable due to conflict with NPPF, and Development Plan policies.
- o Application should either be withdrawn or refused.
- o All properties facing Kerridge should have windows obscure glazed and fixed shut.
- o Distances between dwellings should be clearly marked.
- o Second access should be reinstated
- o Archaeological issues need to be taken care of
- o Drainage issues need resolving.

5.4 One letter of support

6. PLANNING CONSIDERATIONS

Principle/Policy SP6

6.1. As set out above, outline consent for the development of this site with up to 110 dwellings has already been allowed at appeal by the Secretary of State (SoS). The principle of developing this site has therefore clearly already been accepted and there is no need to revisit this issue in the determination of this application.

6.2. Despite this, there have been a number of objections to this application noting conflict with the Ringmer Neighbourhood Plan in terms of overall numbers of dwellings and phasing of development. These are matters that were debated at length at the planning inquiry and the SoS acknowledged in his decision letter that there would be some conflict, stating:

"although the appeal scheme would conflict with DRNP policy 6.4 in terms of the quantity of housing proposed, the site is allocated in the DRNP for housing and the additional 24 dwellings proposed do not represent a substantial uplift over the minimum proposed in that Plan... there is no evidence to suggest that early delivery of the site would give rise to any substantive harm or that the proposed development is so substantial that to grant planning

permission would prejudice the neighbourhood plan-making process by predetermining decisions about the scale, location and phasing of new residential development."

6.3. Since the determination of the appeal, both the Joint Core Strategy and the Ringmer Neighbourhood Plan have been formally adopted as part of the Development Plan. Spatial Policy 6 of the Joint Core Strategy is specifically relevant to the determination of this application and states:

"Land amounting to 4.4 hectares is allocated for residential development of approximately 110 dwellings. Development will be permitted subject to compliance with the Core Delivery Policies of this plan and the following criteria:

i) The primary and secondary access points will be off Bishops Lane, to enable ease of access into the village centre and aid in the integration of the development into the existing village.

ii) The development facilitates the removal of the culverted sections of watercourse that are within the site, as far as feasibly possible, thereby assisting in the improvement of ecological corridors.

iii) The development will wherever possible allow for the retention and enhancement of important existing hedgerows. Mitigation will be required in the event that the removal of a hedgerow, or parts, is needed to facilitate development;

iv) An appropriate surface water drainage strategy is agreed by the appropriate body and implemented accordingly.

v) The development incorporates and/or makes a contribution towards the provision of equipped play space and sports pitches.

vi) Development is subject to a geophysical survey and trial trench evaluation due to the high archaeological potential in the area.

vii) Development respects the amenity of the existing dwellings adjoining the site.

viii) Contributions towards off-site infrastructure improvements arising from and related to the development. This will include off-site highway improvements being made to the Earwig Corner junction as well as in the immediate vicinity of the site, particularly along Bishops Lane and its junction with the B2192; and

ix) The development will provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.

6.4. As this is a strategic policy, in accordance with paragraphs 184 and 185 of the NPPF it takes precedence over the non-strategic policies of the adopted Ringmer Neighbourhood Plan. In considering the application submissions against the requirements of Policy SP6, the following assessment is made:

Access

6.5. As explained above the outline application allowed at appeal included details of the intended access arrangements to the site i.e. a single point of access off Bishops Lane utilising the current field access towards the west of the site frontage, along with an emergency access (also accessible by bicycle or on foot) onto Bishops Lane making use of a further extant field access point between Chapters and the Potters Field cul-de-sac. The

proposed details submitted under this application for reserved matters maintain these access arrangements.

6.6. The Section 106 Agreement signed in association with the outline approval also secured the creation of a new footpath link to be created along the northern side of Bishops Lane, running either within the site boundary or using highway land. Further short sections of footpath are shown to run from the main access to Norlington Lane and extending the footway running out of Norlington Fields. The footway running out of Christie Avenue and from Christie Avenue towards the village green is shown to be widened to two metres. The specific technical details of these elements of the proposals are currently being worked up under a separate process with the Highways Authority, under a Section 278 Agreement and do not form part of these reserved matters submissions, nor do they need to. However it is relevant to note that the SoS in approving the outline application was satisfied with these provisions and approved the application on the understanding that these highway improvements would be delivered as part of the overall scheme.

6.7. The Section 106 Agreement also secured the following additional off-site highway works:

- o Works to Earwig Corner (the junction of the A26 and B2192), including signalisation, a new right turn lane and street lighting;
- o Realignment of the Ham Lane/Norlington Lane junction;
- o Improvements, including street lighting, to the junction of Bishops Lane and the B2192;
- o A new controlled crossing on the B2192 close to The Forge; and
- o Two new bus stops on Lewes Road near its junction with Bishops Lane.

6.8. With all of these works secured by the approval of the outline application with its associated legal agreement, the scheme is considered to comply with criteria i) and viii) of Policy SP6.

Surface water drainage

6.9. Criteria ii) and iv) of policy SP6 are both relevant to the surface water drainage proposals for this development. The application was initially submitted with a detailed Flood Risk Assessment & Drainage Strategy and this was considered by ESCC SUDS Officers.

6.10. Initially concerns were raised that the submitted information did not show a full understanding of the potential flood risk impacts and that insufficient information had been provided to demonstrate that the impacts of groundwater on the development, the surface water drainage proposals and consequential impacts on offsite areas would be managed appropriately. Additional information was therefore requested from the applicants which was been submitted direct to ESCC and is now available to view on file. ESCC SUDS officers have now removed their initial objection to this reserved matters application, and have recommended a number of additional conditions to supplement condition 6 of the outline approval that secures full details of a surface water drainage scheme. Whilst their request for additional conditions is noted, effectively what they have provided is details on the level of information that will be required in order for the surface water drainage scheme to be deemed acceptable. On this basis it is not proposed to add any additional conditions. The applicant has however been made aware of the comments and clearly condition 6 of the outline application will not be discharged until ESCC SUDS officers are satisfied that the final design of the surface water drainage scheme is satisfactory.

6.11. In brief, the proposed surface water drainage strategy, through on site attenuation, will restrict surface water flows from the entire site during all storm events up

to the 100 year (plus 30% allowance for climate change) to the existing 1 year greenfield runoff of 22.2 l/s. Thereby ensuring that the proposed development will not increase flood risk on site or off site.

6.12. With ESCC confirming that they have no objections at this stage, sufficient detail has been submitted with this application for reserved matters to demonstrate that criteria iv) of Policy SP6 can be complied with, through the discharge of appropriate conditions.

6.13. Whilst the initial plan showed the opening up of the existing culvert as required by criteria ii) of Policy SP6, it did also show proposals to culvert part of the existing watercourse on the site. Due to impacts on flood risk, biodiversity and maintenance requirements the applicants were asked to revise the proposed layout to ensure the watercourse on site remains an open channel. This was duly done and the watercourse passing through the site is now shown as an open channel for its full extent, with the exception of where it has to pass under the access roads. On this basis criteria ii) is considered to be adequately complied with.

Retention and enhancement of important existing hedgerows

6.14. This was another subject of much debate at the public inquiry during the consideration of the outline application, despite the fact that layout of the development was not being considered. Notwithstanding this the Inspector, and subsequently the SoS, concluded that the development of the site could take place without significant loss of the most ecologically significant features of the site i.e. the treed hedgerows surrounding and crossing the application site.

6.15. Whilst the reserved matters submission clearly show that the large majority of the hedgerows surrounding the application site will be retained, the large section of the hedgerow crossing the application site from north to south was originally shown to be removed, with the exception of the section between the two protected trees, despite this area being retained as an undeveloped area of landscaping around the watercourse. This section of hedgerow was acknowledged during the appeal process to be historically important, albeit not necessarily "ancient". The applicants have therefore amended their plans to show the majority of the existing hedge crossing the application from north to south in a dog leg retained, except where openings are required for access.

6.16. The majority of the length of this existing hedge follows the route of the watercourse crossing the application, which as noted above is to be retained as an open channel. The applicants were therefore asked to confirm that the retention of the hedge would not interfere with the surface water drainage proposals. Their drainage engineer has confirmed that retaining the hedge will not impact on the surface water drainage effectiveness.

6.17. Concerns have been raised about the loss of the hedgerow along the southern edge of the application site, in particular in relation to the highway works where pavements are to be introduced and the road widened. Again this was a matter considered in detail by the appeal Inspector when considering the outline application and he concluded that:

"It was suggested that the highway works, which would require some hedge loss at the site access and some trimming back of the hedgerow to accommodate the footways required by the County Council, would result in the loss of the green corridor on Bishops Lane. However, the hedge loss would be limited and, as a proportion of its entirety, along with any verge lost to footways, could not be said to present a significant interruption to the green corridor or result in the isolation of habitats."

6.18. On the basis of the amended plan now showing the majority of the internal hedge to be retained it is considered that the reserved matters details sufficiently comply with criteria iii) of policy SP6.

Play space and sports pitches

6.19. Criteria v) of policy SP6 requires that the development either incorporates or makes a contribution towards the provision of equipped play space and sports pitches. This requirement is also reflective of policy RES19 of the Lewes District Local Plan which seeks to ensure that in areas where there is a deficiency of outdoor sports and/or children's play space in quantitative or qualitative terms, planning applications for all residential development include a level of provision for outdoor sports and/or children's outdoor play space. Furthermore Policy 7.5 of the RNP states that *"While current demand for outdoor play facilities is met by current provision, development of new outdoor play facilities will be supported as required to meet additional demand created by new development."*

6.20. The proposed layout includes a LEAP (local equipped area of play) at the eastern edge of the site. Concerns were initially raised in relation to the size and nature of the equipment proposed falling short of minimum standards for the scale of development it is seeking to serve. Further discussions have taken place between officers and the applicants. Whilst the size of the LEAP is considered to be acceptable, the details of the specific equipment to be provided is yet to be agreed. However it is considered that a suitably worded planning condition securing these details is an appropriate way of dealing with the final design of the LEAP and the determination of this reserved matters application need not be held up with such minor details.

6.21. The Parish Council has noted that, following the approval of new development at the adjacent Diplock's Yard site, the position of the proposed LEAP would fall within 6 metres of the closest dwelling approved by this development (LW/16/0704). The Fields in Trust guidance recommends a minimum separation distance of 20 metres between the activity zone of a LEAP and the closest habitable room façade of neighbouring dwellings. Whilst this is achieved in relation to the dwellings proposed by this development, once the dwellings on the neighbouring site have been constructed this separation distance will not be met and this could lead to disturbance to future occupiers. Clearly this is not an issue at present as the dwellings have not been constructed, however it is considered appropriate to plan for this future relationship. On the basis that there is space to shift the proposed LEAP to achieve these minimum separation distances within the current approximate location shown, officers are content to leave these final details to be managed by condition.

6.22. The Parish Council has suggested that the on-site provision of a LEAP is unnecessary, and could lead to segregation of the community. They have therefore suggested that a contribution towards existing off-site facilities (on the village green) would be more beneficial. Whilst these comments are noted, condition 1 of the outline approval requires the submission of details of a LEAP. Therefore there is clearly an expectation that a LEAP will be provided on site. In addition as set out above there is a clear policy preference for development of this scale to provide new playspace on site as part of the delivery of the development, as they are generally considered more accessible for future residents.

6.23. With regard to a contribution toward sports pitches, on the basis that the outline application was approved after the Council adopted its CIL Charging Schedule the applicants will be required to make a significant CIL contribution. Outdoor sports facilities for youths and adults at Ringmer are one of the Green Infrastructure Projects identified in the Council's Regulation 123 list, which sets out possible projects on which CIL funds can

be spent on. On this basis, the application is considered to satisfactorily address criteria v) of Policy SP6.

Archaeology

6.24. Criteria vi) of Policy SP6 requires the applicants to carry out a geophysical survey and trial trench evaluation due to the high archaeological potential in the area. A geophysical survey has already been carried out and this identified a number of areas where further investigation is required.

6.25. Condition 22 of the outline approval requires a programme of archaeological works to be carried out in accordance with a written scheme of investigation, which has been first submitted to and approved in writing by the local planning authority. This reserved matters application has been submitted with a "Written Scheme of Investigation for an Archaeological Excavation". This document has also been formally submitted to discharge condition 22 of application LW/14/0127.

6.26. The County Archaeological Advisor has considered the submitted document and confirmed that its content is acceptable. This document secures the excavation of two areas of the site along with four additional trenches which will allow for the excavation, recording and analysis of any items of archaeological interest. This includes detailed excavation and recording of the mediaeval kiln located towards the east of the site. Therefore whilst the proposal layout shows new dwellings to be built on the site of the kiln (whereas the illustrative layout submitted with the outline application showed this area to be free of development) no objections have been raised by the County Archaeologist.

6.27. With this work in place it is considered that the historic interest of the site is adequately protected and that the requirement of criteria vi) of policy SP6 are met.

Neighbour amenity

6.28. As set out above there are only a limited number of dwellings that actually abut the application site, the majority of the nearby properties falling on the other side of Bishops Lane. Nonetheless the impact on the amenity of these dwellings that do adjoin the application site is a key consideration in the determination of this application.

6.29. Along the western boundary of the application site, there are four properties that share the mutual boundary, 3 and 4 Norlington Court, Culverden and Sunnymede.

6.30. 3 and 4 Norlington Court are two storey properties sitting at the end of a short cul-de-sac of six dwellings built on a former abattoir. Numbers 3 and 4 are handed versions of each other, with L-shaped footprints, the longest elevations backing onto the application site. The main garden area serving no. 4 lies on its southern side, whilst the main garden area serving no.3 lies on its northern side. Both dwellings are set approximately 3.5 metres from the mutual boundary with the application site which is marked by vegetation/hedging.

6.31. Both properties have a number of windows facing the application site both at ground floor and first floor level. The ground floor windows serve various habitable areas for each of the dwellings, with the first floor windows serving bedrooms and an ensuite.

6.32. Along this side of the application site, the dwellings have been laid out to face west. In order to accommodate an existing easement that crosses the site in this location from south to north, the access road passes on the western side of the proposed dwellings and there is an area of soft landscaping along the very western edge of the application site.

The plans indicate that the existing shrub vegetation will be retained and enhanced with new native woodland planting. Six parking spaces are indicated along the western edge of the access road, parallel to the green space. This creates an intervening distance of some 26.5 metres between the existing and proposed dwellings. This is considered sufficient to prevent any significant loss of privacy to these existing properties as a result of overlooking. Furthermore there is unlikely to be any significant sense of enclosure or loss of light to these properties.

6.33. Concerns have been raised by the occupants of 4 Norlington Close, that revisions to the submitted plans introduced an electricity substation in close proximity to their property (within 10 metres). They were concerned that this is likely to cause loss of privacy and noise disturbance. Following completion of works it is unlikely that the substation will result in frequent activity, with only occasional maintenance visits required. Their concerns in relation to loss of privacy would therefore be difficult to sustain. With regard to potential noise disturbance the applicants have confirmed that noise disturbance should be low to non-existent, (it is not uncommon to find such substations within residential developments such as this).

6.34. Nonetheless they were asked to reconsider whether there were any less intrusive locations for the substation. They have responded by moving the substation slightly further south so that it is not directly to the east of no. 4 Norlington Court. They have also introduced additional planting along the western boundary to help provide a buffer. A condition is recommended to secure the final details of the proposed substation, however as this will be a single storey structure it is considered that it would be extremely difficult to substantiate significant harm to the living conditions of the occupiers of no.4 as a result of its position in this revised location.

6.35. To the north of Norlington Court is Culverden. This is a two storey dwelling, set in a good sized plot some 55 metres in length. The dwelling sits towards the front (west) of the plot and is therefore some 37 metres from the shared boundary with the application site. Whilst therefore the proposed dwellings are closer to the boundary at this point, the closest plot (32) sits with a blank side elevation to the mutual boundary. The plans also show the existing shrub vegetation to be retained along this side boundary and its exclusion from the garden of the closest plot which will ensure this can be maintained in the long term. On this basis the relationship with Culverden is considered acceptable.

6.36. To the north of Culverden is Sunnymede. This is another detached two storey dwelling set within a generous plot. In fact the plot is identified in the Ringmer Neighbourhood Plan as a housing site for 9 dwellings and outline planning permission has already been approved for its redevelopment with 10 new dwellings (application LW/16/0459 refers).

6.37. When considering the proposed layout in relation to the existing dwelling it is noted that the dwellings are arranged so that they either back onto or side onto the garden of Sunnymede. Where the dwellings back onto this neighbouring dwelling they have rear gardens some 13 metres in length. Where they side on, the closest property is about 4.5 metres from the boundary. Whilst a side facing first floor window is proposed, this is to serve a bathroom and therefore could be conditioned to remain obscure glazed to prevent overlooking/loss of privacy. With Sunnymede set more towards the north west corner of the plot this gives minimum intervening distances of 38 metres between the existing dwelling and the proposed dwellings. This is considered more than sufficient to protect the amenities of the existing property.

6.38. Even when considering the proposals against the proposed development at Sunnymede (layout was a matter determined at outline stage) it is noted that a minimum

intervening distance of 18 metres is achieved with the dwellings that back onto the Sunnymede site. To the east of Sunnymede, the proposed dwellings would sit side by side but off set at an angle, which will help to prevent overlooking/loss of privacy and creates an acceptable relationship, especially with the retention of the existing boundary vegetation which both schemes clearly show is to be retained.

6.39. To the south east of the application site Kerridge fronts Bishops Lane and has two boundaries abutting the application site (north and west). Kerridge is a chalet style dwelling with rooms in the roof served by dormer windows. The main aspect for this dwelling is to the front and rear (north and south), albeit there are a couple of small secondary ground floor windows in the western elevation.

6.40. The dwelling sits in a good sized plot some 45 metres in depth by 22 metres in width, with the dwelling sat fairly centrally with the width of the plot. The proposed layout on the application site places one of the two blocks of flats to the west of this property. The building would be set some 14 metres away from the side elevation of Kerridge. The proposed block of flats is a two storey structure and through the consideration of this application the floor plans have been amended in order to remove some of the originally proposed side facing windows that would have faced directly onto Kerridge. The layout has also been amended to move this block of flats further away from the mutual boundary in order to improve not only the relationship in terms of overlooking but also the street scene in terms of the larger two storey block of flats sitting adjacent this smaller chalet style dwelling (this is a matter considered in more detail below).

6.41. Whereas the originally proposed block of flats had a number of windows serving the main living areas of the proposed flats that would have faced directly towards Kerridge, the amended plans now only show a small kitchen window and a bedroom window in each floor.

6.42. To the rear of Kerridge there are a number of dwellings shown whose gardens will back on to the rear garden of this property. All of these dwellings are arranged at a slight angle therefore ensuring any direct overlooking is slightly oblique. The minimum distance between Kerridge and any of the proposed dwellings at the rear is in excess of 30 metres. In addition the plans have been drawn to ensure that the existing shrub vegetation is retained outside of the gardens of the proposed dwellings to maintain a buffer between the gardens. This also applies alongside the parking/turning area adjacent to Kerridge to help minimise disturbance from vehicle movements in this area. With all these provisions in place it is considered that the relationship with Kerridge is acceptable.

6.43. Kerridge shares its eastern boundary with a property call Chapters. This is two storey dwelling set in an even larger plot than Kerridge, extending some 70 metres in depth, with the dwelling sat almost hard up to the Bishops Lane frontage. The emergency access road, as approved under the outline application would run along the eastern boundary of this property.

6.44. There are two substantial trees in the rear garden of Chapters located towards the rear boundary that are protected by tree preservation orders. The layout of the proposed dwellings and access roads ensures the preservation of these trees and with such extensive intervening distance between the existing dwelling and the proposed development, the relationship with Chapters is considered acceptable.

6.45. Alongside the emergency access road, five dwellings are proposed that will sit alongside 1 and 5 Potters Field. Potters Field is a small cul-de-sac of five dwellings. No. 1 Potter Field sits at the rear of the cul-de-sac and has three windows in its side elevation facing the application site, which are all located approximately 1.5 metres from the mutual

boundary. It is understood that these windows serve a ground floor WC and a kitchen/dining room at ground floor and a bathroom at first floor.

6.46. The proposed house adjacent this dwelling is set slightly forward therefore helping to mitigate any impact on these windows in term of outlook/loss of light. Whilst this does mean that it will be more prominent from views from the front of this existing property, it is considered that it would be difficult to demonstrate that this will result in demonstrable harm to the living conditions of the occupiers of this property. Likewise with a back to back distance of some 21 metres to the proposed dwelling behind no. 1 Potters Field, an acceptable relationship is considered to be proposed.

6.47. Like no. 1, no. 5 Potters Field also has a number of windows facing the application site. It is understood that these serve a kitchen, utility and living room at ground floor and a bathroom and hallway at first floor. The position of the proposed dwellings to the immediate west of this property is likely to cause some loss of light to the utility room and the hallway serving the attached garage of no 5, however significant loss of light to the main habitable rooms should be avoided. On the basis that the first floor windows are not main habitable rooms the close proximity of plot 110 is not considered to be objectionable.

6.48. To the east of Potters Field, Orchard House abuts the southern boundary of the application site. Orchard House is a relatively new dwelling that has been built in the rear garden of South Norlington House. It is a fairly contemporary single storey bungalow that is set close to its northern boundary. Whilst the main living areas of the property face due south, there are a number of windows serving bedrooms (and bathrooms) in the north elevation that are set within 1.5 metres of the boundary. At present this boundary is marked by low vegetation, meaning that the entire rear elevation of this property is fairly exposed to the application site, albeit a number of the windows in the north elevation of this property are at high level.

6.49. As originally submitted the proposed layout of the development placed the closest dwellings (a short run of four terraced dwellings) at an angle to Orchard House at a distance of some 11 metres at the very closest, this distance increasing to some 16 metres. Amended plans have subsequently been submitted that swap this terrace of four dwellings with the terrace of three originally proposed opposite. This now means that the closest dwelling is some 14 metres at the very closest to the rear of Orchard Cottage. The end elevation of the terrace has only one ground floor and one first floor window, both serving a WC/bathroom and therefore can be conditioned to be obscure glazed.

6.50. Due to the angle of the proposed dwellings any direct overlooking from the rear facing first floor windows is likely to be very oblique and therefore it is considered that it would be difficult to sustain an objection to the proposals based on this relationship. Likewise with the closest of the terrace of four that has been relocated as part of this reorganisation being some 24 metres from Orchard House no objection is raised to this proposed relationship.

6.51. In addition to concerns regarding outlook and loss of privacy to their property, the occupiers of Orchard House are also concerned about the close proximity of an area of parking, an area of open space and a foul sewage pumping station.

6.52. Four visitor parking spaces were originally shown to be located to the rear of Orchard House. These would have been some 5 metres from the rear elevation of Orchard House. Amended plans were subsequently submitted which rearranged the proposed parking in this location. The closest parking space was shown to be 13.5 metres from the rear elevation of Orchard House. In addition the soft landscaping scheme sought to increase planting along the southern boundary of the application site in this location.

The idea being to create a strong buffer at the edge of the site that would help mitigate any noise or light disturbance and limit physical access, where otherwise people would clearly be in close proximity to this existing neighbouring dwelling.

6.53. Further amended plans have since been submitted slightly re-organising this area of the development again to show a clear 10 metre landscaped buffer to the rear of Orchard House, with additional hedge and tree planting.

6.54. This was always going to be a difficult area to resolve due to the very close proximity of Orchard House to the site boundary however it is considered that the measures the applicants have employed are sufficient to create an acceptable relationship between this existing property and the proposed development.

6.55. With regard to the pumping station, this is a below ground facility (with the exception of a small pump house/kiosk) and the applicants have confirmed that the noise level will be low to non-existent. In re-arranging the position of the housing and car parking as outlined above, the position of the proposed pumping station has also been amended slightly, pushing it even further away from Orchard House. Precise details of the pumping station can be secured by way of a suitably worded planning condition.

6.56. To the east of Orchard House is Pippins. This property stands in a plot similar in size to Chapters and therefore the dwelling will be well distanced from the proposed development. At this far eastern end of the application site an area of open space is proposed which wraps around the north eastern edge of the application site, incorporating the LEAP and balancing ponds mentioned above. The presence of this area of open space helps limit any impact on the amenities of Pippins.

6.57. Similarly, Lionville, which shares its boundary with the eastern edge of the application site is separated from the closest proposed dwelling by this area of open space.

6.58. Taking all of the above into consideration, it is considered that the proposed layout sufficiently respects the amenity of the existing dwellings adjoining the site and therefore complies with criteria vii) of policy SP6.

Off-site infrastructure improvements

6.59. Criteria viii) of policy SP6 requires contributions to be made towards off-site infrastructure arising from and related to the development, to include off-site highway improvements being made to the Earwig Corner junction as well as in the immediate vicinity of the site.

6.60. As mentioned above, on the basis that the outline application was approved after the Council adopted its CIL Charging Schedule the applicants will be required to make a significant CIL contribution (circa. £1.3 million). This money will be put towards Infrastructure Projects identified in the Council's Regulation 123 list, which sets out possible projects on which CIL funds can be spent on. This includes but is not limited to capital improvements in healthcare facilities, outdoor sports facilities, and the expansion of Ringmer Library.

6.61. As also identified above, the outline application also secured, by way of the Section 106 agreement a number of highway works that include:

- o Works to Earwig Corner (the junction of the A26 and B2192), including signalisation, a new right turn lane and street lighting;
- o Realignment of the Ham Lane/Norlington Lane junction;

- o Improvements, including street lighting, to the junction of Bishops Lane and the B2192;
- o A new controlled crossing on the B2192 close to The Forge; and
- o Two new bus stops on Lewes Road near its junction with Bishops Lane.

6.62. It is understood that the new controlled crossing on the B2192 is likely to be brought forward by CALA homes who are developing The Forge site further along Bishops Lane. The other remaining items will still however be secured by the S106.

6.63. Whilst the concerns that have been raised in relation to the impact of this proposal on the existing infrastructure in the village are noted, with a substantial CIL contribution secured that can be put towards enhancing/addressing infrastructure deficiencies this would not be a sustainable reason to now resist this application. If the impact of this scale of development on the village infrastructure was considered to be a significant issue, outline consent would not have been forthcoming in the first instance and the site certainly would not have been allocated as a strategic housing site in the Joint Core Strategy.

6.64. For these reasons, the application is considered to satisfactorily address criteria viii) of Policy SP6.

Foul Sewerage

6.65. Criteria ix) of Policy SP6 requires that the development will provide a connection to the sewerage system at the nearest point of adequate capacity as advised by Southern Water.

6.66. During the consideration of the outline application there was a concern that there was inadequate capacity in the foul sewerage network to accommodate the proposed flows from this development and that there is no additional capacity available at the Neaves Lane Waste Water Treatment Works (WWTW). However in his report the appeal Inspector notes:

"Southern Water's Further Study into the Options for Foul Drainage Provision at Bishops Lane, Ringmer, East Sussex BN8 5JT (11 March 2013) concludes that there are solutions available, namely additional off-site sewers or improvements to existing sewers or connection to the nearest point of capacity (manhole reference 2502). These options would allow the development to proceed without the need to increase capacity at the WWTW."

6.67. The Drainage Strategy submitted with this application confirms that improvements are proposed to the existing foul public sewers. These works include the upgrading of existing sewers and the installation of an orifice which will limit the discharge rate. Southern Water has confirmed to the applicants that the flow to the treatment works cannot be increased beyond existing rates due to the risk of increasing flood risk throughout the catchment. Therefore local storage has been deemed to be the only viable option.

6.68. An alternative point of connection where there is available capacity has been identified to east of the application site and a pumping station has been incorporated into the design of the scheme due to the public foul main being located on the high side of the development along Bishops Lane, to the south side of development.

6.69. Whilst no objections have been raised by Southern Water they have stated that the connection to the public sewerage system can be carried out only on completion of the public sewerage network improvement works scheme, which introduces the online storage in order to avoid the overall increase of flows to wastewater treatment works. This is controlled by virtue of condition 7 of the outline application which states:

"No development shall take place until a scheme for the disposal of foul sewage from the site has been submitted to and approved in writing by the local planning authority. No part of any phase of the development shall be occupied until the approved scheme has been implemented for that phase."

6.70. Criteria ix) of Policy SP6 is considered to be adequately addressed by these proposals.

6.71. For all of the above reasons it is considered that the application satisfactorily complies with the requirements of Policy SP6 of the Joint Core Strategy. However in addition to all the issues raised by Policy SP6 it is also necessary to consider the application proposals under the following headings:

- o Affordable house
- o Housing mix
- o Design, layout and visual impact
- o Parking
- o Biodiversity

Affordable Housing

6.72. Policy CP1 of the Joint Core Strategy sets a district wide target of achieving 40% affordable housing, on all new developments of 10 or more dwelling units. Policy 6.2 of the Ringmer Neighbourhood Plan (RNP) states *"Where new affordable housing is included within a market development the majority of the new units shall be 2-bed or 3-bed houses suitable for young families."*

6.73. A signed Section 106 Agreement was submitted during the appeal proceedings which was considered acceptable by the Secretary of State. This secures 40% of the proposed dwellings as affordable units and is broken down as 5% being three-bedroom units, 60% being two-bedroom units and 35% being one-bedroom units. The proposed split of units now submitted under this reserved matters application accords with these requirements and therefore is both in accordance with the overall objectives of Policy CP1 and the S106 obligations. Whilst the agreement does not necessarily accord with the requirements of policy 6.2 of the RNP the agreement has already been signed and accepted by the Secretary of State. To now seek a retrospective amendment could be seen as unreasonable.

6.74. In terms of the sizes of the affordable units proposed, all the units comply with the Council's expected space standards for affordable housing, taken from the DCLG document Technical Housing Standards - Nationally described space standards (March 2015) and as set out in the New Affordable Housing Policy Guidance: Technical Note.

6.75. In terms of the distribution of the affordable units across the site, they are loosely grouped in three areas to the west of the central landscaped area, to the east of the central landscaped area and at the far south eastern edge of the site. This arrangement is considered to acceptably integrate the proposed units within the overall development, ensuring it will be indistinguishable from the surrounding market housing.

6.76. It is noted from the applicant's submissions that they are now seeking to amend the tenure mix of the affordable housing from that agreed in the original S106 Agreement (no less than 75% to be rented with no more than 25% being intermediate) to a 50:50 split. This will require an amendment to the original Section 106 agreement. Core Policy 1 of the JCS notes that:

"The guideline affordable housing tenure split will be 75% affordable rented and 25% intermediate (shared ownership). The local planning authority will negotiate the appropriate tenure split on a site by site basis based upon the latest evidence of needs in the site locality."

6.77. The policy clearly therefore allows for flexibility in this respect and such details are usually left for officers to resolve with the applicants post resolution when the final details of the S106 are agreed. However, the Council's Strategic Policy Officer has confirmed that he is generally satisfied with a tenure split of 50:50, affordable rented: intermediate (shared ownership), for this development.

Housing Mix

6.78. Core Policy 2 of the Joint Core Strategy seeks to ensure new housing developments deliver sustainable, mixed and balanced communities. To this effect new developments are expected to deliver a range of dwelling types and sizes to meet identified local need whilst also taking into account the existing character and housing mix of the vicinity. Policy 9.7 of the RNP states that *"Larger developments (20 units or more) should be mixed, but with a high proportion of 2-3 bed houses suitable for young families. They should include some 1-2 bed starter homes and smaller homes built to Lifetime Homes standards for the elderly and disabled. Proposals for sheltered housing, self build schemes, flats or large houses will be considered on their merits."*

6.79. The overall mix of proposed units is outlined at paragraph 1.7 above. As set out above the mix of affordable units has already been fixed via the Section 106 Agreement signed with the outline application. In terms of the proposed mix of private housing the originally submitted proposals sought the following mix:

28 x 3 bed houses
33 x 4 bed houses
5 x 5 bed houses

6.80. As can be seen from the table at paragraph 1.7 the mix has been amended to reduce the number of three bedroom units slightly in order to introduce a small number of two bedroom units.

6.81. When the outline application was originally submitted the illustrative details indicated the following mix of units:

18 x four bedroom houses
49 x three bedroom houses (9 affordable)
41 x two bedroom houses (17 affordable)
2 x one bedroom units (both affordable)

6.82. This however only secured 25% affordable housing and therefore the number of affordable units was increased at appeal to secure the required 40%.

6.83. Whilst the outline approval fixes the number and mix of affordable units, there is no requirement for the reserved matters details to match the mix of units submitted for illustrative purposes during consideration of the outline application. Whilst therefore it is clear that the outline proposal indicated a higher number of smaller two bedroom units, the fact that this reserved matters submission does not match that indicative mix is not reason to refuse this application for reserved matters. What has to be considered is whether the mix of units now proposed is acceptable or not.

6.84. As set out above, planning policy requires application proposals to provide a range of dwelling sizes to meet the identified local need, based on the best available evidence. The submissions certainly propose a range of dwelling types ranging from 1 bedroom to 5 bedroom units and the affordable housing mix secured by the S106 was designed to meet local need as understood at the time the agreement was signed. Arguably however the scheme in terms of its private market provision is heavily weighted towards the larger properties.

6.85. Equally arguable is the fact that 45% of the private market units are 2 or 3 bedroom units. With the Ringmer Neighbourhood Plan seeking to secure a high proportion of units of this size it would be difficult to suggest that this is not a high proportion and when factored in with the affordable units 64% of the proposed units are 2 or 3 bedroom units.

6.86. Whilst therefore it would have been preferable if a higher number of the private market dwellings were provided as 2 bedroom units, it would be difficult to argue that the proposal as submitted does not comply with these policy requirements.

Design, Layout and Visual Impact

6.87. Core Policy 11 of the emerging Joint Core strategy seeks to ensure that all new development respects and where appropriate, positively contributes to the character and distinctiveness of the district's unique built and natural heritage. Development is also expected to respond sympathetically to the site and its local context and to be well-integrated in terms of access and functionality with the surrounding area. These objectives are also reflected in Policy ST3 of the existing Local Plan and within the aims of the Ringmer Neighbourhood Plan (policy 9.1).

6.88. Many of the objections to this application are in relation to the proposal being an overdevelopment of the site, appearing cramped and out of keeping with the locality. When considering the outline proposal the Inspector noted the following:

"...the site is well contained by existing development, and its mature, hedged and treed boundaries (which are to be retained and enhanced, other than where the main access is required, along with the hedge crossing the site) such that it is hidden in long range public views, including from the village green and beyond.

Development would be visible when travelling along Bishops Lane, by whatever means. Any views, however, other than from the proposed access, would be heavily filtered by the substantial hedgerow. The introduction of sections of footway, and a new estate access, where there are currently none would bring a degree of formality to Bishops Lane and may result in the culverting of a section of ditch. It would not, however, result in the loss of a tree screen as suggested by the Parish Council.

The footways would use highway land, rather than result in the loss of hedgerow, and there is no reason why they could not be constructed using low key materials. Overall, the impact of the development upon Bishops Lane's character as a country lane would be limited.

The appearance of the site would, clearly, change from rough grazed fields to housing development. This would, inevitably, result in a loss of the semi-rural aspect from several of the dwellings overlooking the site. Visual change would also be considerable for those viewing the site from the public right of way that crosses it.

However, these views already incorporate, to varying degrees, the existing development around the appeal site on three sides; a situation that considerably reduces any sense of development-free surroundings. Considering the site's wider context [2.4], although the appeal scheme would result in an extension of development beyond the established built confines of the village, it would not appear as a significantly detrimental incursion into the open countryside."

6.89. The Inspector then went into a detailed consideration of arguments put forward in respect of the density of the proposed development, eventually concluding:

"...although the appeal site does have some large houses on large plots on its borders, I do not consider that the appeal proposal would appear significantly at odds with the character of the wider area. I am also mindful that Diplocks Business Park and the gardens of both Chapters and Sunnymede, which border the appeal site, are allocated for residential development (mixed-use in the case of Diplocks) in the DRNP (as RES4, RES7 and RES8 respectively), which would further intensify the grain of development in this location."

6.90. As noted above the proposed layout of the dwellings as now submitted is loosely based on the illustrative details available to the Inspector when he was making the above statements. The dwellings remain set well back from the Bishops Lane frontage, there are generous amounts of open/green spaces to the north and east of the application site and through its centre (which secures the retention of the majority of the hedge and the TPO trees) and in fact the layout now proposed introduces a green landscaped edge at the west of the application site which was not a feature of the illustrative layout at outline stage.

6.91. The landscaped buffer around the site will help separate the proposed units from the existing surrounding dwellings and in particular along the Bishops Road frontage will help filter views of the new dwellings. Bishops Lane itself is already characterised by a variety of house types and sizes and it is not considered that the proposed development, and in particular the introduction of the proposed block of flats adjacent the chalet style dwelling, Kerridge, would appear out of keeping as a result. Whilst the block of flats is clearly taller than the existing chalet dwelling, is it still only two storeys in height and the separation distance ensures that it will not appear overbearing.

6.92. The large majority of the dwellings proposed are detached properties, with a few pairs of semi-detached properties and some short runs of terraced properties. In accordance with the desires of the RNP none of the dwellings are more than two storeys in height, are generally of fairly traditional appearance and use materials typical of the area, including brick, tile hanging, tiled roofs with some use of weatherboarding. The dwellings are generally sat close to the plot frontages giving the development structure and variety is introduced through a number of different house types spread throughout the development.

6.93. Criticisms have been made in respect of the use of "house types" with the suggestion that the scheme is very functional. It has also been suggest that the application should be considered by the Council's Architects Advisory Panel (AAP). Whilst these comments are noted, the use of multiple house types is not an uncommon approach to this type of development, and use of repeated forms and styles with variation in detail and materials helps give the development interest whilst at the same time creating a cohesive development. This approach has been accepted on a number of other developments around the District on a similar scale and it is not considered that the input from the AAP would add any significant value to a residential scheme of this type. It is not particularly unusual, and will read very much as a stand-alone development as opposed to a scheme in a highly urban area/town centre location. It is these types of location where input from

the AAP can be of assistance i.e. where new developments can sometimes be more difficult to assimilate due to their design.

6.94. Whilst the scheme has been laid out with a single point of access, pedestrian access through the site is good with numerous routes available around and through the site. As noted above, the access arrangements approved at outline stage include the extension and introduction of additional footways to link the development to the surrounding roads. Objections have been raised to the re-routing of the existing public footpath that currently passes through the application site. The scheme shows the footpath to pass along pavements through the application site in places alongside roadways. The objectors consider that this will significantly detract from the current countryside experience of the footpath and it has been suggested that it should be re-routed through the soft landscaped areas. Whilst these concerns are noted, no objections have been made by the Public Rights of Way Officers at ESCC. Whilst the character of this footpath will clearly change, this is inevitable with the development of this site. Once users have passed through the site they will be out into open countryside.

6.95. Overall it is not considered that the design and layout of the scheme proposed is objectionable, nor will it detract from the existing character of the village as a whole.

Access and Parking

6.96. As set out above the access arrangements to the site were approved under the outline application. In approving the outline application the Inspector (and subsequently the SoS) was also accepting the impact of up to 110 dwellings on the wider road network. There is therefore no reason to revisit these issues in the determination of this application for reserved matters. However it is pertinent to consider the internal road layout and parking provision.

6.97. In this respect the application proposals have been considered by ESCC Highways. Following the submission of amended plans to address some initial concerns (largely in relation to the position of parking spaces and on site turning) the Highways Authority has confirmed that they have no objections to the proposed submissions. They have however noted that the Section 106 Agreement will need to be varied to ensure there is an easement over the emergency access route from the back of the highway on Bishops Lane up to the proposed adopted section of internal roads.

6.98. Policy 8.2 of the RNP seeks to ensure all new development in Ringmer makes adequate provision for off-road parking for the numbers and types of vehicles likely to be attracted by the development. New residential development is expected to include off-road parking provision at the following minimum ratios:

- 1 parking space per 1-2 bed home designed specifically for older residents
- 2 parking spaces per 1-3 bed home
- 3 parking spaces per 4 bed or larger home.

6.99. Applying this ratio to the mix of dwellings proposed, this equates to a total of 256 spaces. ESCC's parking demand calculator suggests that the proposed 110 dwellings should provide for 260 spaces. As noted above the scheme provides for 288 spaces.

6.100. Despite the overall number of parking spaces meeting the above requirements, Ringmer Parish Council has objected to the application on the basis that the parking arrangements do not adhere to the above standards, i.e. the flats have only been allocated one space per unit. Whilst these comments are noted, on balance, it is not considered that the failure to provide an additional 8 allocated parking spaces when there are a number of

unallocated spaces that could accommodate any overflow would be a strong reason to refuse permission.

6.101. Overall the access and parking arrangements proposed by the reserved matters submissions are considered to be acceptable.

Biodiversity

6.102. The outline application was submitted with a comprehensive suite of ecological surveys. In considering these surveys and the evidence presented at the Inquiry the Inspector was satisfied that the development of this site would not result in significant harm or loss to any protected species and that the layout of the scheme could be designed so as to ensure the retention of the most ecologically significant feature of the site. It is considered that the details submitted under this application for reserved matters have satisfactorily achieved this. The treed hedgerows surrounding and running through the site have been on the whole retained, with the exception of where access is required into or through the site and, a new pond that will create new habitat for great crested newts is proposed at the eastern edge of the site.

6.103. In granting the outline consent the SoS attached a condition that ensures that a scheme of ecological enhancements and mitigation measures, to include ongoing management as necessary, based on the recommendations of the submitted ecology reports and surveys is submitted to and approved by the local planning authority.

6.104. On the basis of the submitted layout and with this condition in place it is considered that the application adequately makes provisions for protected species, and will maintain, if not enhance, local biodiversity resources in line with Policy CP10 of the JCS.

Other matters

6.105. There are a number of issues that have been raised by third parties that are already dealt with by conditions attached to the outline consent e.g. submission of a construction management plan, external lighting, surface water drainage, foul water drainage. There is no requirement for these details to be submitted at this stage, however these conditions provide the Local Planning Authority sufficient control over these matters.

6.106. The Parish Council has heavily criticised the applicants for their failure to engage in meaningful discussion with the local community. Paragraph 66 of the NPPF clearly recommends such discussions and states that:

"Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably."

6.107. This does not however mean that absence of consultation should result in the refusal of an application.

CONCLUSION

6.108. The principle of the development of this site with up to 110 dwellings has already been established through the approval of the outline application at appeal. The reserved matters submitted via this application are considered to represent a reasonably well laid out development, offering an acceptable mix of dwellings and designs. The layout of the dwellings retains and enhances the most ecologically significant features of the site, and sufficiently respects the amenity of the existing dwellings adjoining the site.

6.109. Overall, on balance, it is considered that the proposal would create an acceptable form of development without detriment to the wider surroundings or the amenity of the area in general and can therefore be supported.

7. RECOMMENDATION

7.1 Recommend that subject to the variation of the Section 106 Agreement as outlined above, that this application for reserved matters be approved.

The application is subject to the following conditions:

1. The glazing in the first floor west facing window of plot 44 and the east facing first floor windows of plot 67 shall be in obscured glass 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. The connection of this development to the public sewerage system can be carried out only on completion of the public sewerage network improvement works scheme, which introduces the online storage in order to avoid the overall increase of flows to wastewater treatment works and no dwelling shall be occupied unless and until the Local Planning Authority has been provided with evidence to demonstrate this is the case.

Reason: To ensure that the scheme is satisfactorily drained and to accord with policy SP6 of the Joint Core Strategy.

3. Prior to the occupation of the last dwelling a LEAP shall be provided on site in accordance with details (siting and equipment) to be submitted to and approved by the Local Planning Authority.

Reason: To ensure that adequate play space is provided on site in accordance Policy SP6 of the Joint Core Strategy and Policy RES19 of the Lewes District Local Plan.

4. A landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas (including the LEAP), other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: To enhance the general appearance of the development 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.

5. Unless otherwise agreed in writing by the Local Planning Authority the development hereby approved shall be carried out in accordance with the schedule/deposition of materials as shown on drawing no. - RGMR-004 Rev J.

Reason: To ensure a satisfactory development in keeping with the locality 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

6. Details of the proposed electricity sub-station (to include details of expected noise levels and possible mitigation) shall be submitted to any approved by the Local Planning Authority prior to any works in conjunction with this installation commence. The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in keeping with the locality 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

7. Details of the proposed foul water pumping station (to include details of expected noise levels and possible mitigation) shall be submitted to any approved by the Local Planning Authority prior to any works in conjunction with this installation commence. The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in keeping with the locality 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

8. Arboricultural Method Statement & Tree Protection Measures

a) No development shall take place until an arboricultural method statement, to include details of all works within the root protection area, or crown spread [whichever is greater], of any retained tree, has been submitted to and agreed in writing by the District Planning Authority. Thereafter, all works shall be carried out and constructed in accordance with the approved details and shall not be varied without the written consent of the District Planning Authority.

b) This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during construction.

c) No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during site clearance operations, site preparation and subsequent development operations and up until completion and full occupation of the buildings for their permitted use within 2 years from the date of the occupation of the buildings for their permitted use, other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority.

Reason: To protect residential/visual amenities having regard to Policy ST3 of the Lewes District Local Plan.

9. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. If within a period of five years from the date of the planting any tree, or any tree planted in replacement for it, is removed, uprooted destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To enhance the general appearance of the development 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

10. 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) the garage(s) hereby permitted shall be used only as private domestic garages for

the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety.

11. No development shall commence until such time as temporary arrangements for access and turning for construction traffic has been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To secure safe and satisfactory means of vehicular access to the site during construction.

12. No development shall take place, including demolition, on the site until an agreed pre commencement condition survey of the surrounding highway network has been submitted and approved in writing by the Local Planning Authority. Any damage caused to the highway as a direct consequence of the construction traffic shall be rectified at the applicant's expense.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVE(S)

1. This development may be CIL liable and correspondence on this matter will be sent separately, we strongly advise you not to commence on site until you have fulfilled your obligations under the CIL Regulations 2010 (as Amended). For more information please visit <http://www.lewes.gov.uk/planning/22287.asp>

2. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

3. It is advised that where an arboricultural method statement is required to satisfy a condition of planning consent it must be submitted prior to demolition, clearance or development works and be detailed, site specific, prepared by a qualified and experienced arboriculturist and in line with BS5837:2010 - 'Trees in relation to design, demolition, and construction - Recommendations'. The statement should include: method of demolition of structures and removal of surfaces within protected zone round retained trees and hedges; method of driveway construction and hard surfacing within protected zones around retained trees and hedges; locations, dimensions, and methods of installation of new drains, ditches, soak-aways, utility runs and other excavations within protected zone around retained trees and hedges, site set up including the position of all site huts, material storage areas, cement mixing and plant and equipment storage areas, design and construction of building foundations within protected zone around retained trees and hedges, and arrangements for supervision by the project arboriculturist which shall include timing and methods of site visiting and record keeping, including updates and procedures for dealing with variations and incidents. In this case, given the hydrology and soil type of the area the method of protection of proposed tree planting areas during construction and prior to landscape operations.

4. The applicant is advised to enter into a Section 59 Agreement under the Highways Act, 1980 to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public

highway as a direct consequence of the construction traffic. The applicant is advised to contact the Transport Development Control Team (01273 482254) in order to commence this process.

5. The applicant is advised to enter into a Section 38 legal agreement with East Sussex County Council, as Highway Authority, for the proposed adoptable on-site highway works. The applicant is requested to contact the Transport Development Control Team (01273 482254) to commence this process. The applicant is advised that any works commenced prior to the Sec 38 agreement being in place are undertaken at their own risk.

6. The applicant is advised of the requirement to enter into discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway. The applicant should contact the Transport Development Control Team (01273 482254).

7. The applicant is advised that the erection of temporary directional signage should be agreed with Transport Development Control Team prior to any signage being installed. The applicant should be aware that a Section 171, Highways Act 1980 licence will be required.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Proposed Layout Plan	1 September 2017	002 M PROPOSED SITE LAYOUT
Other Plan(s)	1 September 2017	004 J MATERIAL DISPOSITION
Other Plan(s)	1 September 2017	005 J AFFORDABLE HOUSING LOCATIO
Landscaping	1 September 2017	900 I LANDSCAPE AND BIODIVERSITY
Technical Report	1 September 2017	PLUVIAL FLOOD STUDY REPORT
Technical Report	1 September 2017	PLUVIAL FLOOD STUDY NON TECH
Technical Report	1 September 2017	DRAINAGE & MAINTENANCE STRATEGY
Survey Plan	1 September 2017	S3671/3 A
Survey Plan	1 September 2017	S3671/4 A
Proposed Section(s)	3 August 2017	003-2 J PROPOSED SITE SECTION

Technical Report	31 January 2017	PHASE 1 ENVIRONMENTAL DESK STUDY
Technical Report	31 January 2017	PHASE 2 GEO-ENVIRONMENTAL
Proposed Elevation(s)	15 March 2017	012-1 B HOUSE TYPE C
Proposed Floor Plan(s)	15 March 2017	012-1 B HOUSE TYPE C
Proposed Elevation(s)	15 March 2017	012-2 B HOUSE TYPE C.1
Proposed Floor Plan(s)	15 March 2017	012-2 BHOUSE TYPE C.1
Proposed Elevation(s)	15 March 2017	014-1 B HOUSE TYPE E
Proposed Floor Plan(s)	15 March 2017	014-1 B HOUSE TYPE E
Planning Statement/Brief	18 January 2017	
Biodiversity Checklist	18 January 2017	
Flood Risk Assessment	18 January 2017	10-123
Location Plan	18 January 2017	000
Existing Layout Plan	18 January 2017	001
Proposed Elevation(s)	18 January 2017	011/1 HOUSE TYPE B
Proposed Floor Plan(s)	18 January 2017	011/1 HOUSE TYPE B
Proposed Elevation(s)	18 January 2017	011/2 HOUSE TYPE B.1
Proposed Floor Plan(s)	18 January 2017	011/2 HOUSE TYPE B.1
Proposed Elevation(s)	18 January 2017	013/1 HOUSE TYPE D
Proposed Floor Plan(s)	18 January 2017	013/1 HOUSE TYPE D
Proposed Elevation(s)	18 January 2017	014/2 HOUSE TYPE E.1
Proposed Floor Plan(s)	18 January 2017	014/2 HOUSE TYPE E.1
Proposed Elevation(s)	18 January 2017	017/1 HOUSE TYPE H
Proposed Floor Plan(s)	18 January 2017	017/1 HOUSE TYPE H
Proposed Elevation(s)	18 January 2017	050/1 HOUSE TYPE X
Proposed Floor Plan(s)	18 January 2017	050/1 HOUSE TYPE X
Proposed Elevation(s)	18 January 2017	050/2 HOUSE TYPE X.1
Proposed Floor Plan(s)	18 January 2017	050/2 HOUSE TYPE X.1

Proposed Elevation(s)	18 January 2017	050/3 HOUSE TYPE X.2
Proposed Floor Plan(s)	18 January 2017	050/3 HOUSE TYPE X.2
Proposed Elevation(s)	18 January 2017	050/4 HOUSE TYPE X.3
Proposed Floor Plan(s)	18 January 2017	050/4 HOUSE TYPE X.3
Proposed Elevation(s)	18 January 2017	050/5 HOUSE TYPE X.4
Proposed Floor Plan(s)	18 January 2017	050/5 HOUSE TYPE X.4
Proposed Floor Plan(s)	18 January 2017	090/1 SINGLE GARAGE DETACHED
Proposed Elevation(s)	18 January 2017	090/1 SINGLE GARAGE DETACHED
Proposed Floor Plan(s)	18 January 2017	090/2 SINGLE SEMI DET. GARAGE
Proposed Elevation(s)	18 January 2017	090/2 SINGLE SEMI DET. GARAGE
Proposed Floor Plan(s)	18 January 2017	090/3 TWIN DETACHED GARAGE
Proposed Elevation(s)	18 January 2017	090/3 TWIN DETACHED GARAGE
Proposed Floor Plan(s)	18 January 2017	091/1 DETACHED DOUBLE GARAGE
Proposed Elevation(s)	18 January 2017	091/1 DETACHED DOUBLE GARAGE
Proposed Floor Plan(s)	18 January 2017	091/2 SEMI-DET DOUBLE GARAGE
Proposed Elevation(s)	18 January 2017	091/2 SEMI-DET DOUBLE GARAGE
Proposed Roof Plan	18 January 2017	092/1 DOUBLE CAR PORT
Proposed Floor Plan(s)	18 January 2017	092/1 DOUBLE CAR PORT
Proposed Elevation(s)	18 January 2017	092/1 DOUBLE CAR PORT
Proposed Roof Plan	18 January 2017	092/2 TRIPLE CAR PORT
Proposed Floor Plan(s)	18 January 2017	092/2 TRIPLE CAR PORT
Proposed Elevation(s)	18 January 2017	092/2 TRIPLE CAR PORT
Proposed Elevation(s)	18 January 2017	095/1 BIN AND CYCLE STORE
Proposed Floor Plan(s)	18 January 2017	095/1 BIN AND CYCLE STORE
Illustration	18 January 2017	096/1 SHED A
Proposed Floor Plan(s)	18 January 2017	096/1 SHED A
Illustration	18 January 2017	096/2 SHED B
Proposed Floor Plan(s)	18 January 2017	096/2 SHED B

Other Plan(s)	18 January 2017	503 LONGITUDINAL SECTION
Other Plan(s)	18 January 2017	504 HIGHWAY DETAILS
Tree Statement/Survey	18 January 2017	TF/DR/884
Tree Statement/Survey	18 January 2017	ADDENDUM TF/DR/1053 REV B
Transport Assessment	18 January 2017	ADDENDUM
Flood Risk Assessment	18 January 2017	ADDENDUM
Noise Detail	18 January 2017	2014W-SEC -00001-01
Noise Detail	18 January 2017	ADDENDUM 2014W-SEC-00003-01
Technical Report	18 January 2017	ARCHAEOLOGICAL
Technical Report	18 January 2017	EXTENDED PHASE 1 HABITAT SURVEY
Flood Risk Assessment	18 January 2017	PART 2
Technical Report	18 January 2017	SUSTAINABILITY AND ENERGY
Other Plan(s)	4 September 2017	006 REV J REFUSE COLLECTION
Other Plan(s)	4 September 2017	006 REV J FIRE VEHILCLE TURNING
Proposed Section(s)	21 June 2017	003-1 H PROPSOED SITE SECTIONS
Proposed Floor Plan(s)	30 May 2017	010-1 C HOUSE TYPE A
Proposed Elevation(s)	30 May 2017	010-1 C HOUSE TYPE A
Proposed Floor Plan(s)	30 May 2017	010-2 C HOUSING TYOE A.1
Proposed Elevation(s)	30 May 2017	010-2 C HOUSE TYPE A.1
Proposed Floor Plan(s)	30 May 2017	019-1 HOUSE TYPE K
Proposed Elevation(s)	30 May 2017	019-1 HOUSE TYPE K
Proposed Floor Plan(s)	30 May 2017	019-2 HOUSE TYPE K.1
Proposed Elevation(s)	30 May 2017	019-2 HOUSE TYPE K.1
Proposed Section(s)	16 May 2017	503 LONGITUDINAL SECTIONS
Proposed Elevation(s)	2 May 2017	015/1 REV C HOUSE TYPE F
Proposed Floor Plan(s)	2 May 2017	015/1 REV C HOUSE TYPE F

Proposed Elevation(s)	2 May 2017	015/2 REV C HOUE TYPE F.1
Proposed Floor Plan(s)	2 May 2017	015/2 REV C HOUSE TYPE F.1
Proposed Elevation(s)	2 May 2017	016/1 REV C HOUSE TYPE G
Proposed Floor Plan(s)	2 May 2017	016/1 REV C HOUE TYPE G
Proposed Elevation(s)	2 May 2017	018/1 REV C HOUSE TYPE J
Proposed Floor Plan(s)	2 May 2017	018/1 REV CHOUSE TYPE J
Proposed Elevation(s)	2 May 2017	051/1 REV B HOUSE TYPE Y
Proposed Floor Plan(s)	2 May 2017	051/1 REV B HOUSE TYPE Y
Proposed Floor Plan(s)	2 May 2017	060/1 REV B BLOCK A
Proposed Floor Plan(s)	2 May 2017	060/2 REV B BLOCK A
Proposed Elevation(s)	2 May 2017	060/3 REV B BLOCK A
Proposed Floor Plan(s)	2 May 2017	060/4 BLOCK A.1
Proposed Floor Plan(s)	2 May 2017	060/5 BLOCK A.1
Proposed Elevation(s)	2 May 2017	060/6 BLOCK A.1