

LW/22/0104

Page 9 - 70

**Land South of Lewes Road and Laughton Road, Chamberlaines Lane,  
Ringmer, East Sussex**

## 7.1 Neighbour Representations

[Since the agenda was published, approximately 140 additional public representations have been received, objecting on the following grounds:]

### Principle

- Conflict with Ringmer Neighbourhood Plan
- Outside development plan boundaries
- Over development of Ringmer

OFFICER COMMENT: The principle has been assessed in the appraisal of this report.

### Highway Impact:

- Cumulative increase in traffic with other developments
- Local road infrastructure in capable of coping
- Construction disruption
- Impact upon earwig corner
- Traffic at roundabout
- Proximity to roundabout causes safety issues
- Damage to bridge at Chamberlaines Lane resulting in residents not being able to access their properties
- Parking should meet set standards
- Poor access to Lewes
- Disruption during construction

OFFICER COMMENT: The highway impact has been assessed in the appraisal of this report.

### Ecological Impact:

- Unknown impact on biodiversity
- Previous harm to verges on Chamberlaines Lane resulting in an inability to assess ecological impact
- Impact on protected species

OFFICER COMMENT: The ecological impact has been assessed in the appraisal of this report..

### Visual Impact:

- Loss of open space
- Erode gap between Ringmer and Broyleside
- Out of character with rural setting
- Loss of countryside
- Impact upon SDNP
- Impact upon the character of the village becoming a town
- Light pollution affecting countryside

OFFICER COMMENT: The visual impact has been assessed in the appraisal of this report.

### Flooding & Drainage:

- Area known to flood

**Supplementary report to the Planning Applications Committee**  
**on 27 April 2022**

- Existing sewers at capacity

OFFICER COMMENT: The drainage details have been assessed by the Lead Local Flood Authority (LLFA) and the Environment Agency (EA) who are satisfied with the principle of the scheme put forward with additional details being secured by condition.

Sustainability:

- Doesn't reduce carbon emissions

OFFICER COMMENT: The sustainability impact has been assessed in the appraisal of this report.

Amenity

- Generate noise and disturbance
- Loss of open spaces
- Noise from kennels impact residents
- Inability to use existing social infrastructure

OFFICER COMMENT: The residential amenity impact has been assessed in the appraisal of this report.

## **7.2 Other Representations**

### **Cllr Macleod**

- I wish to object as ward cllr, this is gross over development the road infrastructure can't sustain the development of this nature, the sewage network is also at capacity as consistently stated by South East water in response to applications in Ringmer.
- The local schools are at capacity as are the Dr surgery and dentist.
- This development does not sit in the local plan and is speculative and we have a call for sites process on going which the developer should go through.
- We need to see clear plans to upgrade infrastructure in Ringmer which currently cant cope and it's clear for everyone to see.

### **LW/21/0422**

**Page 71-102**

#### **Land at Eastside, The Drove, Newhaven**

The application is recommended for deferral due to the need to obtain detailed comments from National Highways. It has been anticipated that these would be provided before the committee meeting and reported in the supplementary report but this will no longer be possible. Therefore, the application will be presented to committee once those comments have been received.

### **LW/21/0754**

**Page 103 - 144**

#### **Land Opposite South Cottage, South Road, Wivelsfield Green, East Sussex**

## **8.12 Planning Obligations**

**Supplementary report to the Planning Applications Committee**  
**on 27 April 2022**

8.12.2 The applicant has confirmed that affordable housing would be provided in compliance with the requirements of CP1 and a Section 106 legal agreement has been drafted to secure this. A provisional dwelling mix with a tenure split of **56% Affordable Rent, 19% Shared Ownership and 25% First Homes**.

Condition 17

including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the LPA. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period.

The CEMP shall be written in accordance with the latest Institute of Air Quality Management guidance documents, BS 5228 Parts 1 & 2 and shall include mitigation measures as detailed at Appendix A of the air quality assessment referenced Wivelsfield Green(A).9 (January 2022) submitted by Mayer Brown paying particular regard to the requirement for real time particulate monitoring with locations of monitors and methodology to be approved in writing by the LPA prior to commencement of any works on site

The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- o the anticipated number, frequency and types of vehicles used during construction,
- o **the timings of deliveries and waste collection to and from the site**
- o means of reusing any existing materials present on site for construction works,
- o the method of access and egress routing of vehicles during construction,
- o the parking of vehicles by site operatives and visitors, including a workers' travel plan
- o the loading and unloading of plant, materials, and waste,
- o the storage of plant and materials used in construction of the development,
- o the erection and maintenance of security hoarding,
- o flood management during construction both on and off site [or via separate document]
- o the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- o details of public engagement both prior to and during construction works.
- o address noise impacts arising out of the construction.
- o address vibration impacts arising out of the construction.
- o address odour impacts arising out of the construction.
- o dust mitigation measures,
- o demonstrate that best practicable means have been adopted to mitigate the impact of noise and vibration from construction activities.
- o includes details of the use of protective fences, exclusion barriers and warning signs.

**Supplementary report to the Planning Applications Committee**  
**on 27 April 2022**

- o provides details of the location and appearance of the site offices and storage area for materials, including a bunded area with solid base for the storage of liquids, oils and fuel.

- o details of any external lighting.

Reason: In order to safeguard environmental and residential amenity and in the interests of highway safety and the wider amenities of the area having regard to Policy CP11 of the LPP1, policies DM20 and DM23 of the LPP2 and the Circular Economy Technical Advice Note.