

LW/21/0694

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## Ringmer

Maria Caulfield MP -

*I am writing to object to planning application LW/21/0694*

*I oppose this proposed development because it is outside of the planning boundary for the village of Ringmer as stated in the Ringmer Neighbourhood Plan and the Lewes District Local Plan.*

*Bishops Lane is becoming increasingly busy with the amount of development in the immediate area. The construction of the development and the subsequent traffic that this will bring will only make this much worse.*

*There simply is not sufficient local infrastructure within the village to cope with even more development, including the local school and GP surgery.*

*There are three public footpaths across the land targeted for this development which will therefore remove access by residents to this greenspace.*

*I hope that my objection to this development, along with those from many of my constituents, will be considered when determining this application*

**Southern Water comments RE sewage discharge** – *Storm overflows occur in older areas where the sewer system combines wastewater from customers properties, and rainwater from roofs and road drains. During times of heavy rainfall this ingress of rainwater can overwhelm the sewage system and require the need for Combined Storm Overflow (CSO) releases, which are used to prevent flooding to homes, hospitals, schools and businesses. Newer sewer systems have a separate surface water line, that discharges rainwater, which doesn't need treating, into a local waterways, and wetlands. However, the Victorian sewer system featured in urban areas across the home counties and country as a whole, takes the rainwater as well. With climate change, and further population growth, this challenge needs to be answered, and a solution developed.*

*Although storm overflows are legal, and part of the design of the sewage system in the UK, we accept that this is out of step with the expectation from our customers and stakeholders. We fully support the revised Environment Bill and welcome the opportunity to accelerate improvements beyond our current regulatory obligations.*

*Southern Water is going to reduce the use of storm overflows by 80% by 2030, and drop pollution incidents overall to 0 by 2040. In order to do this, Southern Water have set up a new team called the Storm Overflow Task Force.*

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*The task force is central to Southern Water's drive towards reducing the use of storm overflows. The establishment of the task force indicates Southern Water's commitment to this ambitious target and is a highly important work stream within the business.*

*The task force is responsible for working collaboratively with local authorities, and other organisations, to deliver five ground-breaking projects over the next two years. The establishment of these partnerships will be key to ensuring the project's success. These projects are essentially pilot projects that seek to help us develop and test solutions that can be rolled out across the region to reduce the use of storm overflows. They will look at various methods, including:*

*Ways to the 'slow the flow' of rainwater that runs off roofs and roads such as through the installation of SuDS (Sustainable Drainage Systems) e.g. planters, rain gardens and swales.*

*Digitising the sewer network to better monitor and control flows and help to optimise capacity of the system.*

*Assessing the structure of the network including looking at where parts of it need to be upgraded or replaced.*

*Educating the public on small-scale solutions to help reduce the pressure on the drainage system through the use of water butts to recycle rainwater or reducing the amount of pavement in gardens.*

*We'll be publishing the results of our initial findings this coming summer, which will provide more detail on how we plan to proceed.*

*We're also planning to invest in our infrastructure, including more resilient sewers, and larger storm capacity. However, we feel the best long term solution is to tackle the root cause of the problem. Increasing network capacity, and upgrading our treatment works comes with a large environmental cost, and carbon footprint, while only buying limited time as the population continues to grow, and the climate becomes more unpredictable.*

Since the report was published approximately 120+ letters of objection have been received regarding:

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

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- Impact upon earwig corner
- Traffic at roundabout
- Proximity to roundabout causes safety issues
- 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
- Impact on protected species

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

Visual Impact:

- Loss of open space
- 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:

- 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
- Inability to use existing social infrastructure

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

**Amended/additional conditions -**

**1. Approved Plans** - This decision relates solely to the following plan(s):

<u>Plan Type</u>	<u>Date Received</u>	<u>Reference</u>
Other Plan(s)	24 August 2021	21402/1002 Block Plan
Other Plan(s)	24 August 2021	21402/1001A Site Location Plan

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Other Plan(s)	24 August 2021	21402/5001F Proposed Planning Layout
Other Plan(s)	24 August 2021	21402/3600B Proposed Street Elevations
Other Plan(s)	24 August 2021	21402/6002-1B-2H7 Floor Plans
Other Plan(s)	24 August 2021	21402/6001-1B-FOG <b>Floor Plans</b>
Other Plan(s)	24 August 2021	21402/6001-2B FOG Elevations
Other Plan(s)	24 August 2021	21402/6002-3B-2H7 Floor Plans
Other Plan(s)	24 August 2021	21402/6002-2B-2H7 Elevation Plans
Other Plan(s)	24 August 2021	21402/6003-1B-2H8 Floor Plans
Other Plan(s)	24 August 2021	21402/6002-4B-2H7 Proposed Elevations
Other Plan(s)	24 August 2021	21402/6003-3C-2H8 Proposed Elevations
Other Plan(s)	24 August 2021	21402/6003-2B-2H8 Proposed Elevations
Other Plan(s)	24 August 2021	21402/6004-2B-3H9 Proposed Elevation Plans
Other Plan(s)	24 August 2021	21402/6004-1B-3H9 Proposed Floor Plans
Other Plan(s)	24 August 2021	21402/6005-2C-3H10 Proposed Elevations Plans
Other Plan(s)	24 August 2021	21402/6005-1B-3H10 Proposed Floor Plans
Other Plan(s)	24 August 2021	21402/6006-1C-3H10/3H12 Semi-Floor Plans
Other Plan(s)	24 August 2021	21402/6005-4B-3H10 Proposed Elevations
Other Plan(s)	24 August 2021	21402/6006-3C- <del>2H8</del> /3H12 Semi-Floor Plans
Other Plan(s)	24 August 2021	21402/6006-2C-3H10/3H12 - Semi-Elevations Plan

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Other Plan(s)	24 August 2021	21402/6007-1B-3H15 Floor Plans
Other Plan(s)	24 August 2021	21402/6006-5B-3H10/3H12 Semi-Elevations Plan
Other Plan(s)	24 August 2021	21402/6006-4C-2H8/3H12 Semi-Elevations Plan
Other Plan(s)	24 August 2021	21402/6007-3B-3H15 Proposed Floor Plan
Other Plan(s)	24 August 2021	21402/6007-2B-3H15 Proposed Elevations
Other Plan(s)	24 August 2021	21402/6008-1B-4H1 Floor Plans
Other Plan(s)	24 August 2021	21402/6007-4C-3H15 Proposed Elevations
Other Plan(s)	24 August 2021	21402/6008-3B-4H1 Floor Plans
Other Plan(s)	24 August 2021	21402/6008-2C-4H1 Proposed Elevations Plan
Other Plan(s)	24 August 2021	21402/6009-1B-4H2 Floor Plans
Other Plan(s)	24 August 2021	21402/6008-4B-4H1 Proposed Elevations
Other Plan(s)	24 August 2021	21402/6009-3A-4H2 Floor Plans
Other Plan(s)	24 August 2021	21402/6009-2C-4H2 Proposed Elevations
Other Plan(s)	24 August 2021	21402/6010-1B-4H8 Floor Plans
Other Plan(s)	24 August 2021	21402/6009-4B-4H2 Proposed Elevations
Other Plan(s)	24 August 2021	21402/6010-3B-4H8 Proposed Floor Plans
Other Plan(s)	24 August 2021	21402/6010-2C-4H8 Proposed Elevations
Other Plan(s)	24 August 2021	21402/6010-4C-4H8 Proposed Elevations
Other Plan(s)	24 August 2021	21402/6021-1B-S2H4 Proposed Floor Plans

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Other Plan(s)	24 August 2021	21402/6021-2C-S2H4 Proposed Elevations
Other Plan(s)	24 August 2021	21402/6021-4C-S2H4 Proposed Elevations
Other Plan(s)	24 August 2021	21402/6021-3B-S2H4 Proposed Floor Plans
Other Plan(s)	24 August 2021	21402/6022-2C-S3H4 Proposed Elevations
Other Plan(s)	24 August 2021	21402/6022-1B-S3H4 Proposed Floor Plans
Other Plan(s)	24 August 2021	21402/6022-3B S3H4 Floor Plan
Other Plan(s)	24 August 2021	21402/6022-4C-S3H4 Proposed Elevation
Other Plan(s)	24 August 2021	21402/6031A-Garages
Other Plan(s)	24 August 2021	21402/6032-Sub-Station Elevation and Floor Plan
Other Plan(s)	24 August 2021	21402/6211C-Block 1 Floor Layouts
Other Plan(s)	24 August 2021	21402/6201B - Block 1 Proposed Elevations
Other Plan(s)	24 August 2021	21402_6221B - Block 2 Floor Layouts
Other Plan(s)	24 August 2021	21402/6222B- Block 2 Proposed Elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

12. **Photographic Survey - Prior to occupation of the final dwelling,** evidence (Including photographs should be submitted showing that the drainage system has been constructed as per the agreed detailed drainage designs should be submitted to and approved in writing by the LPA.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve existing habitats in accordance with LLP1 policy CP12, LLP2 policy DM22 and para. 167 of the NPPF.

16. **Archaeological Evidence Statement** - Prior to occupation of the proposed development an archaeological site investigation and post -

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investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) for that phase shall be submitted and approved in writing by the Local Planning Authority. The archaeological site investigation and post - investigation assessment will be undertaken in accordance with the programme set out in the written scheme of investigation approved under condition 5.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with Policy CP11 LPP1 and the NPPF.

26. **Estate Roads** The new estate roads shall be designed and constructed to a standard approved by the Planning Authority in accordance with Highway Authority's standards.

Reason: In the interest of highway safety and for this benefit and convenience of the public at large

Additional Condition –

**Site Waste Management Plan** - Prior to occupation of the proposed the applicant should submit a Site Waste Management Plan which shall be approved in writing by the LPA. The approved details shall thereafter be adhered to.

Reason: in order to protect the visual appearance of the area and the amenities of residential properties in accordance with policies CP11 and DM25, and the National Planning Policy Framework.

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**Chailey**

Corrected description of development to read:

Hybrid application, **phased for CIL**, comprising full application for 1no **self-build** dwellinghouse and outline application for 3no **self-build** dwellinghouses with all matters reserved except access and layout

For info - For multi-unit schemes (for example, where a builder sells serviced plots, or a community group works with a developer), applicants can apply for a phased planning permission, to allow each plot to be a separate chargeable development. This will prevent the charge being triggered for all plots within the wider development as soon as development commences on the first dwelling. This will also ensure that if a disqualifying event occurs affecting one unit, it does not trigger a requirement for all to repay the exemption.

The application proposes phasing for CIL purposes to enable the plots to come forward individually and benefit from individual CIL liabilities. Without this mechanism there would be a CIL liability for the whole development

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triggered by commencement on any individual plot, and this would complicate and could stymie the future self-builders in their applications for CIL exemption for self-build.

The applicant has submitted a CIL phasing Plan, which enables each Plot to be the subject of a separate and standalone CIL Liability. This is in accordance with CIL Regulation 9 (4), which states “in the case of a grant of phased planning permission, each phase of the development is a separate chargeable development.” This allows each subsequent owner (self-builder) of Plots 2-4, to apply for their own self-build exemption from the Levy, following the grant of reserved matters approval. This approach also ensures that no individual actions, on any plot, can compromise another’s plot in respect of the CIL regime’s consequences, should there be a subsequent disqualifying event on any individual plot. Plots 2-4 are to be sold to the market in reverse order i.e. Plot 4, then Plot 3, then Plot 2.

Additional condition:

The self-build development hereby approved shall be carried out in accordance with the phasing plan submitted with the application numbered 9105-P-Rev 2, unless otherwise agreed in writing by the Local Planning Authority.

Reason – To secure a proper standard of development.

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**Newhaven**

Updates to the Design and Access Statement, Transport Statement and Drainage Statement have been provided, which incorporate references to the amended plans submitted on 12<sup>th</sup> July 2022. Condition 1 therefore needs to be altered to include the following as approved documents:-

- P104\_BMH \_ XX \_XX\_PP\_A\_S2\_DAS\_rev B - Planning, Design & Access Statement
- 9415X Issue C - Transport Statement
- 9415 Rev C - Sustainable Surface Water Drainage Scheme, Management & Maintenance Plan