

Supplementary report to the Planning Applications Committee
on 8 December 2021

LW/21/0302

Land South of Lewes Road and Laughton Road, Chamberlaines Lane, Ringmer

Comments

Consultations

Since the agenda was published, 9 additional 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

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

Flooding & Drainage:

- Area known to flood
- 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.

Community Facilities

- Anti-social behaviour
- No requirement for community facilities
- Who will maintain community facilities

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.

Landscape Visual Assessment

Officer's note that since the report has been published the applicant has submitted additional supporting documentation in the form of a Landscape Visual Assessment (7734.LVA.002). Officers have reviewed this submitted information and although it provides further justification of the proposal, it does not present any new information which was not already available to the Council when making the recommendation. Following from consultation with both the South Downs National Park Authority and East Sussex County Council, Officers retain their position regarding the weighing of different elements of the scheme in the planning balance.

Heritage Assets

It has been raised that there are heritage assets near to the site. NPPF paragraph 189 sets out that heritage assets should be preserved in a manner appropriate with their significance. The assets in question are located at Huntsman's House (grade II) and The Magazine & Hospital, former Ringmer Royal Horse Artillery Barracks, now Southdown Hunt Kennels set out in Ringmer Neighbourhood Plan Policy 4.7 (non-statutory – locally listed).

The Huntsman's House is set well away from the boundary of the site and is screened from view of the development by buildings, flora and fencing on all sides. Due to the distance to the heritage asset the proposal will not impact its setting nor its significance and will have a neutral impact.

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The conservation of the locally listed buildings should be appropriate to their significance and as locally listed buildings their significance is limited. The application site is on a separate field with a hedgerow defending the boundary which would largely screen the development from view. Nonetheless, the description of the buildings and their heritage value does not relate to their setting and therefore, the proposal will have a neutral impact upon their significance.

Therefore, the impact upon the significance of the assets will be neutral and neutral weight should be applied for impact upon heritage assets when considering the application.

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Amended plan numbers to be added to decision notice:

SK21614 – 10B, 22 Rev B, 23 Rev B, 25, 26, 27