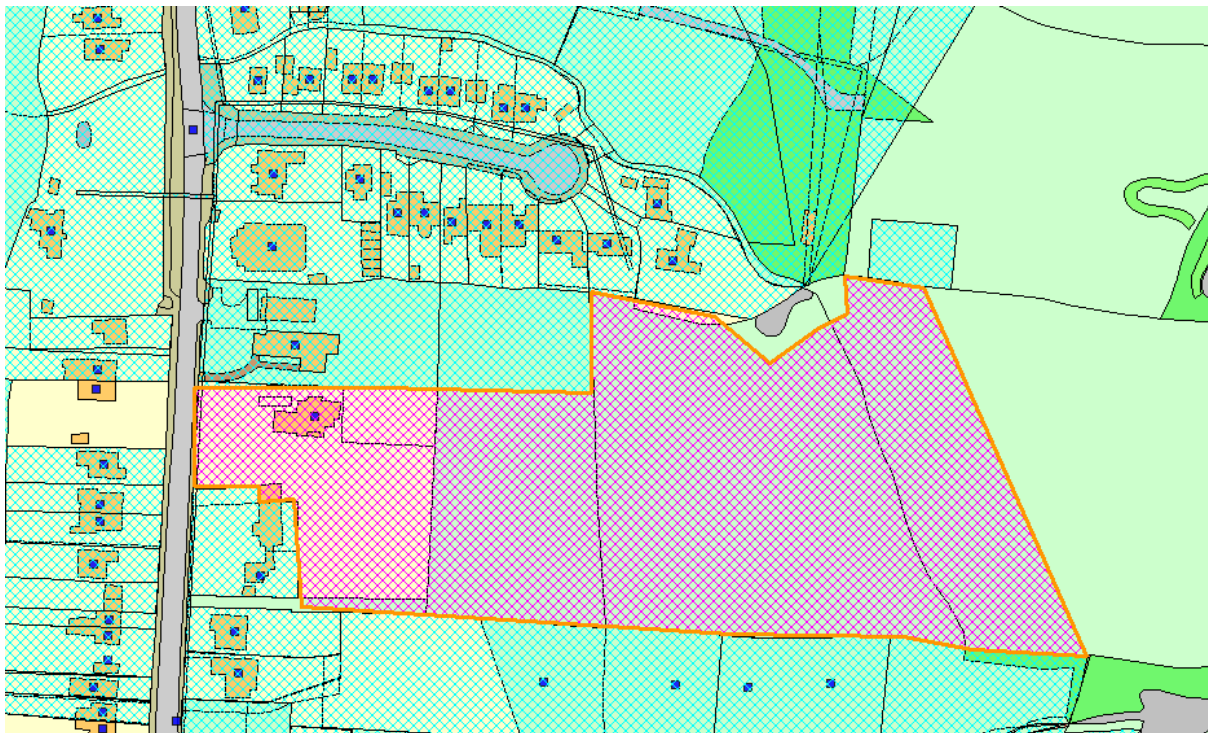


Report to: Planning Applications Committee
Date: 8 June 2022
Application No: LW/21/0697
Location: Land Adjacent All Saints Church, Station Road, Plumpton Green, East Sussex, BN7 3BU
Proposal: Erection of 20 new dwellings including 8 affordable houses & flats, with associated access and parking, including a new garage for the former Rectory
Applicant: Millwood Designer Homes Ltd
Ward: Plumpton Street E.Chiltington St John W
Recommendation: Grant Planning Permission subject to s106.
Contact Officer: **Name:** Julie Cattell
E-mail: julie.cattell@lewes-eastbourne.gov.uk

IMPORTANT NOTE: This scheme is CIL Liable.

Map Location:



1. **Executive Summary**

- 1.1 The proposed development will provide 20 new homes, including 8 affordable homes, on a site that is allocated in the Plumpton Neighbourhood Plan under Policy 5.3. The design and layout of the scheme is considered to be acceptable.
- 1.2 Approval is recommended, subject to conditions and a s106 agreement to secure the affordable units and a financial contribution towards recycling.

2. **Relevant Planning Policies**

2.1 National Planning Policy Framework

- Achieving sustainable development
- Delivering a sufficient supply of homes
- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Promoting sustainable transport
- Making effective use of land
- Achieving well designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment

2.2 Lewes District Local Plan

- LDLP: – SP2 – Distribution of Housing
- LDLP: – CP1 – Affordable Housing
- LDLP: – CP2 – Housing Type, Mix and Density
- LDLP: – CP9 – Air Quality
- LDLP: - CP10 Natural Environment and Landscape
- LDLP: – CP11 – Built and Historic Environment & Design
- LDLP: – CP12 – Flood Risk, Coastal Erosion and Drainage
- LDLP: – CP13 – Sustainable Travel
- LDLP: – CP14 – Renewable and Low Carbon
- LDLP: – DM1 – Planning Boundary
- LDLP: – DM24 – Protection of Biodiversity and Geodiversity
- LDLP: – DM25 – Design
- LDLP: - DM26 Refuse and Recycling
- LDLP: - DM27 Landscape Design
- LDLP: DM33 Heritage Assets

2.3 Plumpton Neighbourhood Plan

- Policy 1: - Spatial plan for the parish
- Policy 2:- New-build environment and design

Policy 3:- Landscape and biodiversity

Policy 4:- Sustainable drainage and wastewater management

Policy 5:- New housing

Policy 5.3: The Glebe, Plumpton Green

3. **Site Description**

- 3.1 The application site is located on the east side of Station Road, Plumpton. It comprises the currently vacant former Rectory to the adjacent All Saints Church, its garden and a swathe of former agricultural land to the south and east, covering a total of 1.77ha. Perimeter trees and hedges form the boundaries and there are sporadic tree groups running north/south through the site. A TPO (no.39) 1998 covers two of the trees on the site.
- 3.2 The site is generally flat. The northern boundary is formed by existing dwellings and the Churchyard of All Saint's Church and to the south, fields that are currently being developed for 20 new dwellings by Sigma Homes. A small area to the front of the site is within a 500m buffer zone of Ancient Woodland and all of it is within an SSSI Impact Zone. There is a pond in the north east corner of the site. There are two listed structures associated with the church – The Lychgate and the War Memorial – which are outside of the red line of the site. Archaeological evidence of a Late Iron Age roundhouse has been found very recently to the south of the site.
- 3.3 Station Road runs roughly north-south through Plumpton Green. There is residential development along both sides, arranged as detached and semi-detached properties of traditional design, with bricks hanging tiles and plain roof tiles as the predominant material palette.

4. **Proposed Development**

- 4.1 The application seeks full planning permission to construct 20 new dwellings on the site, including 8 affordable units (40%), in a mix of houses and flats, with associated access and parking and shared open space in the centre of the site.
- 4.2 The dwelling mix is 4 x 1 bed flats, 5 x 2 bed houses, 4 x 3 bed houses, 4 x 4 bedroom houses and 3 x 5 bed houses, laid out as follows:
- Plot 1 - 3 bed/5 person - terrace with plots 2 and 3
 - Plots 2-4 – 2 bed/4 person – terrace with plot 1
 - Plot 5 – 3 bed/5 person – detached
 - Plot 6 - 4 bed/7 person – detached
 - Plot 7 – 4 bed/7 person – detached
 - Plot 8 - 4 bed/8 person – detached with integral single garage
 - Plot 9 – 5 bed/9 person – detached with free standing double garage
 - Plot 10 – 5 bed/9 person – detached with integral double garage
 - Plot 11 – 5 bed/8 person – detached with free standing double garage
 - Plots 12-13 – 3 bed/5 person – semi-detached with integral single garage

- Plots 14-15 2 bed/4 person – semi-detached
 - Plots 16-19 1 bed/2 person – 4 x flats
 - Plot 20 – 4 bed/7 person – detached with free standing double garage. This is to be the new Rectory to serve the Church.
- 4.3 The tenure mix proposed for the 8 affordable dwellings is 5 x 5 rented (plots 4, 16, 17 18 and 19) and 3 x intermediate/shared ownership (plots 1-3). This could be negotiated to include first homes should the Council's Housing officer consider this necessary.
- 4.4 The former Rectory is to be retained, with the addition of a new detached double garage, and sold as part of the development.
- 4.5 A number of the trees on the site will be removed to facilitate the development and others pruned. Of those to be removed, one is ranked in the submitted Arboricultural Assessment is category A (high quality), two are category B, including one of those protected by the TPO noted above (moderate quality). Four trees, including one of those protected by the TPO noted above, and specimens in three groups are category C (poor quality), will also be removed. The application included a very detailed Arboricultural Assessment and Method Statement which sets out, amongst other matters, justification for the removal of these trees.
- 4.6 Two large areas of open space. located roughly in the centre of the site, on either side of the estate road, will be created for shared use by the residents.
- 4.7 A new access to the site will be created on the western boundary of the site, just south of the existing Rectory, off which there will be an estate road running roughly west to north-east with a turning head at the end. The area at the entrance to the site will be opened up to allow views into the site.
- 4.8 There will be 43 surface car parking spaces, including for visitors, in accordance with ESCC standards. Cycle parking in separate stores will be provided for dwellings that don't have garages.

5. **Relevant Planning History**

- 5.1 None relating to the site.
- 5.2 To south of site - LW/17/0873 - Land Adjoining Oakfield House, Station Road - Hybrid planning application comprising a detailed application for the erection of 19 dwellings, access, landscaping, open space and associated works and an outline application for 1 self-build dwelling with all matters reserved except access and scale (20 dwellings total) – Approved 20 March 2018.

6. **Consultations**

6.1 ESCC Highways

- 6.1.1 Trip Generation - The submitted TRICS data calculates that there will be approximately 18 additional movements in the AM peak hours and 18 additional movements in the PM peak hours generated by the proposed development. The County Council is therefore satisfied the proposal is not considered to result in a significant impact on the local highway network

- 6.1.2 Access - The site currently has an existing access from Station Road, however this is to be removed as part of the development. A new vehicle access is proposed. The access road to the site is 3.7m wide at its narrowest point. However, as it is only a short section of the road, and the width of the rest of proposed access road is 4.8m. In this instance, the access layout is considered acceptable. A Stage 1 Road Safety Audit was also undertaken for the proposed access, which did not identify any issues associated with the design.
- 6.1.3 Pedestrian Consideration - A separate pedestrian access is proposed as part of the proposal. This footway within the site is proposed to connect to Station Road via a dropped kerb and tactile paving. This is considered acceptable.
- 6.1.4 Visibility - Manual for Streets advises that visibility splays of 2.4m x 43m are required for speeds of 30mph, which is the speed for Station Road. The applicant has provided splays showing 2.4m x 43m splays can be achieved in both directions, which is considered acceptable. This should be secured as a condition.
- 6.1.5 Car Parking - In accordance with the County Council's parking guidance, 43 car parking spaces are required for this development. The submitted design and access statement indicates the provision of 62 car parking spaces, including 6 visitor spaces and 11 garages. It should be noted that, for the purposes of assessment, garages would be assessed as 1/3rd of a space, as set out in the County Council's residential parking guidance. ESCC guidance states a garage should measure a minimum of 3m x 6m. Some of the garages do not meet these requirements, therefore it is requested the plans are revised to meet this guidance. The County Council's guidance stipulates that each parking space should be a minimum width of 2.5m x 5m, with spaces adjacent to walls an additional 0.5m in width. The submitted plan indicates that the parking bays meet the requirements.
- 6.1.6 Cycle Parking - In terms of cycle parking provision, there is a cycle storage in each garden or garage, which is in accordance with the County Council's cycle parking guidance. However, if the cycle parking is to be in a garage, there should be an additional 1m to accommodate cycles, i.e. 7m x 3m. There would need to be storage for 2 bicycles per 3 or 4 bed dwelling and 1 bicycle per 2 bed dwelling to be in accordance with the County Council's guidance. Cycle parking can be secured as a condition.
- 6.1.7 Refuse collection - Vehicle tracking has been undertaken for a refuse vehicle on the submitted plan no. 185361-007 Rev. B, which shows a refuse vehicle can turn safely on site and exit the site in forward gear. This is considered acceptable.
- 6.1.8 Accessibility - The site is located in the Plumpton Green village centre. The nearest train station is Plumpton Green railway station, approximately 700m from the site. The nearest bus stop to the site is located approximately 50m away, which provides services to Lewes and Ditchling. Therefore, it is considered that the site is located in an accessible location.

6.1.9 Conclusion - Mindful of the above, the County Council has no objection to the planning permission subject to the inclusion of the conditions.

6.2 ESCC SuDS

6.2.1 A floodplain compensation scheme has been developed for the development site to ensure the development will be safe from flooding, whilst not increasing flood risk elsewhere. The applicant has undertaken hydraulic modelling to demonstrate that this is the case. We request that the proposed flood risk mitigation as shown on Indicative Floodplain Compensation Scheme plan (drawing number 185361-030 Rev A) is taken forward to the detailed design stage.

6.2.2 British Geological Survey data that we hold indicates that groundwater levels could be less than 3m below ground level at the site. We require that the applicant undertakes groundwater monitoring between November and April to determine groundwater levels beneath the site and inform whether any mitigation measures are required to prevent groundwater ingress into the proposed attenuation tank. This will also inform whether or not the proposed flood compensation storage area will need to be lined to prevent groundwater ingress.

6.2.3 Any works affecting the watercourse adjacent to the development site will have to be discussed and agreed to by the County Council. The applicant should approach the LLFA for discussions once the nature of these works is known on watercourse.consenting@eastsussex.gov.uk

6.2.4 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:

- Prior to the commencement of development, a detailed surface water drainage system and flood compensation scheme shall be submitted in support to and approved in writing by the Local Planning Authority based on the principles in the Ardent Consulting Engineers FRA and drainage strategy Report Ref: 185361 (August 2021). The surface water drainage system shall incorporate the following:
 - a) Detailed drawings and hydraulic calculations. The hydraulic calculations shall take into account the connectivity of the different surface water drainage features. The calculations shall demonstrate that surface water flows can be limited to 2 l/s for all rainfall events, including those with a 1 in 100 (plus climate change) annual probability of occurrence.
 - b) The details of the outfall of the proposed drainage system and how it connects into the watercourse shall be submitted as part of a detailed design including cross sections and invert levels.

- c). The detailed design shall include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.
- d) The detailed design of the surface water drainage features (underground tank) shall be informed by findings of groundwater monitoring between autumn and spring at the location of the proposed tank. The design should leave at least 1m unsaturated zone between the base of the drainage structures 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 hydraulic capacity and structural integrity of the drainage system should be provided.
- A maintenance and management plan for the entire drainage system shall be submitted to the planning authority before any construction commences on site to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan shall cover the following:
 - a) This plan should clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains.
 - b) Evidence of how these responsibility arrangements will remain in place throughout the lifetime of the development.

These details shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter remain in place for the lifetime of the development

The applicant should detail measures to manage flood risk, both on and off the site, during the construction phase. This may take the form of a standalone document or incorporated into the Construction Management Plan for the development.
- 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.

6.3 Sussex Police

- 6.3.1 Sussex Police would have no objection to the proposed development as submitted from a crime prevention perspective subject to my above observations, concerns and recommendations being satisfactorily addressed.

6.4 Southern Water

- 6.4.1 Our investigations indicate that Southern Water can facilitate foul sewerage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.
- 6.4.2 To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are

available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

- 6.4.3 The submitted drainage details indicate the SuDs to be maintained within private ownership and maintenance. Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Sewers for Adoption (Appendix C) and CIRIA guidance
- 6.4.4 Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:
- Specify the responsibilities of each party for the implementation of the SuDS scheme.
 - Specify a timetable for implementation.
 - Provide a management and maintenance plan for the lifetime of the development.
- 6.4.5 This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- 6.4.6 The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.
- 6.4.7 If the applicant proposes to offer a new on-site drainage and pumping station for adoption as part of the foul/surface water public sewerage system, this would have to be designed and constructed to the specification of Southern Water Services Ltd. A secure compound would be required, to which access for large vehicles would need to be possible at all times. The compound will be required to be 100 square metres in area, or of some such approved lesser area as would provide an operationally satisfactory layout. In order to protect the amenity of prospective residents, no habitable rooms shall be located within 15 metres to the boundary of the proposed adoptable pumping station, due to the potential odour, vibration and noise generated by all types of pumping stations. The transfer of land ownership will be required at a later stage for adoption.
- 6.4.8 We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of

the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water:

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site..

- 6.4.9 In response to a request for information from LDC about management of sewage waste from the completed scheme and details of discharge of sewage into local rivers/seas, the following response was received:
- 6.4.10 The foul sewage from above development site will be drained to BARCOMBE WTW. We do not have any information available assessing the impact on the number or duration of sewage discharges into local rivers/seas.

6.5 CIL

- 6.5.1 Confirms that application is CIL liable.

6.6 ESCC Archaeologist

- 6.6.1 The proposed development is of archaeological interest due to its location within a landscape with evidence of human activity from the Mesolithic onwards. There have been a number of finds of Mesolithic, Neolithic and Bronze Age material within a 1km radius of the site, which suggests at least some activity of these periods in the vicinity. Rather better evidence for Iron Age activity has been forthcoming during recent investigations directly to the south of the current proposal site, where evidence for an Iron Age roundhouse and associated activity, including funerary evidence, has been recorded. Additional evidence for Iron Age activity has also been forthcoming from recent work at Plumpton College. Roman and medieval finds and features in the wider vicinity indicate activity of this date also, whilst the site lies within an extensive post-medieval agricultural landscape.
- 6.6.2 In the light of the potential for impacts to heritage assets with archaeological interest resulting from the proposed development, the area affected by the proposals should be the subject of a programme of archaeological works.
- 6.6.3 The written scheme of investigation, referred to in the recommended conditions, will set out the contracted archaeologist's detailed approach to undertake the programme of works and accord with the relevant sections of the Sussex Archaeological Standards (2019).

6.7 ESCC Ecologist

- 6.7.1 Summary of initial comments - insufficient information has been provided to assess the potential impacts of the proposed development on biodiversity, most notably bats, dormice, great

crested newts, reptiles and veteran trees. Further information is required before planning permission can be granted.

6.7.2 Further comments following negotiations with applicant's ecologist - The original Ecological Assessment made some suggestions for enhancements but provided no certainty. I would therefore recommend conditions for an Ecological Design Strategy providing details as to how impacts on biodiversity will be mitigated and compensated, and what measures will be provided to ensure measurable BNG. LDC have produced a Technical Advisory Note on BNG). A LEMP will be required to cover management of habitats on site, and potentially off-site if that is required as mitigation for herps and/or as BNG.

6.7.3 I can confirm that the issues raised in relation to reptiles and GCN have been addressed, subject to compliance with this strategy, i.e. that no work, including ground works and vegetation clearance, can commence until the strategy has been implemented.

6.7.4 Please add the following conditions:

- A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of the development [. The content of the LEMP shall include the following:

- a) description and evaluation of features to be managed;
- b) ecological trends and constraints on site that might influence management;
- c) aims and objectives of management;
- d) appropriate management options for achieving aims and objectives;
- e) prescriptions for management actions, together with a plan of management compartments;
- f) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) details of the body or organisation responsible for implementation of the plan;
- h) ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plans shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: Biological communities are constantly changing and require positive management to maintain their conservation value.

The implementation of a LEMP will ensure the long-term management of habitats, species and other biodiversity features.

No development shall take place until an ecological design strategy (EDS) addressing mitigation for impacts on hedgerows, protection of retained habitats, and enhancement of the site to provide measurable biodiversity net gain has been submitted to and approved in writing by the local planning authority. The EDS shall include the following:

- a) purpose and conservation objectives for the proposed works;
- b) review of site potential and constraints;
- c) detailed design(s) and/or working method(s) to achieve stated objectives;
- d) extent and location /area of proposed works on appropriate scale maps and plans;
- e) type and source of materials to be used where appropriate, e.g. native species of local provenance;
- f) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- g) persons responsible for implementing the works;
- h) details of initial aftercare and long-term maintenance;
- i) details for monitoring and remedial measures;
- j) details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

6.8 Plumpton Parish Council

- 6.8.1 Plumpton Parish Council support planning application LW/21/0697 but would like to register the following comments.
- 6.8.2 Access - The proposed road access is not shared with the adjoining development as preferred in the Plumpton Parish Neighbourhood Plan (PPNP). Whilst PPC recognise that the proposed access scheme is safe and has the support of East Sussex Highways Authority, it is nevertheless a significant issue for a number of reasons, including the loss of on-street parking in the immediate vicinity of the church and church hall, and the impact on the setting of the Lynch Gate which is a War Memorial and an important and much loved village asset that had recently been renovated. Given that the developer of the adjacent site has made provision for shared access PPC would request LDC support in facilitating this if at all possible.
- 6.8.3 Sewage handling - Plumpton Parish Council reaffirm their lack of trust in the Southern Water methodology for supporting the development. The flow capacity calculation relies on a perfect system even though Southern Water are aware of the real-world state of the system in Plumpton Green.
- 6.8.4 Landscaping - Plumpton Parish Council have detailed concerns over the landscape buffering to neighbouring properties along both

Station Road and Wells Close, as this differs from the original indicative plans that had been the subject of much discussion in the making of the PPNP. The concern is that the buffering appeared largely to be within the curtilage of the new units and therefore any planting and screen could not be guaranteed over time. The developer expects landscaping to be a condition of planning, but PPC would request that LDC seek a more robust landscape buffering plan as a pre-requisite to any inclusion within planning conditions

- 6.8.5 Environmental concerns - around the number of electric vehicle charging points and the use of fossil fuel heating systems. Plumpton Parish Council notes that LDC had adopted a resolution declaring a climate emergency, but this development proposes gas heating and appears to meet only the minimum number of electric vehicle charging points, and PPC would prefer to see provision of one per parking space.

7. Neighbour Representations

- 7.1 Representations have been received from 15 local residents, objecting to the application for the following summarised reasons:

- Increase pressure on drainage system
- Will increase flooding in the area
- Loss of open space
- Should not be building in the countryside
- Increase in traffic, not enough parking
- Access inadequate
- Access should be shared with other development site to the south
- Noise and other pollution from construction
- Overdevelopment
- Light pollution
- Negative impact and disturbance to wildlife
- Loss of views of the Downs
- Loss of future burial space for the church
- Heating and energy strategy is not sustainable
- No local consultation when land was sold

- 7.2 Cllr Banks - As the district ward councillor I would like to make the following comments on the planning application by Millwood Homes.

- 7.3 Climate change - Lewes District Council has declared a climate emergency. However the current proposal is that these houses could be heated by LPG tanks. The District Council should make it a condition that the properties are heated by renewable sources - I suggest air source heat pumps. This would be in line with LDC's climate emergency declaration. I also ask for another

condition - that one EV charging point per parking space is installed (not just one per property).

- 7.4 Sewage - the sewer along Station Road and serving nearby properties (as detailed in an objection by Wells Close residents) is not fit for purpose and cannot cope with the existing infrastructure. I would like to see a condition stating that Southern Water should show they have upgraded the mains sewer before any new homes are connected.
- 7.5 Consultation - I am also aware of concerns around construction on sites like these and ask that clear information is sent to both nearby properties and made available to the wider community regarding site management in the event of any complaints. The applicants should clearly show how they will consult with local residents as work progresses, and before permission is granted a plan to show how these regular updates will be given to local residents.
- 7.6 Access road - the Plumpton Parish Neighbourhood Plan called for this to be a shared one with the neighbouring development which is behind Oakfield rather than a separate entrance onto Station Road. It remains unclear to me why agreement between developers could not be reached. I also understand that the separate road would result in the loss of a mature tree.
- 7.7 The Planning Authority should convene a meeting with both developers to see if the vision voted for in the Neighbourhood Plan can be implemented and if not possible, to produce a clear reason why not that can be understood by the public.
- 7.8 Buffering for neighbouring properties - it is important that the landscaped buffer area between the development and the neighbouring properties are respected. This includes both the house on Station Road, Strollings (as agreed in representation made by Simon Falconer on 20th October) and properties on Wells Close. A landscape buffering plan should be a planning condition. The plans also show the retention of the trees along the length of the churchyard. I ask that this be kept as a condition to reduce the effect of the development.
- 7.9 Hours of work - In the interest of residential amenities of the neighbours having regard to Policy DM25 of LPP2, I believe construction work should start at a later time than the 7.30am time stated. Care should also be taken to avoid school opening and closing times.

8. **Appraisal**

8.1 Principle

- 8.1.1 The site is within the amended planning boundary and is allocated for housing for up to 20 units in the Plumpton Neighbourhood Plan. As such the proposal is compliant with policies SP2, DM1, and 1 and 5.3 Of the Plumpton NP.
- 8.1.2 The scheme offers 8/40% affordable units and includes 1 and 2 bed units as well as larger dwellings, in compliance with policies CP1, CP2 and 5.
- 8.1.3 The density of the scheme will be 11dph. Policy CP2 sets out an indicative range of 20-30 dph in villages, unless there are contextual

constraints which justify a lower density. In this case, the lower density is compatible with that of much of Station Road and takes into consideration the need to create planted buffers along sensitive boundaries of the site, as well as a transition to the countryside beyond.

8.2 Design and Heritage

- 8.2.1 The design of the scheme has been informed by the local character and distinctiveness, as set out in the Design and Access Statement submitted with the application. The materials palette includes stock bricks, plain roof tiles, plain hanging tiles and weather boarding, all of which are prevalent locally. The typology of the dwelling types includes a mix of hipped and pitched roofs, barn hip roofs, overhanging timber frame porches and sash windows, reflecting the rural character of the village.
- 8.2.2 The layout of the scheme is arranged with plots 1-5 facing plots 12-20 either side of the estate road which runs roughly west-east. Plots 6, 7 and 8 are arranged around a cul-de-sac and turning head at the north eastern end of the site. Plots 8-11 are arranged around a cul-de-sac spur and turning head at the south eastern end. This layout is typical of the area.
- 8.2.3 In terms of heritage issues, the proposal includes plans to open up the front of the site to allow the listed Lynch Gate and War Memorial to be better viewed. The County Archaeologist has recommended conditions to secure a Written Scheme of Investigation prior to works commencing.
- 8.2.4 It is considered that the design requirements of policies CP11, DM25 and 2 are fully met.

8.3 Amenity

- 8.3.1 The layout avoids mutual overlooking/overshadowing/loss of light between the new dwellings. The west facing elevation of Plot 20 faces Strollings, which has a west-east aspect. Plot 20 has one west facing window at ground floor level. The landscaping strategy indicates that there will be a planted buffer to between the boundaries of these two properties to protect the privacy of the occupiers.
- 8.3.2 All of the new dwellings will fully meet the Nationally Described Space Standard. All of the houses will have a private garden to the rear. All of the units will have access to the centrally located open space.
- 8.3.3 A refuse plan was submitted with the application, with indicative locations for bins (for collection) and collection routes. Paved areas for storage of bins will be provided in the landscape plan. The flats will have a shared bin store, details of which have been submitted. Also submitted was a visibility and swept path plan, which demonstrates that refuse lorries can access and turn within the site.
- 8.3.4 The amenity aspects of policies CP11 and DM5, as well as DM26, are fully met.

8.4 Landscape, trees and ecology

- 8.4.1 The application documents include a broad landscape strategy, which includes a new hedge line between the former Rectory and the Church. New hedge and tree planting across the site is proposed to mitigate the loss of trees removed to facilitate the development. Full details of the proposed landscape scheme, including a planting plan, surface materials and boundary treatment will be secured by condition.
- 8.4.2 As noted above, the scheme includes two areas of open space for shared use. A plan for their management will be secured by condition.
- 8.4.3 An Ecological Appraisal was submitted with the application, which includes recommendations for enhancements. Following negotiations with the County Ecologist, a Reptile and GCN Mitigation Strategy was submitted. The County Ecologist has recommended a number of conditions, including one requiring biodiversity enhancements.
- 8.4.4 It is considered that the scheme complies with policies DM24, DM27 and 3.

8.5 Transport and parking

- 8.5.1 The site is relatively well served by public transport – 5 bus routes run along Station Road, with a bus stop very close to the site, and Plumpton Train Station is 720m away to the south. Station Road has a pedestrian footway along the western side.
- 8.5.2 There are 43 surface car parking spaces, mostly within the curtilage of the plots. In the case of the plots 4-6 and 16-19, allocated parking spaces are provided in a block. Of these 43, 6 are for visitors. This level of provision meets the development's demand using the ESCC Parking Calculator. A number of the plots have attached or free standing garages in addition to surface parking within the plots. ESCC Highways have noted that some of the garages don't meet the standard internal size requirements. However, given that a) the surface parking provision is fully compliant and b) most garages are used for storage of items other than vehicles (which is recognised in the ESCC Parking Guidance), it is not considered necessary to ask the applicant to amend the garages that don't comply.
- 8.5.3 A free-standing cycle store is to be provided to the dwellings that don't have garages. Details of the stores have been submitted with the application.
- 8.5.4 The scheme is compliant with policy CP13.

8.6 Sustainability

- 8.6.1 Although a full energy report/strategy wasn't submitted with the application, it is the intention of the applicant to provide PV panels to all of plots, including the flats. In addition, all of the plots with driveway surface parking will be provided with electric car charging points, and shared points on the two parking blocks.

8.6.2 As per standard practice, a more detailed Energy Report, based on SAP results which will be undertaken for Building Regulations compliance, will be secured by condition, as will details of the electric car charge points.

8.6.3 The scheme is compliant with policy CP14.

8.7 Drainage

8.7.1 The application was accompanied by a Flood Risk Assessment, a Drainage Strategy and a Floodplain Compensation Scheme. The ESCC SuDS Team considered the scheme to be satisfactory and recommended approval subject to conditions.

8.8 Assessment in relation to CP10 and sewage discharge

8.8.1 Southern Water has been further consulted regarding incidences of sewage discharge in the area. The response is that the foul sewage from above development site will be drained to BARCOMBE WTW. We do not have any information available assessing the impact on the number or duration of sewage discharges into local rivers/seas.

8.9 Comments on objections

8.9.1 Most of the objections that are relevant to the application have been covered in the considerations.

8.9.2 In response to matters raised by Cllr Banks and Plumpton Parish Council:

8.9.3 Use of heat pumps in place of LPG - the applicant has reported that there is insufficient capacity in the electric supply for the village to power them.

8.9.4 Sewage/SW – the council cannot require a third party to carry out works relating to a planning application. This is a matter between the applicant and SW.

8.9.5 Site management during construction – as is standard practice, the applicant has provided a Construction Environmental Site Plan and a site works layout plan. Adherence to these documents will be secured by condition.

8.9.6 Shared access with Oakfield development – the applicant reports that this was considered but the developer (Sigma) was not interested in pursuing the option. The new access has townscape merits in that it opens up views into the site, particularly the former Rectory and its relationship with the Church. Finally, the NP advocates pockets of development, which this option would achieve, rather than the more extensive estate layout in which a shared access with the Sigma site would result.

8.9.7 Landscape buffers – these are proposed, and details will be secured by condition.

9. Human Rights Implications

9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10. Recommendation

10.1 In view of the above the proposed development is considered to be acceptable and approval is recommended subject to conditions and a s106 Agreement to secure affordable housing and a contribution to recycling.

10.2 Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved drawings:

PLAN TYPE	DATE RECEIVED	REFERENCE
Location Plan	26 August 2021	19.214 01 Rev C Site Location Plan
Proposed Layout Plan	26 January 2022	19.214 -110G Proposed Site Layout
Proposed Floor Plan(s)	4 October 2022	19.214 - 200 - Plots 1-4
Proposed Floor Plan(s)	26 January 2022	19.214 - 202A - Plot 6
Proposed Floor Plan(s)	26 January 2022	19.214 - 203A - Plot 7
Proposed Floor Plan(s)	4 October 2021	19.214 - 204 - Plot 8
Proposed Floor Plan(s)	4 October 2021	19.214 - 205 Plot 9
Proposed Floor Plan(s)	4 October 2021	19.214 - 206 - Plot 10
Proposed Floor Plan(s)	4 October 2022	19.214 - 207 - Plot 11
Proposed Floor Plan(s)	26 January 2022	19.214 - 208A - Plots 12 & 13
Proposed Floor Plan(s)	4 October 2021	19.214 - 209 - Plots 14 & 15
Proposed Floor Plan(s)	4 October 2021	19.214 - 210 - Plots 16-19
Proposed Floor Plan(s)	4 October 2021	19.214 - 211 - Plot 20
Proposed Floor Plan(s)	4 October 2021	19.214 - 300 - Garages sheet 1
Proposed Floor Plan(s)	4 October 2021	19.214 - 301 - Garages , bin & cycle stores
Street Scene	4 October 2021	19.214 - 400 - Street Scenes
Proposed Layout Plan	4 October 2021	19.214 - 500B - Unit Mix Plan
Proposed Layout Plan	4 October 2021	19.214 - 501B Unit Heights Plan
Proposed Parking Plan	4 October 2021	19.214 - 502B - Parking Plan
Proposed Layout Plan	4 October 2021	19.214 - 503B - Refuse Plan

PLAN TYPE	DATE RECEIVED	REFERENCE
Proposed Layout Plan	4 October 2021	19.214 - 504B - Unit Tenure Plan
Design & Access Statement	1 February 2022	Design & Access Statement
Planning Statement/Brief	1 February 2022	Planning Statement
Flood Risk Assessment	4 October 2021	FRA - Appendix A
Flood Risk Assessment	4 October 2021	FRA - Appendices B & C
Flood Risk Assessment	4 October 2021	FRA Appendices D-H
Other Plan(s)	4 October 2021	185361-010 B - Preliminary Levels Strategy
Other Plan(s)	4 October 2021	185361-020 B - Preliminary Drainage Strategy
Other Plan(s)	4 October 2021	185361-030 A - Indicative Flood Plain Compensation Scheme
Other Plan(s)	4 October 2021	185361-031 A - Indicative Culvert Construction Details
Transport Assessment	4 October 2021	Transport Statement
Justification / Heritage Statement	4 October 2021	Archaeological Desk-based Assessment
Justification / Heritage Statement	4 October 2021	Heritage Statement
Tree Statement/Survey	4 October 2021	Arboricultural Assessment - Method Statement
Tree Statement/Survey	4 October 2021	Tree Care Plan
Tree Statement/Survey	4 October 2021	Tree Management Manual
Technical Report	20 October 2021	Construction Environmental Management Plan
Other Plan(s)	20 October 2021	Site Set Up Plan
Landscaping	4 October 2021	1628 L90-200 D - Entrance Landscape Strategy
Technical Report	26 January 2022	Compliance with NDSS Areas
Other Plan(s)	6 October 2021	PV Panel Locations
Technical Report	4 October 2021	Ecological Appraisal
Technical Report	8 April 2022	Reptile & GCN Mitigation Strategy

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

2. No development shall commence until the tree protection measures as set out in the Arboricultural Assessment and Method Statement, Tree Care Plan and Manual for Managing Trees on Development Sites, by Barrell Tree Consultancy, have been carried out in full and maintained as necessary throughout the build.

Reason: To preserve trees on the site and in the interest of visual amenity and environment having regard to policy CP10 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework..

3. No development shall commence until an ecological design strategy (EDS) addressing mitigation for impacts on hedgerows, protection of retained habitats, and enhancement of the site to provide measurable biodiversity net gain has been submitted to and approved in writing by the local planning authority. The EDS shall include the following:
 - a) purpose and conservation objectives for the proposed works;
 - b) review of site potential and constraints;
 - c) detailed design(s) and/or working method(s) to achieve stated objectives;
 - d) extent and location /area of proposed works on appropriate scale maps and plans;
 - e) type and source of materials to be used where appropriate, e.g. native species of local provenance;
 - f) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
 - g) persons responsible for implementing the works;
 - h) details of initial aftercare and long-term maintenance;
 - i) details for monitoring and remedial measures;
 - j) details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

4. Reason: To ensure that any adverse environmental impacts of development activities can be mitigated, compensated and restored and that the proposed design, specification and implementation can demonstrate this, and to provide a net gain for biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006, paragraphs 174 and 180 of the National Planning Policy Framework, Core Policy CP10 of the Lewes District Local Plan 2016 and Lewes District Council's Biodiversity Net Gain Technical Advice N
5. No development shall commence until a landscape and ecological management plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following:

- a) description and evaluation of features to be managed;
- b) ecological trends and constraints on site that might influence management;
- c) aims and objectives of management;
- d) appropriate management options for achieving aims and objectives;
- e) prescriptions for management actions, together with a plan of management compartments;
- f) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) details of the body or organisation responsible for implementation of the plan;
- h) ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plans shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: Biological communities are constantly changing and require positive management to maintain their conservation value. The implementation of a LEMP will ensure the long term management of habitats, species and other biodiversity features.ote 2021.

6. Prior to the commencement of development, a detailed surface water drainage system and flood compensation scheme shall be submitted in support to and approved in writing by the Local Planning Authority based on the principles in the Ardent Consulting Engineers FRA and drainage strategy Report Ref: 185361 (August 2021). The surface water drainage system shall incorporate the following:
 - a) Detailed drawings and hydraulic calculations. The hydraulic calculations shall take into account the connectivity of the different surface water drainage features. The calculations shall demonstrate that surface water flows can be limited to 2 l/s for all rainfall events, including those with a 1 in 100 (plus climate change) annual probability of occurrence.
 - b) The details of the outfall of the proposed drainage system and how it connects into the watercourse shall be submitted as part of a detailed design including cross sections and invert levels.
 - c). The detailed design shall include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.

d) The detailed design of the surface water drainage features (underground tank) shall be informed by findings of groundwater monitoring between autumn and spring at the location of the proposed tank. The design should leave at least 1m unsaturated zone between the base of the drainage structures 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 hydraulic capacity and structural integrity of the drainage system should be provided.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve habitat and amenity having regard to policy CP12 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework..

7. Prior to the commencement of any construction on the site, a maintenance and management plan for the entire drainage system shall be submitted to and approved in writing by the local planning authority to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan shall cover the following:

a) The plan should clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped rains.

b) Evidence of how these responsibility arrangements will remain in place throughout the lifetime of the development.

The applicant should detail measures to manage flood risk, both on and off the site, during the construction phase. This may take the form of a standalone document or incorporated into the Construction Management Plan for the development.

These details shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter remain in place for the lifetime of the development.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve habitat and amenity having regard to policy CP12 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

8. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the recording of any items of historical or archaeological interest having regard to policies CP11 and DM33 of the Lewes District Local Plan to comply with National Policy Guidance contained in the National Planning Policy Framework.

9. No development above ground floor slab level of any part of the development hereby permitted shall commence until a report has been submitted to, and approved in writing by, the Local Planning Authority,

to include details and drawings to demonstrate how a minimum of 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The report shall identify how renewable energy, passive energy and energy efficiency measures will be generated and utilised for each of the proposed buildings to collectively meet the requirement for the development. The approved details shall be implemented with the construction of each dwelling and thereafter retained.

Reason: To secure a proper standard of development having regard to policy CP14 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

10. No development above ground floor slab level of any part of the development hereby permitted shall commence until a scheme, including materials, of all hard and soft landscaping, including replacement tree planting, and boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

Reason: To ensure a satisfactory development in keeping with the locality having regard to policies CP11, DM25 and DM27 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy

11. No development shall commence above ground floor slab level of any part of the development hereby permitted until details/samples of all external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policies CP11 and DM25 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

12. No part of the development shall be occupied until the parking spaces , garages and vehicle turning space as shown on the approved plans have been laid out. The areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles. The proposed parking spaces shall measure at least 2.5m by 5m (add an extra 50cm where spaces abut walls).

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

13. No part of the development shall be occupied until covered and secure cycle parking stores as shown on the approved plans have been provided and made available for use. These areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles associated with residents and visitors to the development hereby permitted.

Reason: To provide alternative travel options and encourage use of alternatives to the use of the private car, in the interests of sustainability in accordance Policy CP13 of Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

14. No part of the development shall be occupied/brought into use until details for the provision of electric car charging points, both for the dwellings and for visitors, have been submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with that approval prior to occupation.

Reason: To promote sustainable ways of transport in accordance with policies CP13 and CP14 of the Lewes District Joint Core Strategy National Policy Guidance contained in the National Planning Policy Framework.

15. No part of the development shall be occupied until the communal bin store for the flats as shown on the submitted plans, and the areas intended for the storage of refuse and recycling bins have been laid out and ready for use. These areas shall thereafter be retained.

Reason: In the interests of the amenities of the area, having regard to policy DM26 and guidance within the National Planning Policy Framework. Framework.

16. 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.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve habitat and amenity having regard to policy CP12 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

17. No phase of the development hereby permitted shall be occupied until the archaeological site investigation and post - investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) for that phase has been completed 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.

Reason: To enable the recording of any items of historical or archaeological interest having regard to policies CP11 and DM33 of the Lewes District Local Plan to comply with National Policy Guidance contained in the National Planning Policy Framework.

18. No part of the development shall be occupied until a Plan for the future management and maintenance of the areas of communal open space

and landscaping on the site has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the amenities of the residents of the development and having regard to policies CP11 and DM25 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

19. Unless otherwise agreed in writing with the Local Planning Authority, development shall be carried out strictly in accordance with the Construction Site Management Plan and Site Set-Up Plan, dated 8th October 2021.

Reason: In the interest of the amenities of the adjoining residents having regard to policies CP11 and DM25 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

20. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development described in Part 1 and Part 2 of Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing.

Reason: A more intensive development of the site would be likely to adversely affect the appearance and character of the area having regard to policies CP11, DM25 and DM34 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

21. All ecological measures and/or works shall be carried out in accordance with the details contained in [?specify relevant landscape/ecological document(s)?] and [?dated?] as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that the measures considered necessary as part of the ecological impact assessment are carried out as specified, and to provide a net gain for biodiversity as required by paragraphs 174 and 180 of the National Planning Policy Framework, Section 40 of the Natural Environment and Rural Communities Act 2006, Policy DM24 of the Lewes Local Plan Part 1 and Core Policy 10 of the Lewes Local Plan.

22. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without

unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM21 of the Lewes District Local Plan and the National Planning Policy Framework.

23. The access shall not be used until visibility splays of 2.4m by 43m in both directions are provided and maintained thereafter.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

10.3 Informatives:

1. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk.
2. This Authority's requirements associated with this development proposal will need to be secured through a Section 106/278 Legal Agreement between the applicant and East Sussex County Council.

11. **Background Papers**

- 11.1 None.