

Land rear of Shepherds Mead, Ringmer

The site address shown on the officer report and in the agenda is incorrect. The address should be recorded as Land rear of Shepherds Mead, Lewes Road, Ringmer, BN8 5ES.

Additional Officer information:

Given the development relates to a wider allocated housing site, known collectively in the Ringmer Neighbourhood Plan as 'Westbourne' (RES1), it is considered that additional clarity should be provided as to the combined density of the proposed development and that which has already been approved on the adjoining land under LW/20/0795. The cumulative density across the allocated site equates to **16.6 dwellings per hectare** (rounded up).

Condition 4 has been amended to provide additional clarity and scope in regard to drainage on the site. These alterations, which are shown in bold below, ensure that any scheme involving connection to the Southern Water network must be supported by evidence of a connection agreement prior to the installation of any infrastructure and also that provisions for foul water disposal must be included within the details provided.

No above ground works shall commence until **a comprehensive surface and foul water drainage scheme** and maintenance and management plan, together with a timetable for implementation, have been submitted to and agreed in writing by the local planning authority. The surface water drainage scheme should be supported by an assessment of the site's potential for disposing of surface water by means of a sustainable drainage system. **If this is not possible then arrangements for connection to the public sewer together with evidence of a connection agreement with Southern Water must be provided. The connection agreement would include an approved discharge rate and the drainage scheme would need to demonstrate that discharge could be maintained at or below the approved level.**

Surface water run off to the surface water sewer network shall be limited to a rate agreed with Southern Water and shall incorporate any required mitigation measures. Thereafter, the approved scheme shall be carried out or supervised by an accredited person. An accredited person shall be someone who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM). The implementation of the surface water drainage scheme shall thereafter be carried out in accordance with the approved details prior to the occupation of the dwelling hereby approved.

Supplementary report to the Planning Applications Committee
on 6 July 2022

Prior to submission of the scheme, the applicant shall first make contact with ESCC SuDS Team and Southern Water to ensure their agreement with the scheme.