Supplementary report to the Planning Applications Committee on 17th January 2024

Agenda Item 8
LW/23/0575 - Oakdene, Hazeldene Lane, North Chailey (Pages 9 - 18)

Nothing to report.

Agenda Item 9
LW/23/0532 - Site north Of Slugwash Gardens, Slugwash Lane, Wivelsfield (Pages 19 - 46)

Three additional Objections received. These are summarised below along with Officer comments.

A. Parish additional concerns:

- Whilst Wivelsfield Green village allocation of 30-100 is accepted as minimum, approving this scheme, along with others will "conflict with the intended spatial strategy.
- Density is inappropriate.
- Not plan led but speculative development.
- LAA is not "determinative".
- Outside of settlement boundary
- Does not respond or reflect local character. Scheme will be seen from road and not in keeping with existing rural character.

Officer Comments – Objections not supported:

- Overall these objections are repeat concerns of those set out in the Officer Report, (OR).
- LP clearly identifies allocations as minimum and therefore envisages growth. Officers explain that site is "landscape enclosed", (therefore different to wider, open countryside to the north) and therefore could take low density and screened development, in keeping with this existing characteristic of the southern end of Slugwash.
- NPPF is concerned with sustainably located development and not settlement boundaries per se. And this is what is important for good planning. The scheme is within easy walk and cycle to village services.

B. Non-Specific Objector's Concerns
- Outside settlement boundary
- Officer "planning weight" is incorrect.
- DM1 not considered by the Officer.
- "Placemaking" should only be neutral weight.
- "Location and Design" should be substantial negative weight.
- "Landscape Impact" should be substantial negative weight, (loss of hedgerow; urbanisation; design of housing not in keeping; density inappropriate; new footway results in loss of verge)

Officer Comments – Objections not supported.

- The site is sustainably located – within easy walking and cycling distance to the village.
- Officer "planning weight" supported by argument and evidence in the OR
- DM1 implications is noted in para 3.2 and 8.2. Lack of a 5yhls makes DM1 generally out of date. Sustainable location of the development is the main issue for good planning and for the NPPF.
- "Placemaking" ; "Location and Design" and "Landscaping Impact" – the officer has explained his assessment and conclusion in the OR.

C. Mr Morris Concerns
- Unacceptable environmental impact
- Scheme would be an isolated development.
- Inappropriate density and design

Officer Comments – Objections not supported.

- Scheme clearly not an "unacceptable impact" – it is a small, low-density, 2 storey development close to the village in 2 fields that are enclosed by boundary landscaping and not in the open countryside.

Agenda Item 10
LW/23/0511 - 104 Allington Road, Newick, BN8 4NH (Pages 47 - 70)

Officers proposed a change to the proposed "wastewater" condition to ensure a wider requirement, including any need for a bespoke solution to capacity.

"10.7 WASTEWATER REINFORCEMENT

Prior to occupation of the development a wastewater reinforcement scheme shall be submitted and approved in writing by the Local Planning Authority to ensure adequate treatment and capacity of wastewater drainage.

Reason: In order to ensure suitable arrangements for foul water disposal are in place in accordance with LLP1 policies CP7 and CP10, LLP2 policies BA02, DM20 and DM22 and housing infrastructure paras of the NPPF"