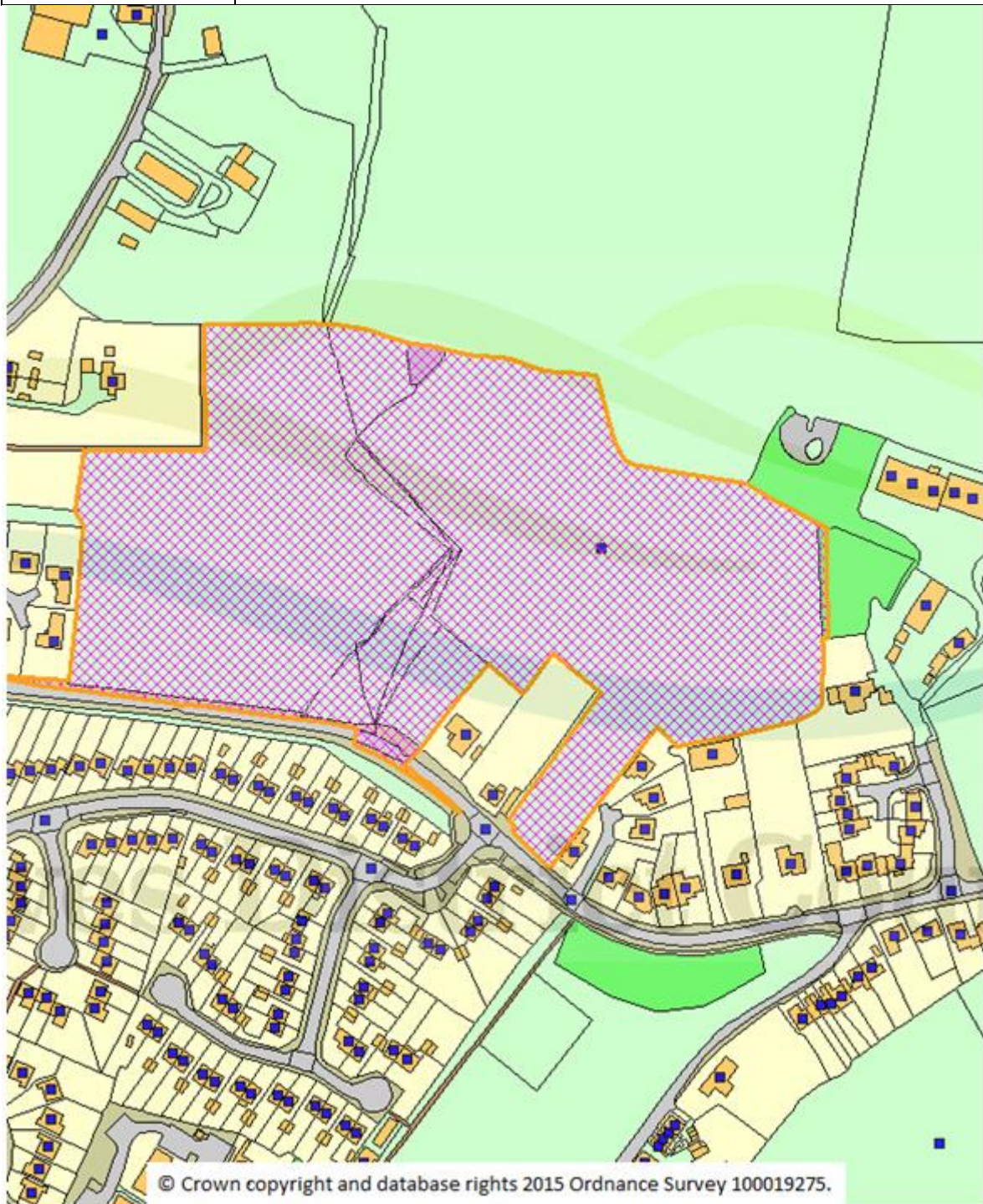


APPLICATION NUMBER:	LW/18/0331		
APPLICANTS NAME(S):	Bovis Homes South East Limited	PARISH / WARD:	Ringmer / Ouse Valley & Ringmer
PROPOSAL:	Approval of Reserved Matters Application for Application for approval of the Reserved Matters following Outline Permission LW/14/0127 (Allowed on Appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale (resubmission of application LW/17/0045)		
SITE ADDRESS:	Land North Of Chapters Bishops Lane Ringmer East Sussex		
GRID REF:	TQ 44 12		



1. SITE DESCRIPTION / PROPOSAL

SITE DESCRIPTION

1.1 The application site is located on the north side of Bishop's Lane, which is a relatively quiet rural lane, without pavements or street lighting, on the edge of Ringmer. The site is approximately 4.4ha in size and is made up of two fields known as Bishops Field (on the west) and Potters Field (on the east). The fields are divided by a dog-leg hedge, which also contains trees including two protected oaks (TPO No. 3 of 2013) as well as a public footpath through the site (public footpath no. 22).

1.2 Established hedgerows and trees surround the site, albeit that these are reduced in height to the rear of Orchard House and the western side of Kerridge. The site is relatively flat and beyond the hedges and their immediate environs the land has been used for rough grazing. A partly culverted watercourse crosses the site from southwest to northeast.

1.3 There is residential development to the south and west with residential and commercial development to the east. Much of the residential development is relatively modern, comprising both large dwellings in spacious plots and the higher density 'Delves' estate on the southern side of Bishop's Lane, opposite the application site.

1.4 In January 2016 following the refusal of application LW/14/0127 and a Public Inquiry, the Secretary of State granted outline planning permission for the development of this site with up to 110 houses to include affordable housing, access and public open space. The only matters that the Secretary of State determined were the principle of development and the means of access. All other matters were reserved for future consideration and this application now seeks approved of those matters.

1.5 Spatial Policy 6 of the adopted Join Core Strategy - Land north of Bishops Lane, Ringmer - allocated the site for residential development of approximately 110 dwellings. Development will be permitted subject to compliance with the Core Delivery Policies of this plan as well as more site specific criteria.

1.6 One half of the application site, Bishop's Field, is allocated for 50 new dwellings by the Ringmer Neighbourhood Plan (RES6), adopted in 2016. The garden to Chapters is allocated to 4 dwellings (RES7), east of Chapters 6 dwellings (RES30) and Potters Field is allocated for 30 dwellings (RES31).

PROPOSAL

1.7 The residential development of the site, together with the access, has previously been established by outline application LW/14/0127, which although refused permission by the local planning authority, was allowed at appeal by the Secretary of State.

1.8 The current application seeks approval of the reserved matters, which include appearance, landscaping, layout and scale.

1.9 The proposals constitute a revised scheme following the refusal of application LW/17/0045, which also sought approval for these reserved matters.

1.10 The proposed layout has been guided by the pattern of surface water flooding and drainage which characterises the location and the presence of an established hedgerow, ditch and public footway which wends its way through the site from north to south.

PLANNING HISTORY

1.11 LW/17/0045 - Application for approval of the Reserved Matters following Outline Permission LW/14/0127 (Allowed on Appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale. Refused 21 September 2017 for the reasons given below, and currently subject of a live planning appeal:-

1. The proposed layout would result in an unacceptable impact on neighbouring occupiers resulting in a loss of privacy and general loss of amenity through over- looking, overbearing and overshadowing, contrary to Policy ST3 of the Lewes District Local Plan.
2. It is considered that the design and appearance of the proposed housing units, through their uniformity and lack of varied vernacular detailing, fails to respect and positively contribute to the character of the wider village, contrary to Policy CP11 of the Lewes District Local Plan Core Strategy, Paragraph 64 of the NPPF, and Policy 9.1 of the Ringmer Neighbourhood Plan.
3. The developer has failed to show that they have worked positively with the local community and those likely to be affected by the development (residents and parish council) in the development of the scheme and the design of the units, or taken account of those view in order to influence the design of the scheme, contrary to paragraph 66 of the NPPF.
4. The development fails to make adequate parking provision, especially for the smaller units (1 bed), and is therefore contrary to Policy ST3 of the Lewes District Local Plan and Policy 8.3 of the Ringmer Neighbourhood Plan.
5. The scheme as submitted fails to make adequate provision for the retention and enhancement of the central hedgerow as required by condition 1 of the Inspectors decision, contrary to Policy ST3 of the Lewes District Local and CP10 of the Lewes District Local Plan Core Strategy.
6. The proposed mix and size of the proposed residential units fails to meet the needs of the local community contrary to Policy CP2 of the Lewes District Core Strategy, Policy 9.7 of the Ringmer Neighbourhood Plan, and Paragraph 50 of the NPPF.

2. RELEVANT POLICIES

LDLP: – RNP41 – Policy 4.1-Planning Boundary

LDLP: – RNP410 – Policy 4.10-Biodiversity

LDLP: – RNP62 – Policy 6.2-Affordable Units

LDLP: – RNP63 – Policy 6.3-Respect the Village Scale

LDLP: – RNP81 – Policy 8.1-Traffic Generaion

LDLP: – RNP82 – Policy 8.2-Road Safety/Congestion

LDLP: – RNP83 – Policy 8.3-Off-Road Parking

LDLP: – RNP85 – Policy 8.5-Safe Pedestrian Route

LDLP: – RNP811 – Policy 8.11-mains drainage & sewerage

LDLP: – RNP91 – Policy 9.1-Design, Massing and Height

LDLP: – RNP92 – Policy 9.2-Housing Densities

LDLP: – RNP93 – Policy 9.3-Materials

LDLP: – RNP94 – Policy 9.4-Housing Space Standards

LDLP: – RNP95 – Policy 9.5-Footpaths and Twittens

LDLP: – RNP96 – Policy 9.6-Hard and Soft Landscaping

LDLP: – RNP97 – Policy 9.7-Types of Residential Dev

LDLP: – SP1 – Provision of Housing and Employment Land

LDLP: – SP2 – Distribution of Housing

LDLP: – SP5 – Land North of Bishops Lane

LDLP: – CP1 – Affordable Housing

LDLP: – CP2 – Housing Type, Mix and Density

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 Energy

LDLP: – CT01 – Planning Boundary and Countryside Policy

LDLP: – ST03 – Design, Form and Setting of Development

3. PLANNING HISTORY

LW/14/0127 - Erection of up to 110 dwellings to include affordable housing, access and public open space - **Refused**

LW/15/0152 - Erection of up to 110 dwellings to include affordable housing, access and public open space (resubmission of LW/14/0127) - **Refused**

LW/17/0045 - Application for approval of the Reserved Matters following Outline Permission LW/14/0127 (Allowed on Appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale - **Refused**

APPEAL/15/0001 - Erection of up to 110 dwellings to include affordable housing, access and public open space - **Allowed**

APPEAL/18/0006 - Application for approval of the Reserved Matters following Outline Permission LW/14/0127 (Allowed on Appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale - **Appeal In Progress**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Ringmer Parish Council – Objection on the following grounds:

- Street lighting.
- Light pollution.
- Loss of hedge.
- Replacement hedge.

Positive outcomes since the first application was submitted:

1. Ringmer Parish Council considers there to be an improvement of the design of housing and the feel of the site.
2. The proportion of housing seems to be acceptable

However, Ringmer Parish Council would like to see the 44 affordable houses proposed which are shared as the same model to be considered. The 1 bedroomed apartments are not family orientated. It would be more acceptable to the Parish Council if the ratio of shared equity were to increase of these apartments.

Considerations for reserved matters and or conditions for imposing:

- The drainage be given due consideration.
- The LEAP be reconsidered. The Parish Council agree that it would be more prudent to provide a contribution to the play area on the Village Green.

4.2 Tree & Landscape Officer Comments – No objection. Full details will be reported at Planning Applications Committee.

4.3 Natural England – No comment

4.4 ESCC Rights Of Way – More details requested.

4.5 ESCC Highways – No objection to the proposal in principle subject to amended plans being submitted to include:

- Slight alterations to the unallocated parking spaces
- Improvements to the emergency access layout to be in accordance with the details agreed with the s278.
- Swept path analysis provided for emergency vehicles using the Emergency Access point.
- Street lighting plan to be withdrawn and details to be submitted through condition

The full response is available to view on the application file on the website.

4.6 ESCC SUDS – No objection.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 North Ringmer Residents' Group raises objections to the proposed development. The full comment can be read on the application file and is summarised below:

- NRRG is generally pleased that this new application for reserved matters approval addresses a number of the failings of the previous scheme.
- Poor access to A26.
- SuDS not yet agreed.
- Removal of hedgerow.
- Unsatisfactory community engagement.
- Unacceptable affordable housing split of 50/50.
- Street lighting.
- The location of the significant medieval kiln archaeological remains has not been shown.
- The electricity substation has been relocated from the west end of the site 8 metres from the boundary with 4 Norlington Court to the east end 4 metres from the boundary with Pippins.
- Repetitive use of standard designs .
- The drawings do not show the extent of access roads and footpaths to be adopted
- Market housing still includes 5 x 5-bed houses. These are specifically contrary to the policy of the Neighbourhood Plan and were not in the outline approval indicative layout.
- No Landscape Management Strategy or details of the Management Company.

5.2 Representations have been received from Kerridge; Orchard House; 5, 37 and 47 Christie Avenue; 4 Norlington Court; no address given x 2; and 24 Delves Way [Lewes], objecting to the application for the following reasons:-

- Building in Countryside.
- Out of Character.
- Layout is out of keeping.
- Over-development.
- Contextual Significance.
- Conservation Significance.
- Contrary to Policy.
- Not Sustainable.
- Effect on AONB.
- Loss of Open Space.
- Loss of Trees.
- Effect on Wildlife.
- Highway Hazards.
- Inadequate Access.
- Traffic Generation.
- Traffic on A259.
- Parking Issues.
- Loss of Light.
- Overbearing Building/Structure.
- Overlooking, Loss of Privacy.
- Overshadowing.

- Noise and Disturbance.
- Smell/Fumes.
- Support Application.
- Lack of Infrastructure such as schools and doctors' surgeries.
- Flooding.
- Drainage.
- Insufficient Information.
- Effect on Town Centre Viability.
- Comprehensive programme of community engagement.
- Ringmer does not need 1-bed flats.
- Affordable homes for local people.
- Insufficient ecological assessment.
- Inadequate boundary fencing.
- S106 contribution should be made to existing LEAP on the village green.

6. PLANNING CONSIDERATIONS

Introduction

6.1 Notwithstanding the comments received as part of the current application, it should be noted that when the previous application LW/17/0045 was determined, the principle of development, flood risk, drainage, ecology and impact on wildlife, traffic generation and lack of infrastructure such as schools and GP surgeries, were not cited as reasons for refusal.

6.2 It should be noted however, that the developer will make a substantial financial payment through the Community Infrastructure Levy, should the proposals be approved. The CIL monies paid by the developer can be used for community infrastructure projects, and 25% will be given to Ringmer Parish Council.

6.3 In principle, the proposed development of the site by way of 110 new dwellings has previously been established, together with the access to the site, at the time the Secretary of State allowed the appeal against the local authority's refusal of application LW/14/0127.

6.4 The proposal includes a 400m² Local Equipped Area of Play (LEAP) as required by the legal agreement associated with the outline. This is designed for younger children and will contain a variety of play equipment. The LEAP is within walking distance of all the properties on the site. The LEAP play area will be suitably contained through provision of fencing as well as providing ancillary landscaping, seating and a bin. The LEAP is located in the north-eastern corner of the site just north of a group of houses which provides appropriate surveillance of the play area.

6.5 In view of the above, the sole matters that can reasonably be considered as part of the current application are whether the revisions to the proposals have addressed each of the six reasons for the refusal of the previous application, LW/17/0045, in a satisfactory manner.

First reason for refusal

1. *The proposed layout would result in an unacceptable impact on neighbouring occupiers resulting in a loss of privacy and general loss of amenity through over- looking, overbearing and overshadowing, contrary to Policy ST3 of the Lewes District Local Plan.*

Kerridge

6.6 The revised layout now means the nearest properties to this neighbouring property will be smaller terraced and semi-detached homes either side-on or at an angle to the plot of Kerridge. These smaller homes have reduced massing and depth compared with the apartment buildings (type N and R) previously proposed near this neighbour.

6.7 In addition, the turning head to plots 36-39 has been moved away from Kerridge and the border planting/landscaping increased to 4-5m width, creating a more extensive buffer and providing a high level of physical separation between the proposed development and Kerridge.

6.8 The proposed development should not result in loss of privacy or an over-bearing impact on occupants of Kerridge.

1 and 5 Potters Field

6.9 The smaller semi-detached houses at plots 56-57 have been re-positioned to line up with the side elevation of 1 Potters Field to minimise the impact on the front garden and the view into the Potters Field cul-de-sac.

6.10 The gap between 1 Potters Field and plot 56 has been increased to 7m and a 2m to 2.5m high evergreen hedge along the common boundary will help to soften and minimise the appearance of the development as viewed from Potters Field. Similarly plot 53 is further from the side of 5 Potters Field and an evergreen hedge will be planted alongside the common boundary.

6.11 Being House Type S, plots 53-55 and 56-57 have hipped roofs, thereby reducing the impact of massing and bulk on residents in Potters Field.

Norlington Court

6.12 Previously, the electricity sub-station for the application site was proposed near to the boundary with 4 Norlington Court. The sub-station has now been relocated to the eastern side of the site to be near the pumping station.

6.13 There will be a significant area of landscape together with boundary planting and trees between properties in Norlington Court and the proposed new dwellings.

Orchard House

6.14 Orchard House is situated on land behind South Norlington House and is positioned close to the boundary of the application site. In order to address this, the applicant has engaged with the neighbouring resident and increased the landscape buffer between Orchard House and plots 60 and 68 from 8.5m to 10m. This landscaped area will not form communal amenity space. It will be enclosed by hedge planting and accessed solely for maintenance via a gate.

Second reason for refusal

2. *It is considered that the design and appearance of the proposed housing units, through their uniformity and lack of varied vernacular detailing, fails to respect and positively contribute to the character of the wider village, contrary to Policy CP11 of the Lewes District Local Plan Core Strategy, Paragraph 64 of the NPPF, and Policy 9.1 of the Ringmer Neighbourhood Plan.*

6.15 The layout has been revised and now comprises seven distinct areas of housing divided by residential/private shared surface access roads off the main spine road, these secondary roads not to be adopted. The properties are no longer so regimentally aligned and linear and the parcels of land have been re-shaped around the edges to create a more natural and organic layout that should be well-integrated with the character of housing in Ringmer village and more appropriate to the edge of settlement context of the application site. The existing hedgerows and trees within the site have been used to guide the proposed layout and will provide attractive features within the development, which also respect and link to the past.

6.16 Connectivity and pedestrian routes through the site have been improved and the more space has been given over to the existing hedgerow through the site, which will be retained. The pedestrian routes connect with Bishop's Lane allowing convenient journeys into the village centre and the existing public footpath will be retained and will facilitate access to the wider countryside to the north of the application site.

6.17 Policy 6.3 of the RNP states that all new proposals for development within or extending the village planning boundaries should respect the village scale. Only developments that respect the village scales appropriate to Ringmer village or the Broyleside will be permitted.

6.18 Policy 9.1 goes on to say that new development should be of high quality and should be designed to fit in with its surroundings. To achieve this, applicants should give careful consideration to the height, massing and scale of a proposal. Houses of more than two storeys are generally inappropriate in a village setting. A degree of design variety within a development is essential but it must take into account the design and detailing of adjacent buildings and the spatial, visual and historical context in which it resides.

6.19 Policy 9.3 states that the preferred external materials for houses are subdued red brick and tile, with roof pitches close to 45 degrees. White render or clapboard and flint walling are also acceptable but should not predominate. Dark grey slates on shallower roof pitches are also acceptable. Materials for other building types should be appropriate for their use and location (see NPPF para.28 for rural employment buildings).

6.20 The application proposes 29 different designs, finishes and details based on 15 categories of building form and scale. These are described below and are considered to be varied approach to the development for 110 residential units, whilst maintaining a degree of cohesion in the character of the scheme as a whole. The proposals are considered compliant with policies 6.3, 9.1 and 9.3 of the RNP.

House Type A (two variations)

- Detached, two storey, pitched roof with gable ends.
- Painted render over brick plinth x 1.
- Facing brick x 1.
- Two ground floor bay windows.

House Type B (two variations)

- Detached, two storey, gable fronted.
- Shiplap cladding to first floor of gable front x 1.
- Tile hung gable front x 2.
- Ground floor bay window.

- Facing brick.

House Type C (two variations)

- Detached, two storey, pitched and hipped roof.
- Integral garage.
- Large and small gables to front elevation.
- Facing brick.
- Brick gables x 3.
- Tile hung gables x 2.

House Type D (two variations)

- Detached, two storey, pitched roof with gable ends.
- Porch roof.
- Two storey bay shiplap x 1.
- Two storey bay tile hanging x 8.

House Type E (three variations)

- Detached, two storey, pitched roof with gable ends.
- Centre porch.
- Brick detail over windows.
- Facing brick walls x 3.
- Render walls x 4.
- Casement windows x 3.

House Type F

- Detached, two storey, half hipped roofs.
- Porch overhang.
- Facing brick.

House Type G (two variations)

- Detached, two storey, pitched roof.
- Front gable.
- Facing brick x 7.
- Shiplap gable x 2.

House Type H

- Semi-detached.
- Tile hung gables x 6.

House Type J (two variations)

- Detached, two storey.
- Two shiplap bays with gable tops x 1.
- Two rendered bays with gable tops and detailed windows x 6.

House Type K (four variations)

- Semi-detached.
- Porch overhangs.
- Facing brick x 2.
- Shiplap first floors x 2.
- Tile hung first floor x 2.
- Porch variation x 2.

House Type L

- Terrace of three houses.

House Type M

- Semi-detached.
- Porch canopies.
- Detailed windows.

House Types N and R (two variations)

- Tile hanging to first floor x 6.
- Gable and half hip façade.
- Type R to being larger and containing six residential units.

House Type P

- Half dormer windows.
- Shiplap first floor.
- Carports on ground floor.

House Type S (three variations)

- End of terrace and semi-detached.
- Pitched and hipped roof.
- Pitched porch canopy.
- Half hipped gable fronts.

Third reason for refusal

3. *The developer has failed to show that they have worked positively with the local community and those likely to be affected by the development (residents and parish council) in the development of the scheme and the design of the units, or taken account of those views in order to influence the design of the scheme, contrary to paragraph 66 of the NPPF.*

6.21 In accordance with the local planning authority's statement of community involvement and national best practice guidance, the applicant has undertaken a programme of consultation to engage with local residents and elected representatives.

6.22 The steps taken include a leaflet drop and invitation to a public exhibition that was held in Ringmer Village Hall on Wednesday 7th March 2018. 606 households were invited and 125 people attended the exhibition. A total of 31 feedback forms were received and the feedback was taken into consideration by the applicant and used to inform revisions to the proposed development.

6.23 Full details of the public consultation and measures to involve the community are described in the Statement of Community Involvement submitted with the application.

6.24 The applicant has met with the occupiers of Orchard House, one of the neighbouring properties which is very close to the site boundary, and agreed to extending the proposed 8.5m buffer zone/amenity space to 10m. This buffer zone will have a gated access for maintenance only and will not be used as a amenity space. The buffer zone will provide sufficient separation between Orchard House and the proposed houses (Plots 60 and 68) in the interests of safeguarding residential amenity.

6.25 Correspondence on the application file indicates a relatively open dialogue between some neighbouring residents and the applicant.

6.26 The above demonstrates that the applicant has made efforts to engage and involve the community in the formulation of the proposals, gathering information as to what is important to local people and ways in which the scheme could be improved, such as altering the relationship with neighbouring homes in the interests of safeguarding amenity, relocated the electricity substation and seeking to preserve and protect the hedgerow through the application site.

Fourth reason for refusal

4. The development fails to make adequate parking provision, especially for the smaller units (1 bed), and is therefore contrary to Policy ST3 of the Lewes District Local Plan and Policy 8.3 of the Ringmer Neighbourhood Plan.

6.27 Policy 8.3 of the Ringmer Neighbourhood Plan states that all new development in Ringmer must make adequate provision for off-road parking for the numbers and types of vehicles likely to be attracted by the development. Parking for new development in the countryside should be appropriately located or screened to minimise landscape impact. New residential development should include off-road parking provision at the following minimum ratios:

- 1 parking space per 1-2 bed home designed specifically for older residents.
- 2 parking spaces per 1-3 bed home.
- 3 parking spaces per 4 bed or larger home.

6.28 The highway authority raises no objection to the planning application and the amount and type of parking proposed is in accordance with the County Council's parking standards of October 2017 whilst at the same time preventing an over-abundance of hard surfacing within the site, that would be detrimental to the character and appearance of the development and meeting the objectives of encouraging residents to use other methods of transport to the private car where appropriate and practical.

6.29 The highway authority has requested some minor amendments to the location of unallocated parking spaces and the applicant has submitted a revised layout plan accordingly. Furthermore, additional details of the emergency access have been provided so that the proposed layout drawing accords with the S278 Agreement with the highway authority.

Fifth reason for refusal

5. The scheme as submitted fails to make adequate provision for the retention and enhancement of the central hedgerow as required by condition 1 of the Inspectors

decision, contrary to Policy ST3 of the Lewes District Local and CP10 of the Lewes District Local Plan Core Strategy.

6.30 The layout has been revised to pull back the residential access roads and indeed the proposed houses, from the lower length of hedgerow and the adjacent ditch. Protections measures can be put in place during construction to ensure the hedgerow and ditch are not damaged.

6.31 The middle length of hedge is shown to be retained along with the two protected oak trees.

6.32 The top length of hedge will also be retained (behind Plots 91-94) with only a small section removed to allow vehicular access into the site via the spine road.

Sixth reason for refusal

6. The proposed mix and size of the proposed residential units fails to meet the needs of the local community contrary to Policy CP2 of the Lewes District Core Strategy, Policy 9.7 of the Ringmer Neighbourhood Plan, and Paragraph 50 of the NPPF.

6.33 The scheme includes 44 affordable housing units of which 36% will be 1-bed, 59% 2-bed and less than 5% 3-bed. Of the 66 market housing units proposed, 21% will be 2-bed, 33% 3-bed, 38% 4-bed and just over 7% 5-bed.

6.34 Paragraph 50 of the NPPF states that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, markets trends and the needs of different groups in the community.

6.35 Core Policy 2 of the Council's adopted Joint Core Strategy states that development proposals must provide a range of dwelling types and sizes to meet the identified local need. This will generally include 1 and 2 bedrooms homes. The wording to "generally include" hints at some flexibility in that it may not necessary "exclude" other sizes of dwelling. In addition, policy CP2 states that account should also be given to the existing character and housing mix in the vicinity of the application site.

6.36 Policy 6.2 of the RNP states that the 240 housing units to be developed in Ringmer to 2030 should include at least 80 affordable units. Where new affordable housing is included within a market development the majority of the new units shall be 2-bed or 3-bed houses suitable for young families.

6.37 Policy 9.7 goes on to say that larger developments (20 units or more) should be mixed, but with a high proportion of 2-3 bed houses suitable for young families. They should include some 1-2 bed starter homes and smaller homes built to Lifetime Homes standards for the elderly and disabled. Proposals for sheltered housing, self-build schemes, flats or large houses will be considered on their merits.

6.38 Overall, 56 of the 110 new homes will be 1-bed and 2-bed, representing 51% of the whole development. This should be sufficient to meet the requirements of RNP policy 9.7.

6.39 Also, 64 of the 110 new homes will be 2-bed and 3-bed properties, representing 58% of the scheme as a whole. This is considered to meet the requirements of policy 6.2 of the RNP which requires the majority of new units to be 2-bed or 3-bed homes.

6.40 None of the affordable homes will have 4-bedrooms or 5-bedrooms. This element of the proposals, 30 units representing 27% of the scheme overall, is considered acceptable insofar as Core Policy 2 of the Joint Core Strategy includes the wording "account should also be given to the existing character and housing mix in the vicinity of the application site."

6.41 In terms of the distribution of the affordable units across the site, they are interspersed with market housing in three areas: to the east and west of the central landscaped area and near the eastern boundary of the application site. This arrangement is considered to acceptably integrate the proposed units within the overall development, ensuring it will be indistinguishable from the market housing.

Lighting

6.42 The applicant has submitted amended plans which remove all street lighting from the proposed development. Policy 4.11 of the RNP states that new development, especially new development in the countryside, should minimise additional light pollution, through careful design, location and inclusion of mitigation measures if necessary.

Space Standards

6.43 Using the Technical Housing Standards - Nationally Described Space Standard March 2015 the gross internal floor areas of each property are contained in the below table. For some of the smaller units of accommodation the properties will be just below the suggested standard but this is marginal and the proposed layouts indicate good circulation space and living areas.

Property Type	Bedrooms	Persons	Internal Floor Area	National Space Standard
A	5	10	185	128
B	5	9	163	128
C	4	7	145	115
D	4	6	124	106
K	2	4	79.2	79
L	2	4	79.2	79
M	3	4	93	84
N	2	4	79	79
R	1	2	50	50
S	2	4	79	79

(Table 1)

CP14 Energy Statement

6.44 The applicant has submitted a Sustainability and Energy Statement in line with the requirements of Core Policy 14 of the Joint Core Strategy. The properties will be constructed to a satisfactory level of energy efficiency and conservation.

6.45 In addition, the applicant is committed to providing charging point for electric vehicles, in order to reduce emissions and use of fossil fuels. In this regard a condition is recommended in order to secure the details.

Affordable Housing and S106 Obligations

6.46 It is noted from the applicant's submissions that they are now seeking to amend the tenure mix of the affordable housing to a 50:50 split. This will require an amendment to the original Section 106 agreement. Core Policy 1 of the JCS notes that:

6.47 "The guideline affordable housing tenure split will be 75% affordable rented and 25% intermediate (shared ownership). The local planning authority will negotiate the appropriate tenure split on a site by site basis based upon the latest evidence of needs in the site locality."

6.48 The policy clearly therefore allows for flexibility in this respect and such details are usually left for officers to resolve with the applicants post resolution when the final details of the S106 are agreed. However, the Council's Strategic Policy Officer has confirmed that he is generally satisfied with a tenure split of 50:50, affordable rented: intermediate (shared ownership), for this development.

6.49 Criteria viii) of policy SP6 requires contributions to be made towards off-site infrastructure arising from and related to the development, to include off-site highway improvements being made to the Earwig Corner junction as well as in the immediate vicinity of the site.

6.50 On the basis that the outline application was approved after the Council adopted its CIL Charging Schedule the applicants will be required to make a significant CIL contribution (circa. £1.3 million). This money will be put towards Infrastructure Projects identified in the Council's Regulation 123 list, which sets out possible projects on which CIL funds can be spent on. This includes but is not limited to capital improvements in healthcare facilities, outdoor sports facilities, and the expansion of Ringmer Library.

6.51 The outline application also secured, by way of the Section 106 agreement a number of highway works that include:

- Works to Earwig Corner (the junction of the A26 and B2192), including signalisation, a new right turn lane and street lighting;
- Realignment of the Ham Lane/Norlington Lane junction;
- Improvements, including street lighting, to the junction of Bishops Lane and the B2192;
- A new controlled crossing on the B2192 close to The Forge; and
- Two new bus stops on Lewes Road near its junction with Bishops Lane.

6.52 It is understood that the new controlled crossing on the B2192 is likely to be brought forward by CALA homes who are developing The Forge site further along Bishops Lane. The other remaining items will still however be secured by the S106.

Conclusion

6.53 The principle of the development at this site by way of 110 new homes has previously been established by the Secretary of State at appeal. In addition, matters including the access, surface water drainage and highway safety have each been considered and held to be acceptable.

6.54 Following the refusal at Planning Applications Committee of the previous application for approval of reserved matters (LW/17/0045) the current application incorporates revisions which are considered to represent a significant improvement and which address each of the six reasons for the refusal of the previous application.

6.55 In view of this it is considered that the proposed development is acceptable and accordingly approval is recommended subject to the necessary variation of the Section 106 Agreement.

7. RECOMMENDATION

In view of the above approval is recommended.

The application is subject to the following conditions:

1. The glazing in the first floor westerly facing window of plot 98 (House Type A) and the easterly facing first floor window of plot 60 (House Type S) shall be in obscured glass and the windows shall be non-opening unless the parts of the window(s) that can be opened are a minimum of 1.7m in height above the internal finished floor level of the rooms served by those windows and shall be maintained as such thereafter.

Reason: To protect the privacy and residential amenity of neighbouring residents, having regard to policy ST3 of the Lewes District Local Plan, policy CP11 of the Lewes District Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

2. The connection of this development to the public sewerage system can be carried out only on completion of the public sewerage network improvement works scheme, which introduces the online storage in order to avoid the overall increase of flows to wastewater treatment works and no dwelling shall be occupied unless and until the Local Planning Authority has been provided with evidence to demonstrate this is the case.

Reason: To ensure that the scheme is satisfactorily drained and to accord with policy SP6 of the Joint Core Strategy.

3. Prior to the occupation of the last dwelling a Local Equipped Area for Play (LEAP) shall be provided on site in accordance with details (siting and equipment) to be submitted to and approved by the Local Planning Authority.

Reason: To ensure that adequate play space is provided on site in accordance Policy SP6 of the Joint Core Strategy and Policy RES19 of the Lewes District Local Plan.

4. A landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas (including the LEAP), other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: To enhance the general appearance of the development having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

5. No development shall take place until a schedule of all external materials and finishes including the fenestration; hard surfaces; roof materials and external finishes to the walls, have been submitted to and approved in writing by the Local Planning Authority. The details shall be in broad conformity with the submitted Design & Access Statement. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policy ST3 of the Lewes District Local Plan, policy CP11 of the Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

6. Details of the proposed electricity sub-station (to include details of expected noise levels and possible mitigation) shall be submitted to any approved by the Local Planning Authority prior to any works in conjunction with this installation commence. The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

7. Details of the proposed foul water pumping station (to include details of expected noise levels and possible mitigation) shall be submitted to any approved by the Local Planning Authority prior to any works in conjunction with this installation commence. The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

8. Arboricultural Method Statement & Tree Protection Measures

a) No development shall take place until an arboricultural method statement, to include details of all works within the root protection area, or crown spread [whichever is greater], of any retained tree, has been submitted to and agreed in writing by the District Planning Authority. Thereafter, all works shall be carried out and constructed in accordance with the approved details and shall not be varied without the written consent of the District Planning Authority.

b) This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during construction.

c) No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during site clearance operations, site preparation and subsequent development operations and up until completion and full occupation of the buildings for their permitted use within 2 years from the date of the occupation of the buildings for their permitted use, other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority.

d) No development shall take place, including site clearance or installation of temporary plant or structures associated with the construction of the development, until full details of the measures to be implemented in order to safeguard and protect the hedgerows to be retained have been submitted to and approved in the writing by the local planning authority.

Reason: To enhance the general appearance of the development and in the interests of preserving the amenity of the locality having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

9. No development shall take place until full details of both hard and soft landscape works, including particular details of tree/hedge planting and boundary treatment to the south east corner of the site (to the north of Orchard House and Pippins) and routing of the informal footpath around the north edge of the site, have been submitted to and approved in writing by the Local

Planning Authority and these works shall be carried out as approved. If within a period of five years from the date of the planting any tree, or any tree planted in replacement for it, is removed, uprooted destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To enhance the general appearance of the development and to protect residential amenity having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

10. 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) the garage(s) hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety.

11. No development shall commence until such time as temporary arrangements for access and turning for construction traffic has been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To secure safe and satisfactory means of vehicular access to the site during construction.

12. No development shall take place, including demolition, on the site until an agreed pre-commencement condition survey of the surrounding highway network has been submitted and approved in writing by the Local Planning Authority. Any damage caused to the highway as a direct consequence of the construction traffic shall be rectified at the applicant's expense.

Reason: In the interests of highway safety and the amenities of the area.

13. The existing public right of way (footpath Ringmer 22) across the site shall not be altered or impeded unless and until legally stopped up or diverted. The alignment of any public right of way shall be protected by being clearly demarcated, signed and fenced, as may be approved in writing by the Local Planning Authority, throughout the course of construction and for the lifetime of the development thereafter.

Reason: In the interests of amenity and accessibility in accordance with Core Policies 10 and 13 of the Lewes District Local Plan Part One: Joint Core Strategy, and having regard to the National Planning Policy Framework.

14. Works to construct the new houses hereby permitted shall not commence until the new estate road[s] have been completed to base course level, together with the surface water and foul sewers and main services, to the approval of the local planning authority.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large.

15. The new estate road[s] shall be designed and constructed to a standard appropriate to subsequent adoption as [a] publicly maintained highway.

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

16. No development shall take place until details of electric vehicle charging points have been submitted to and approved in writing by the local planning authority. The electric vehicle charging points shall be installed in accordance with the approved details prior to the first residential occupation of the development hereby permitted and retained as such thereafter.

Reason: To encourage the uptake of electric vehicles in the interests of reducing harmful emissions in accordance with policies CP9, CP13 and CP14 of the Lewes District Local Plan Part One: Joint Core Strategy and having regard to the National Planning Policy Framework 2012.

INFORMATIVE(S)

1. This development may be CIL liable and correspondence on this matter will be sent separately, we strongly advise you not to commence on site until you have fulfilled your obligations under the CIL Regulations 2010 (as Amended). For more information please visit <http://www.lewes.gov.uk/planning/22287.asp>

2. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

3. All waste material arising from any clearance and construction activity at the site should be stored, removed from the site and disposed of in an appropriate manner. It is an offence to burn trade waste, so there should be no bonfires on site.

4. The applicant is advised to enter into a Section 59 Agreement under the Highways Act, 1980 to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The applicant is advised to contact the Transport Development Control Team (01273 482254) in order to commence this process.

5. East Sussex County Council as Highway Authority seeks to adopt estate roads deemed to be of public benefit. The residential roads within this site serve will form part of a waste collection route, therefore ESCC expects to adopt the spine road and associated footways and verge in accordance with the guidance in Manual for Streets and the ESCC Local Design Guide. The applicant should make early contact with Transport Development Control 01273 482254 to agree the highway design and progress a s38 Road Adoption agreement.

6. It is advised that where an arboricultural method statement is required to satisfy a condition of planning consent it must be submitted prior to demolition, clearance or development works and be detailed, site specific, prepared by a qualified and experienced arboriculturist and in line with BS5837:2010 - 'Trees in relation to design, demolition, and construction - Recommendations'. The statement should include: method of demolition of structures and removal of surfaces within protected zone round retained trees and hedges; method of driveway construction and hard surfacing within protected zones around retained trees and hedges; locations, dimensions, and methods of installation of new drains, ditches, soak-aways, utility runs and other excavations within protected zone around retained trees and hedges, site set up including the position of all site huts, material storage areas, cement mixing and plant and equipment storage areas, design and construction of building foundations within protected zone

around retained trees and hedges, and arrangements for supervision by the project arboriculturist which shall include timing and methods of site visiting and record keeping, including updates and procedures for dealing with variations and incidents. In this case, given the hydrology and soil type of the area the method of protection of proposed tree planting areas during construction and prior to landscape operations.

7. The applicant is advised to enter into a Section 38 legal agreement with East Sussex County Council, as Highway Authority, for the proposed adoptable on-site highway works. The applicant is requested to contact the Transport Development Control Team (01273 482254) to commence this process. The applicant is advised that any works commenced prior to the Sec 38 agreement being in place are undertaken at their own risk.

8. The applicant is advised of the requirement to enter into discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway. The applicant should contact the Transport Development Control Team (01273 482254).

9. The applicant is advised that the erection of temporary directional signage should be agreed with Transport Development Control Team prior to any signage being installed. The applicant should be aware that a Section 171, Highways Act 1980 licence will be required.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	3 May 2018	DAS_REV A_LOW RES_PART 6
Proposed Elevation(s)	8 June 2018	CB_45_110_SUB_01
Landscaping	8 June 2018	01C
Landscaping	8 June 2018	02C
Landscaping	8 June 2018	03C
Landscaping	8 June 2018	04C
Landscaping	8 June 2018	05C
Technical Report	8 June 2018	07 LEAP DETAILS
Other Plan(s)	8 June 2018	REFUSE VEHICLE TRACKING
Other Plan(s)	8 June 2018	FIRE TENDER TRACKING
Other Plan(s)	8 June 2018	REMOVALS TRACKING
Other Plan(s)	8 June 2018	PRIVATE VEHICLE TRACKING
Planning Statement/Brief	16 May 2018	COMMUNITY INVOLVEMENT

Proposed Floor Plan(s)	12 April 2018	A P02
Proposed Elevation(s)	12 April 2018	A E01
Proposed Floor Plan(s)	12 April 2018	A P01
Proposed Elevation(s)	12 April 2018	A E02
Proposed Elevation(s)	12 April 2018	B E01
Proposed Elevation(s)	12 April 2018	B E02
Proposed Floor Plan(s)	12 April 2018	B P01
Proposed Elevation(s)	12 April 2018	C E01
Proposed Elevation(s)	12 April 2018	C E02
Proposed Floor Plan(s)	12 April 2018	C P01
Proposed Elevation(s)	12 April 2018	D E01
Proposed Elevation(s)	12 April 2018	D E02
Proposed Floor Plan(s)	12 April 2018	D P01
Proposed Elevation(s)	12 April 2018	E E01
Proposed Elevation(s)	12 April 2018	E E02
Proposed Elevation(s)	12 April 2018	E E03
Proposed Floor Plan(s)	12 April 2018	E P01
Proposed Elevation(s)	12 April 2018	F E01
Proposed Floor Plan(s)	12 April 2018	F P01
Proposed Elevation(s)	12 April 2018	G E01
Proposed Elevation(s)	12 April 2018	G E02
Proposed Floor Plan(s)	12 April 2018	G P01
Proposed Elevation(s)	12 April 2018	H E01
Proposed Floor Plan(s)	12 April 2018	H P01
Proposed Elevation(s)	12 April 2018	J E01
Proposed Elevation(s)	12 April 2018	J E02
Proposed Floor Plan(s)	12 April 2018	J P01

Proposed Elevation(s)	12 April 2018	K E01
Proposed Elevation(s)	12 April 2018	K E02
Proposed Elevation(s)	12 April 2018	K E03
Proposed Elevation(s)	12 April 2018	K E04
Proposed Floor Plan(s)	12 April 2018	K P01
Proposed Elevation(s)	12 April 2018	L E01
Proposed Floor Plan(s)	12 April 2018	L P01
Proposed Elevation(s)	12 April 2018	M E01
Proposed Floor Plan(s)	12 April 2018	M P01
Proposed Elevation(s)	12 April 2018	NR E01
Proposed Floor Plan(s)	12 April 2018	NR P01
Proposed Elevation(s)	12 April 2018	R E01
Proposed Floor Plan(s)	12 April 2018	R P01
Proposed Elevation(s)	12 April 2018	P E01
Proposed Floor Plan(s)	12 April 2018	P P01
Proposed Elevation(s)	12 April 2018	S E01
Proposed Elevation(s)	12 April 2018	S E02
Proposed Floor Plan(s)	12 April 2018	S P01
Proposed Elevation(s)	12 April 2018	S E03
Proposed Floor Plan(s)	12 April 2018	S P02
Proposed Elevation(s)	12 April 2018	S E04
Proposed Floor Plan(s)	12 April 2018	S P03
Proposed Elevation(s)	12 April 2018	S E05
Proposed Floor Plan(s)	12 April 2018	S P04
Proposed Elevation(s)	12 April 2018	S E06
Proposed Floor Plan(s)	12 April 2018	S P05
Proposed Elevation(s)	12 April 2018	GAR 01
Proposed Floor Plan(s)	12 April 2018	GAR 01

Proposed Elevation(s)	12 April 2018	GAR 02
Proposed Floor Plan(s)	12 April 2018	GAR 02
Proposed Elevation(s)	12 April 2018	GAR 03
Proposed Floor Plan(s)	12 April 2018	GAR 03
Proposed Elevation(s)	12 April 2018	GAR 04
Proposed Floor Plan(s)	12 April 2018	GAR 04
Proposed Elevation(s)	12 April 2018	GAR 05
Proposed Floor Plan(s)	12 April 2018	GAR 05
Additional Documents	12 April 2018	ENERGY _SUSTAINABILITY
Additional Documents	12 April 2018	PARKING CALCULATOR
Additional Documents	12 April 2018	DRAINAGE CALCULATOR
Additional Documents	12 April 2018	ECOLOGY SUMMARY
Design & Access Statement	12 April 2018	DAS_REV A_LOW RES_PART 1
Design & Access Statement	12 April 2018	DAS_REV A_LOW RES_PART2
Design & Access Statement	12 April 2018	DAS_REV A_LOW RES_PART 3
Design & Access Statement	12 April 2018	DAS_REV A_LOW RES_PART 4
Design & Access Statement	12 April 2018	DAS_REV A_LOW RES_PART 5
Design & Access Statement	12 April 2018	DAS_REV A_LOW RES_PART 7
Design & Access Statement	12 April 2018	DAS_REV A_LOW RES_PART 8
Flood Risk Assessment	12 April 2018	FLOOD STUDY REPORT -1
Flood Risk Assessment	12 April 2018	FLOOD STUDY REPORT -2
Flood Risk Assessment	12 April 2018	FLOOD STUDY REPORT -3
Flood Risk Assessment	12 April 2018	FLOOD STUDY REPORT -4
Flood Risk Assessment	12 April 2018	FLOOD STUDY REPORT -5

Illustration	12 April 2018	CB_45_110_BL_STREET SCEN
Illustration	12 April 2018	CB_45_110_CA_STREET SCEN
Illustration	12 April 2018	CB_45_110_GE_STREET SCEN
Illustration	12 April 2018	CB_45_110_VISUAL BOOKLET
Proposed Layout Plan	12 April 2018	CB_45_110_001
Proposed Layout Plan	12 April 2018	CB_45_110_012
Location Plan	12 April 2018	CB_45_110_000
Other Plan(s)	12 April 2018	CB_45_110_003
Other Plan(s)	12 April 2018	CB_45_110_005
Other Plan(s)	12 April 2018	014B VISIBILITY SPLAYS
Other Plan(s)	12 April 2018	CB_45_110_002
Other Plan(s)	12 April 2018	CB_45_110_004
Other Plan(s)	12 April 2018	CB_45_110_007
Other Plan(s)	12 April 2018	CB_45_110_008
Other Plan(s)	12 April 2018	CB_45_110_009
Other Plan(s)	12 April 2018	CB_45_110_010
Other Plan(s)	12 April 2018	CB_45_110_011
Other Plan(s)	12 April 2018	CB_45_110_006
Planning Statement/Brief	12 April 2018	
Tree Statement/Survey	12 April 2018	ARBORICULTURAL STATEMENT