



MINUTES OF PARISH COUNCIL PLANNING MEETING HELD 17 JULY 2018 AT PLUMPTON VILLAGE HALL

ATTENDED

Councillors

Catherine Jackson (Chair)
Gail Murphy
Paul Stevens
Chris Thompson

c120 parish residents were also in attendance and invited to give their views.

NOTES OF MEETING / ADVISORY NOTES TO LDC

Reference: LW/18/0472

Location: Land at Western End of Riddens Lane Plumpton East Sussex

Proposal: Outline planning application for up to 20 dwellings (including 40% affordable), access, landscaping, footpath diversion and associated infrastructure

There were no declarations of interest

Decision: Despite this site being in the Plumpton Parish neighbourhood Plan, the Planning Committee **does not support** the 20-unit scheme as it does not accord with the made Plumpton Parish Neighbourhood Plan (Policy 5.1 in the Plan).

The Planning Committee **supports in principle** the 16-unit scheme on the basis of its inclusion in the made Plumpton Parish Neighbourhood Plan.

However, the current application does not accord with the proposed development supplied by the applicant during the Neighbourhood Plan public consultation process in two material aspects:

- Contrary to what is stated in the design statement, a small part of the development is located in flood zone 2, in violation of Policy 5.2 of the made Plumpton Parish Neighbourhood plan
- The 'developed' site has been extended to provide larger gardens for the new dwellings, requiring diversion of the footpath that previously had been stated as being retained and enhanced. This takes the area of development outside that designated in the 'made' plan.

Both of these are capable of satisfactory resolution, and the Planning Committee would encourage the applicant to engage constructively with Lewes District Council and Plumpton Parish Council to expedite that.

In addition, and acknowledging that this is an outline rather than a detailed planning application, the Planning Committee notes a number of major concerns about the proposed development. These have also been raised by statutory bodies in their formal responses and by residents of neighbouring properties in the Riddens area and East View Fields in particular.

1. Surface water flooding. There is concern about the practicality and level of detail in the application about surface water flooding risk and mitigation. This is of major concern to adjacent residents, including those downstream in East View Fields, with properties bordering on the Bevern. Some expressed concern that the currently available risk assessment data do not adequately reflect the frequency of flooding events. Even at the outline application stage it would be useful to confirm how the proposed SUDS design will function at full capacity and the implications for residents of the new development and of East View Fields if it should prove inadequate. In addition, longer term ownership and maintenance responsibilities for the system should be clearly

set out. This is for LDC and ESCC to address and we hope they will do so to parishioners' satisfaction.

2. Access. A repeatedly raised and key concern is access at the Station Road junction and along Riddens Lane itself. The junction is at the brow of the hill, and directly adjacent to the village shop. Visibility to the north is very poor, and delivery lorries are frequently parked outside the shop when the parking area is full, reducing visibility still further. Cars are also parked south of the junction, in the bus parking area, with similar impact on visibility. We share residents' concern about the safety, especially that the times of peak usage coincide with school starts and deliveries at the shop. A further concern is the traffic management along the length of Riddens Lane and proposed passing spaces. Both must demonstrably meet safety requirements, both for vehicular and pedestrian access, and noting the legal requirements for disability access. It was noted by residents that large farm vehicles frequently use the lane and the proposed passing spaces would not accommodate two delivery lorries or a tractor and a council rubbish lorry. This is a public footpath as well as a pedestrian access route to properties all along Riddens Lane and the proposal makes no provision for a designated pedestrian walkway.

In addition, and especially noting the considerable amount of spoil removal necessitated by both construction and the proposed SUDS, the Planning Committee requests that specific control measures should be implemented around site access in peak times, in particular limiting ingress/egress to the site at the start and end of the school day, with effective intervention measures to ensure the requirements are adhered to. A clear agreement on accountability for remediation/reinstatement of the existing road surface along the entire length of Riddens Lane post-construction is also required. Responsibility for maintenance of the lane must also be clearly specified within the ongoing management arrangements for shared areas of the site.

3. Public right of way. The Planning Committee notes ESCC correspondence indicating that there has been no contact from the applicant regarding their proposal to divert the footpath. The Planning Committee endorses the concern raised by several residents that the footpath will be diverted through Flood Zone 3, and so likely to be impassible for much of the winter months. A raised boardwalk should be built to maintain the current all-year access through the site, and a hedgerow buffer of suitable native species planted so that walkers are not hedged between a blank fence and the stream. Note should be taken of ESCC minimum recommended minimum width for the diverted footpath.

4. Design. The mix of housing should more fully reflect Policy 5 of the made Plumpton Parish Neighbourhood Plan, which explicitly welcomes the provision of one-to-three bedroom dwellings and/or dwellings that meet the needs of young families and those wishing to downsize. This also reflects the local housing needs survey, which stresses the need for smaller homes. Currently the number of 5- and 4-bed houses is disproportionate, in our view. We are also concerned that the 'affordable' one and two-bed houses are separated off from the rest of the development, with their own access road and their backs to the other houses, which all front onto the main entrance/access road. This appears to be a deliberate separation, with no design justification. It does not, we feel promote cohesiveness and inclusion within the new community to fence off these houses in this way.

5. Landscape & biodiversity. Screening around the site on all sides, including along the diverted footpath, should respect the rural location and comprise native species, not fencing. We note that screening to the west may be needed to conceal the houses from walkers using the footpath that feeds into Riddens Lane.

6. Foul water drainage. The application makes no mention of how the development of the site will impact on existing and acknowledged (by ESCC) major sewage management problems in Plumpton Green.