

Land at Glendene, Station Road North Chailey  
(Site CH01)

Lewes District Council

Local Plan: Part 2 – Site Allocations and  
Development Management  
Examination in Public

Hearing Statement

Representations prepared Reside Developments Ltd

March 2019

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## **1.0 INTRODUCTION AND OVERVIEW**

- 1.1 This Statement is submitted by Reside Development Ltd ("Reside") in response to the publication of the Inspector's Matters, Issues and Questions Discussion Note Matter 10 regarding the draft Lewes Local Plan Part 2: Site Allocations and Development Management which was submitted to the Secretary of State for Independent Examination on 21<sup>st</sup> December 2018.
- 1.2 Reside controls a parcel of land to the north of Station Road ("The Site") which is located to the east of North Chailey (CH01).
- 1.3 The Site is a proposed allocation in the draft Lewes Local Plan Part 2: Site Allocations and Development Management and the purpose of this statement is to clarify the position in respect to the Questions raised regarding Matter 10 for this site.
- 1.4 We have agreed a Statement of Common Ground (SoCG) with Lewes District council and the SoCG sets out the physical and planning background to The Site.
- 1.5 Reside Developments fully support the allocation of this site (CH01).

## **2.0 INTRODUCTION AND OVERVIEW**

- 2.1 We set out below our position and response to the eight matters raised by the Inspector in the same order as set out by him.

### Matter 10 (a) – whether there are any environmental/heritage impacts?

- 2.2 The Site is not located in or on any environmental designation. Ancient Woodland is located to the north of The Site, however, there is a clear minimum 15m buffer between the site and Ancient Woodland.
- 2.3 In addition, The Site is not close to any listed buildings, conservation area, a scheduled ancient monument or any other heritage assets.

### Matter 10 (b) – impact on living conditions of existing and/or future residents.

- 2.4 The Site is located between two houses. None of the houses have habitable rooms that overlook the site. In addition, both properties are well-screened with existing trees and hedgerow.
- 2.5 The current planning application ensures there is sufficient space between the existing and proposed homes. None of the new homes overlook or have windows that overlook the neighbouring properties.
- 2.6 The proposed properties all conform the council's development management requirements, whereby there are no impacts.

### Matter 10 (c) – whether a safe an acceptable vehicular access and sufficient parking can be secured?

- 2.7 A new access is proposed to The Site in the centre of the site's boundary with Station Road. Both the previous planning application and the current planning application access is support by the Highways Authority (East Sussex County Council).
- 2.8 The proposed scheme fully conforms with the council's and county's parking requirements.

Matter 10 (d) – whether there is a willing land owner?

- 2.9 Reside has a development agreement with the landowner for The Site, for a sufficient period, which is the subject of a second application currently. The landowner is fully supportive of both the site's promotion and the current planning application.

Matter 10 (e) – whether there will be a loss of high-quality agricultural land?

- 2.10 The Site consists of poor soils (predominantly clay), which drains poorly, and The Site is quite steep. The Site is currently used as a donkey paddock. The site is classified Grade 4 (Poor).

Matter 10 (f) – flood risk.

- 2.11 The Site is located in Flood Zone 1, as shown on the Environment Agencies website. In addition, the site is not at risk from flooding from either surface water or reservoirs.

Matter 10 (g) – sustainability, including bus services, shops, schools, healthcare provision, equipped and informal play space and other community facilities.

- 2.12 The site is located to the north of Station Road (A272) a short walk (approximately 550 metres) east of North Chailey village. Station Road benefits from a one-metre-wide footway on the northern side and a 1.5-metre-wide footway on the southern side. The northern footway also benefits from a grass verge separating the footway from the carriageway. The footway provides pedestrian access to North Chailey village to the west including a Costcutter Store and The Kings Head Public House, Newick C of E Primary School, Chailey Cricket Club, Chailey Sports Ground, Memorial Common, allotments and Chailey Heritage School.
- 2.13 There are two bus stops located within approximately 120 metres of the site; one to the east of the site on Station Road (identified as opposite Hazeldene Lane), and one to the west of the site (identified as outside Warren Cottages). Both bus stops benefit from bus stop flags with timetable information. Both stops are served by route 31 and 121. These services run roughly hourly towards Hawards Heath and Uckfield. Bus services to Lewes run roughly every two hours.
- 2.14 The closest rail station to the site is Plumpton railway station located approximately 7.3 kilometres to the southwest. Plumpton forms part of

the Southern network and provide services between London Victoria and Ore. As well as Plumpton station, Haywards Heath railway station is only 9 kilometres to the north-west of the site which has 12 peak hour trains running into London Bridge, St. Pancras International and Victoria Stations.

Matter 10 (h) – any other relevant infrastructure, planning, marketing or viability constraints in addition to the considerations already set out in the respective policies

2.15 The Site is considered viable and has no planning, infrastructure constraints affecting the site being developed.