

LAND SOUTH OF GREEN ROAD, WIVELSFIELD GREEN

Flood Risk Sequential Test



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Sequential Test
8
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Quality Management

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Prepared by:

RPS Consulting Services Ltd

20 Farringdon Street
London, EC4A 4AB

Prepared for:

Taylor Wimpey Strategic Land

Contents

1	PROJECT AND SITE BACKGROUND	1
2	SCOPE OF THE SEQUENTIAL TEST	7
3	SITE SELECTION ANALYSIS.....	12
4	SEQUENTIAL TEST METHODOLOGY	13
5	RESULTS.....	16
6	ALTERNATIVE SITES AND AVAILABILITY	24
7	SUMMARY	29

Appendices

- Appendix A Table 2: First Pass Site Selection
- Appendix B Table 3: Full Sequential Test Site Selection
- Appendix C Table 4: Full Sequential Test Summary Table
- Appendix D LAA Site Assessments and Planning Applications Committee Document

1 PROJECT AND SITE BACKGROUND

1.1 Introduction

- 1.1.1 RPS have been appointed by Taylor Wimpey Strategic Land to review the planning statement and comments from the Local Planning Authority (LPA), in particular the Lead Local Flood Authority (LLFA) comments on flood risk and drainage.
- 1.1.2 Although no specific requirement for a sequential test has been identified by the LPA (Lewes District Council) and LLFA, this report has been prepared to assess the site and its potential ranking within a district wide sequential test. In order to inform our scope, we refer to recent experience regarding wider planning activity. Reference has also been made to the pre-application response from Lewes District Council (ref. PREAPP/23/0158 dated 15 May 2024).
- 1.1.3 This technical note seeks to provide suitable information for assessing the NPPF Sequential Test to support the outline planning application. It will be carried out in accordance with the approach contained in Section 14 and Annex 3 of the NPPF, as well as the guidance contained in the PPG section title “flood risk and coastal change” and the specific guidance set out in the DEFRA guidance “Flood risk assessment: the sequential test for applicants’ as well as pay regard to the recent High Court decision *Mead & Redrow v SoS LHC*, North Somerset Council and Hertsmere Borough Council which explores further the requirements when undertaking a sequential test.

1.2 Background

- 1.2.1 The application site is located at National Grid Reference TQ 34853 19876, is irregular in shape and occupies an area of approximately 20.89 hectares (ha) and primarily occupied by greenfield land used for agricultural purposes. A woodland area is located within the southwestern portion of the site.
- 1.2.2 The development proposals include “*Outline planning application for the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space, land for education or community use, with access from Green Road and Eastern Road*”.
- 1.2.3 The development will work towards providing housing numbers to meet the supply requirements of Lewes District Council, will provide additional development space for the Wivelsfield Primary School, space for community use within the community orchard, and enhance existing open space and access routes within the vicinity of Wivelsfield Green.
- 1.2.4 The site location and development plan are shown in Figure 1 below.



Figure 1. Site Layout (CSA Indicative Framework Plan – Rev F December 2024)

- 1.2.5 The identified flood risk at this site is listed within the RPS Flood Risk Assessment (ref: HLEF03595 Wivelsfield Green FRA DS v5) as outlined in Table 1 below.
- 1.2.6 This technical note deals specifically regarding the NPPF sequential test and is based on information from the project planners, architects and flood risk teams.
- 1.2.7 The Site is located entirely in Flood Zone 1, as shown in Figure 2.

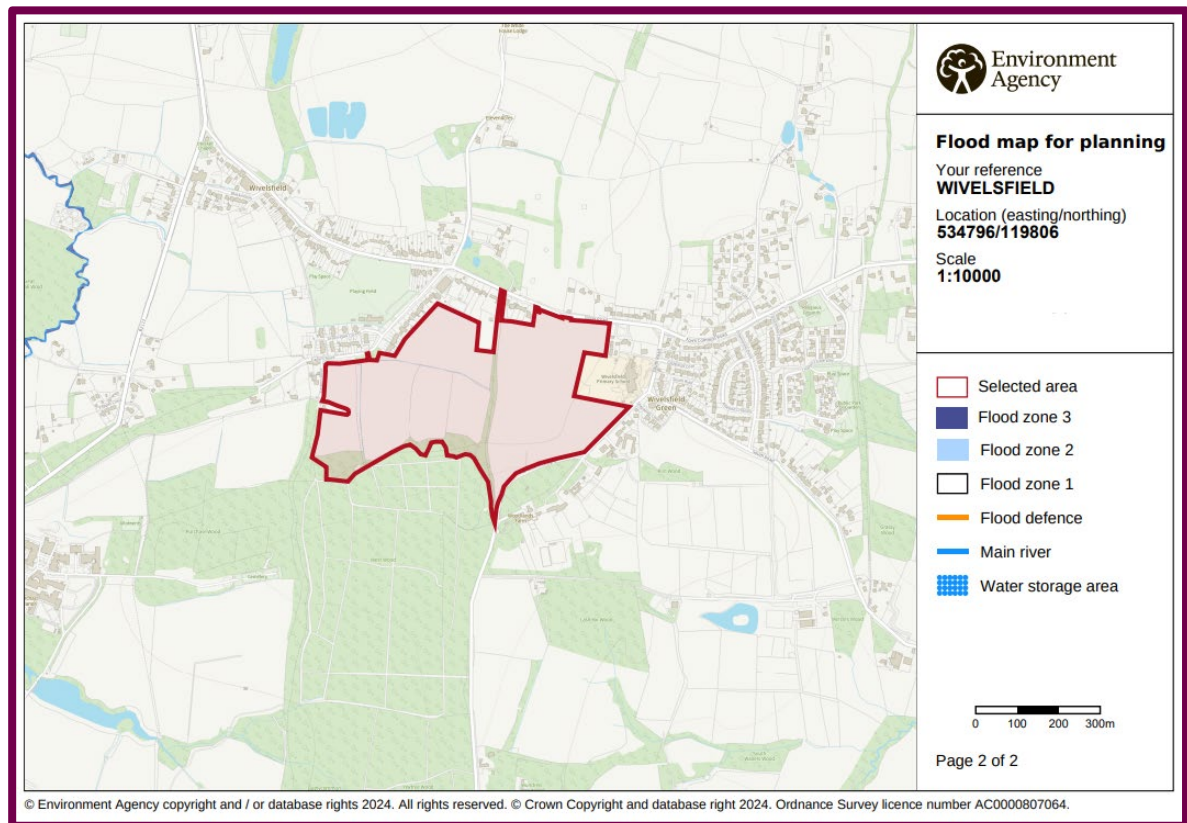


Figure 2. Site Location (Based on EA Flood Zone Map 2024)

- 1.2.8 The main identified risk is from surface water sources, which can be addressed within the site layout and design, and via incorporation of SuDS features to achieve betterment for the site and areas downstream of the site. Figure 3 shows the site location and existing surface water flood flow pathways.

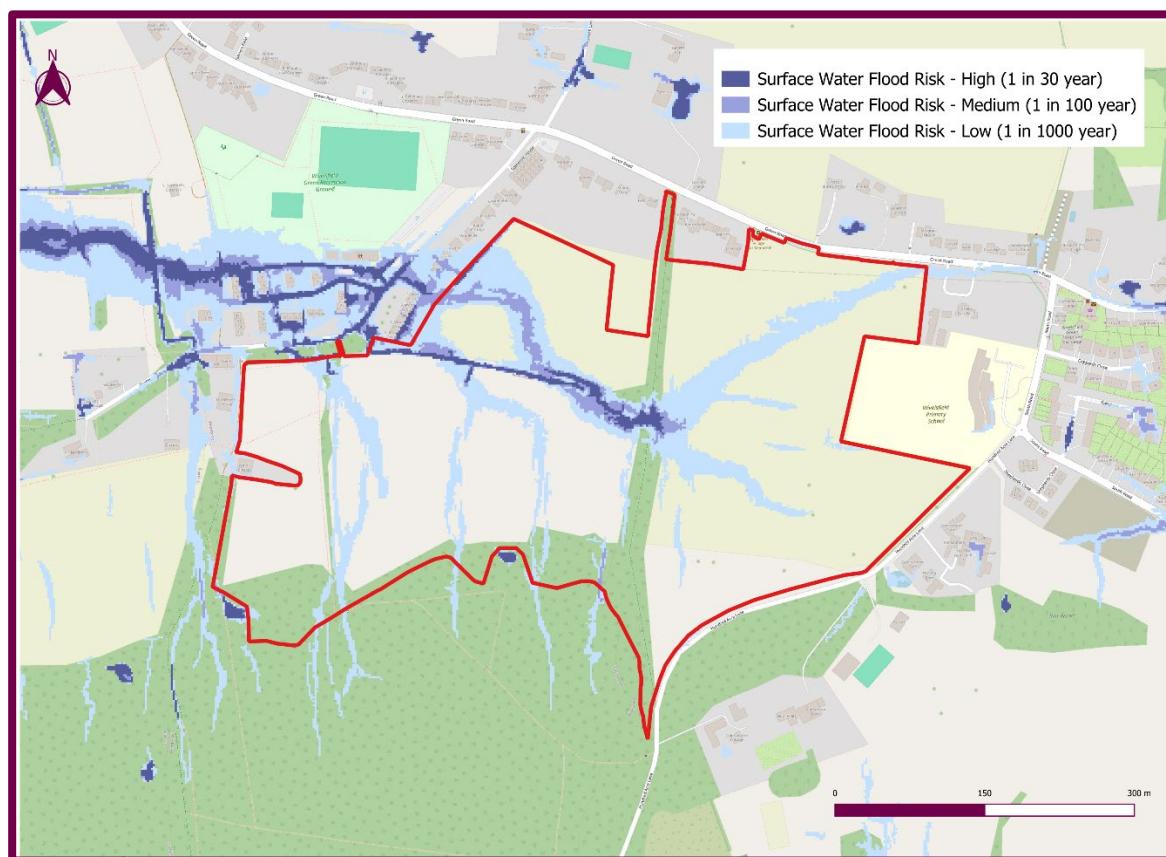


Figure 3. Site Location and Existing Surface Water Flow Pathways

- 1.2.9 As explained in the RPS Flood Risk Assessment, the developable area has been sequentially located to areas at the lowest risk of flooding from any source.
- 1.2.10 The red line boundary for the application incorporates areas that are prone to surface water flood risk. Built residential development has been steered away from areas of 'High' surface water flood risk. Some areas of built development is situated in areas of 'Low' and 'Medium' surface water flood risk. However, the majority of areas at risk from surface water flooding will be used to facilitate landscaping, biodiversity net gain and recreational open space –which are “**water-compatible uses**” and may not require a sequential test as outlined within the *'National flood risk standing advice for local planning authorities'* guidance note.

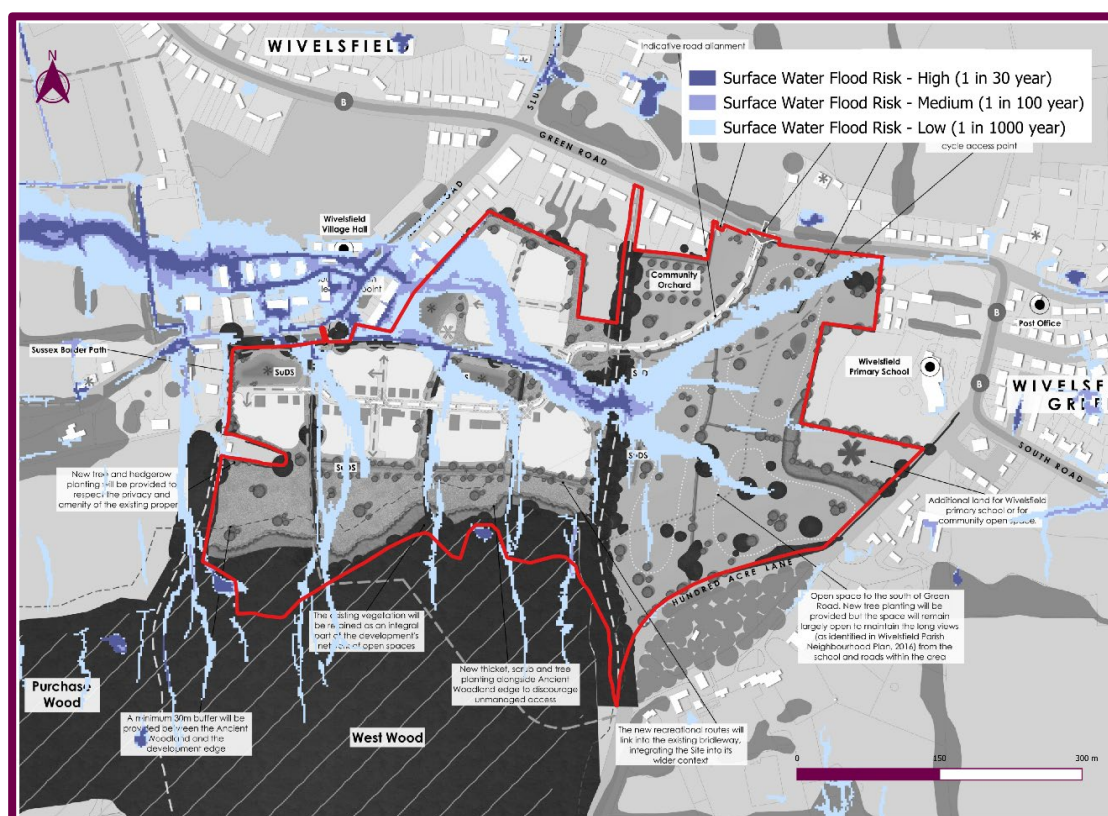


Figure 4. Surface Water Flood Risk and Development Layout

1.2.11 Paragraph 174 of the NPPF (December 2024) requires that **'development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding'**. Paragraph 173 notes that this relates to flooding **'from any form of flooding'**, paragraph 174 notes from **'any source'** and paragraph 175 **'any form of flooding'** (i.e. including groundwater sources).

1.2.12 Table 1 below sets out a summary of the flood risks at the site.

Table 1. Summary of Flood Risks associated with the Proposed Development

Flood Source	Impact	Comment
Tidal	None	Outside Tidally influenced area
Fluvial	None	Significant distance from any fluvial flood risk areas
Surface Water	Low to High	Identified flow pathways crossing the site
Sewers	None	Rural location – no local significant sewers
Groundwater	Low	Primarily Clay soils. May be some localised perched groundwater (TBC)
Other Sources	None	No identified reservoirs, canals or other artificial structures that could represent a flood risk.

- 1.2.13 Notwithstanding the above, this Sequential Test has been undertaken following the basis set out within this report.

2.1 Sequential Test Basis

- Whether there are alternative sites which are appropriate for the proposed development - This requires consideration of the nature of the development and locality, including timeframes for delivery and specific location characteristics, which are integral to the proposals.
- Whether alternative sites are at a lower risk of flooding than the application site;
- Whether alternative sites are 'reasonably available'

2.1.3 Importantly, the geographical area to which this sequential test has been applied has been informed by the approach set out at ID: 7-027-20220825 and ID: 7-080-20220825 of the PPG.

2.1.4 The agreed catchment area for the assessment is shown in Figure 5 below.

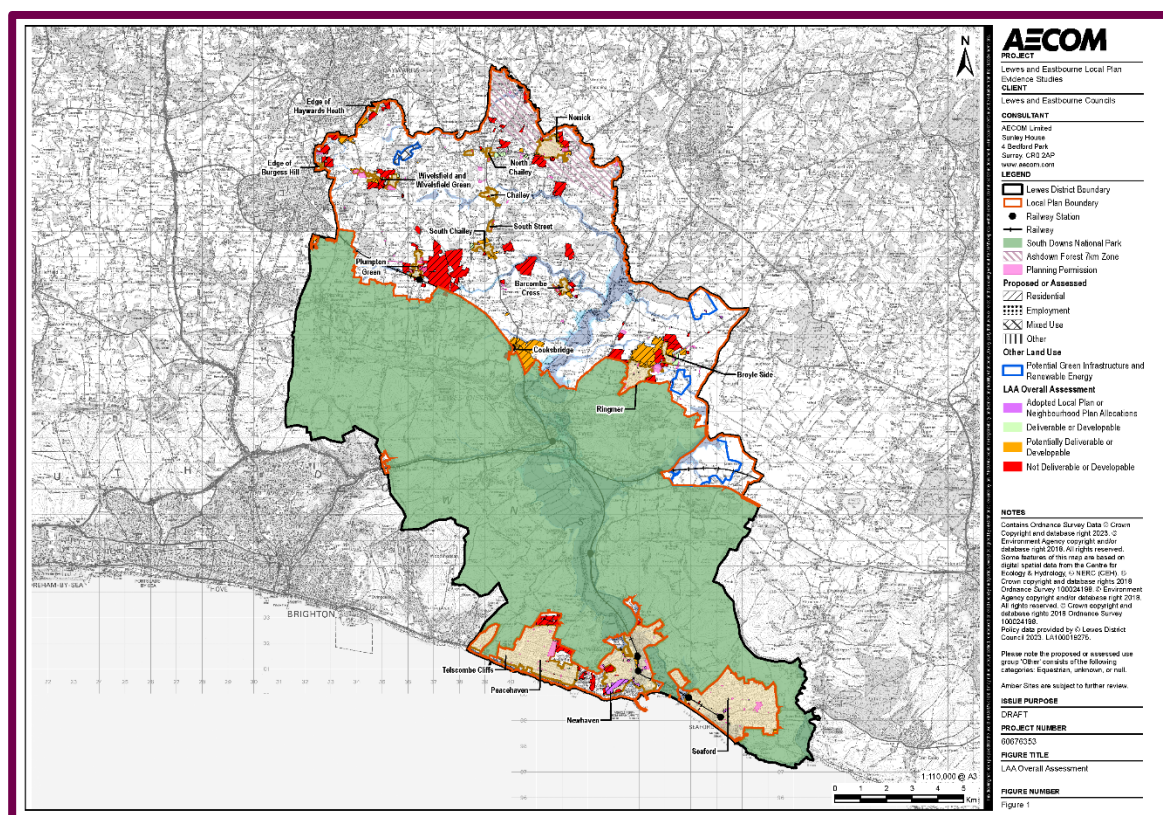


Figure 5. Residential Site Search Area (LDC LAA District Map)

- 2.1.5 With reference to *Wathen-Fayed v SoS* [2023] EWHC 92 (Admin), the Court noted that whether to apply the sequential test was ultimately a question of planning judgement for the Inspector and that the balance of factors did not dictate that a sequential test needed to be applied.
- 2.1.6 It should also be noted that updated guidance on National flood risk standing advice for local planning authorities was issued on 23 August 2024 that includes:
- “When development is exempt from the sequential test***
- You may not need a sequential test if development can be laid out so that only elements such as public open space, biodiversity and amenity areas are located in areas at risk of any source of current or future flooding.”***
- 2.1.7 This statement is mirrored in the NPPF update paragraph 175 which states:
- “175. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).”***
- 2.1.8 For this application, this assessment has been prepared in accordance with the guidance set out within the NPPF, as well as the guidance contained in the PPG section title “*flood risk and coastal change*” and the specific guidance set out in the DEFRA guidance ‘*Flood risk assessment: the sequential test for applicants*’ and guidance note ‘*National flood risk standing advice for local planning authorities*’.
- 2.1.9 In addition, the assessment has been prepared in regard to the High Court decision *Mead & Redrow v SoS LHC*, North Somerset Council and Hertsmere Borough Council which explores further the requirements when undertaking a sequential test.
- 2.1.10 The sequential test process is based on the National Planning Policy Framework (NPPF) [updated December 2024] requirements of paragraphs 172 to 175 (as described below) and supported by the NPPF Planning Practice Guidance [updated August 2022];

National Planning Policy Framework (NPPF)

172. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

- a) applying the sequential test and then, if necessary, the exception test as set out below;*
- b) safeguarding land from development that is required, or likely to be required, for current or future flood management;*
- c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and*
- d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.*

173. A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below.

174. Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.

175. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

National Planning Practice Guidance - Flood risk and coastal change

How can the Sequential Test be applied to the location of development? (Paragraph: 024 Reference ID: 7-024-20220825)

The Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account. Where it is not possible to locate development in low-risk areas, the Sequential Test should go on to compare reasonably available sites:

- Within medium risk areas; and
- Then, only where there are no reasonably available sites in low and medium risk areas, within high-risk areas.

How should the Sequential Test be applied to planning applications? (Paragraph: 027 Reference ID: 7-027-20220825)

“For individual planning applications subject to the Sequential Test, the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases, it may be identified from other Plan policies”

What is a “reasonably available” site? (Paragraph: 028 Reference ID: 7-028-20220825)

‘Reasonably available sites’ are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development.

These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered ‘reasonably available.’

The absence of a 5-year land supply is not a relevant consideration for the sequential test for individual applications.

- 2.1.11 Given the sequential approach that had been applied to the location of development within the site, we have undertaken the following sequential test. Considerations within our assessment are set out below.

Subject Site and Wider Development Considerations

- 2.1.12 The proposed development which is the subject of this application is:
- “Outline planning application for the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space, land for education or community use, with access from Green Road and Eastern Road.”***
- 2.1.13 The site area is 20.89ha, with c.16.5ha (approximately 80% of the site area), proposed as green infrastructure and public open space. The housing component of the scheme is proposed for 4.06ha of the site area.
- 2.1.14 The delivery timescales for the proposal are as follows, and are an essential component of the scheme, which aims to address housing supply shortfalls in the short term. The ability to deliver housing quickly is a key aspect of the justification for the proposal, and therefore fundamental when considering the benefits of alternative sites and their suitability to accommodate the proposals.
- Outline planning permission granted by LDC – 2025
 - RM planning permission granted – 2026
 - First completions (15 market dwellings) - Q1 2027
 - 30 market and 30 affordable (60 dwellings total) completions - 2027/2028
 - 45market + 30 no. affordable (75 dwellings total) completions - 2028/2029
- 2.1.15 The various elements of the proposal (residential, open space, landscaping, parking and land for Wivelsfield Primary School or community use) collectively deliver a sustainable new community, allowing creation of a high quality new neighbourhood which supports health and well-being of the occupants. The sustainability of the location (in particular, proximity of the proposed new dwellings to the primary school (within walking distance) is a key aspect of the proposal justifying development in the countryside. As such, the proposal requires land in close proximity to a primary school. The various land uses should not be disaggregated for the purposes of this assessment; the open space/ roads/ landscaping is an inherent part of the high quality new community which is proposed.
- 2.1.16 The assessment of ‘**reasonable alternatives**’ (as per Paragraph 28 of PPG) has been informed by a review of the adopted development plan, the associated evidence base, including the Lewes Borough Council – Land Availability Assessment (LAA) dated November 2023 with sites known to be available on the open market.
- 2.1.17 The appropriate catchment area for a residential-led development, is areas within Lewes District Council, which are located outside of the South Downs National Park (SDNP). This is on the basis that;
- Planning for housing delivery is dealt with separately within the SDNP;
 - Housing located within the SDNP will not contribute to the housing requirements of Lewes District Council;
 - Section 15 Paragraph 189 of the NPPF (Dec 2024) advises that the scale and extent of development should be limited in National Parks; and
 - Section 15 Paragraph 190 of the NPPF (Dec 2024) states that permission should be refused for major development, other than in exceptional circumstances, and where it can be demonstrated that it is in the national interest.
- 2.1.18 In accordance with the approaches and guidance set out above, the Sequential Test will be undertaken to support this application based on the following site selection criteria:

- *Sites less than 0.5ha or with a capacity of up to 9 dwellings, cannot contribute towards affordable housing, and therefore are excluded;*
- *The search area excludes the South Downs National Park area (due to the specific designated area planning criteria and operation as a separate Local Planning Authority in its own right);*
- *A minimum site area of minus 25% of the anticipated site, which equates to a lower limit of 15.66 ha – this is determined by guidance outlined in the PPG regarding the application of a margin (accepted criteria established at the High Court within the decision on the Mead & Redrow v SoS LHC, North Somerset Council and Hertsmere Borough Council case); and*
- *Capability of providing minus 25% of the anticipated site capacity, which equates to a lower limit of 113 dwellings - this is determined by guidance outlined in the PPG regarding the application of a margin (accepted criteria established at the High Court within the decision on the Mead & Redrow v SoS LHC, North Somerset Council and Hertsmere Borough Council case).*

Documents Used

2.1.19 The following key planning documents have been referenced:

- National Planning Policy Framework (NPPF), Dec 2024;
- NPPF Planning Practice Guidance: Flood risk and coastal change, Aug. 2022;
- Lewes Borough Council - Land Availability Assessment (LAA), Nov. 2023;
- A review of all applications submitted within the monitoring year (2024);
- A review of all permissions granted in the monitoring year (2024); and
- Applications at appeal in the monitoring year (2024).

2.1.20 We have also referenced the following documents submitted as part of the pre planning documentation:

- RPS Flood Risk Assessment (ref: HLEF03595 Wivelsfield Green FRA DS v5), dated Dec 2024.

3 SITE SELECTION ANALYSIS

- 3.1.1 The analysis conducted by RPS for this sequential test accords with the approach set out within the PPG and includes an evaluation of the selected site boundaries as provided within the Lewes Draft LAA Overall Assessment Map **Figure 1** and associated data.
- 3.1.2 As well as the LAA sites, additional sites taken from the latest information on the LPA's housing land supply as of November 2023 have been included along with the Appendix 4 – Large site Assessment.
- 3.1.3 The site selection has been based on the criteria above (Section 1.2.14) on the sites listed in **Table 1** contained in full as **Appendix A** and with the agreed catchment area for the assessment shown in **Figure 2** above.
- 3.1.4 Please note that the LAA sites list includes a total of 151 sites. The LAA also reviews these and suggests that 92 of these are “**Not Deliverable or Developable**”. These sites have not been taken forward in this analysis.
- 3.1.5 As per the guidance on ‘reasonably available’ sites, the Sequential Test has also focused a series of smaller ‘grouped’ sites which can deliver this same, or similar, quantum of development, which have been identified by Woolf Bond (Planning Consultant). The sites have been selected as they are considered ‘deliverable/developable,’ are within close proximity to one other (although not necessarily physically connected) and despite each site individually falling below the size criteria (either number of units or area), when combined these sites may have the potential to provide the required quantum of development.
- 3.1.6 This has resulted in a total of 71 sites (including the Land South of Green Road, Wivelsfield Green site (as Site Reference: 29WV) in addition to the wider application site being assessed within this study) to be considered in the analysis.
- 3.1.7 Using Geographical Information System (GIS) software, GIS shape files from the Environment Agency's Long Term Flood Risk mapping data (that includes Fluvial, Surface Water Flood Risk and Reservoir) and the proposed site boundary and the boundaries for the alternative sites, the total area in each site impacted by either fluvial, surface water flooding (including climate change allowances) or reservoir flood risk has been calculated and the percentage of the site area impacted by each source of flooding has also been calculated. The information for the Land at Wivelsfield Green site has then been compared to the alternative sites.

4 SEQUENTIAL TEST METHODOLOGY

- 4.1.1 The sequential test methodology conducted in this study involves the following stages:
- Appraise the pool of sites from Table 2 in terms of their overall size and exclude those that are too small to accommodate the development and POS provision.
 - Appraise the pool of sites from Table 2 in terms of their vulnerability to flooding.
 - Establish the development capacity of the sites taken from the reviewed documentation.
 - Rank sites in terms of vulnerability to fluvial flooding, then surface water flood risk, then groundwater flood risk (as indicated in the flow chart (Figure 5)).
- 4.1.2 The assessment of the sites will be undertaken in relation to their flooding vulnerability. The following flooding data will be collected on each site:
- Area of site covered by Flood Zones 1, 2, 3a & 3b;
 - % of site covered by Flood Zones 1, 2, 3a & 3b;
 - Whether the site is on a dry island;
 - Impact of climate change on fluvial flood risk;
 - Probability of surface water flooding occurring (low medium and high);
 - % of site subject to surface water flooding occurring (low medium and high);
 - Risk of reservoir flooding occurring;
 - Potential for ground water flooding to occur;
 - Groundwater source protection zone.
- 4.1.3 The identification of sites that are dry islands is important as the NPPF and PPG highlight the need for consideration of safe access and escape routes for developments in flood risk areas. Dry islands have the potential to be cut off in a flood event. If it is not possible to achieve safe access and egress, promoted sites in these areas may be unacceptable for development on flood risk grounds.

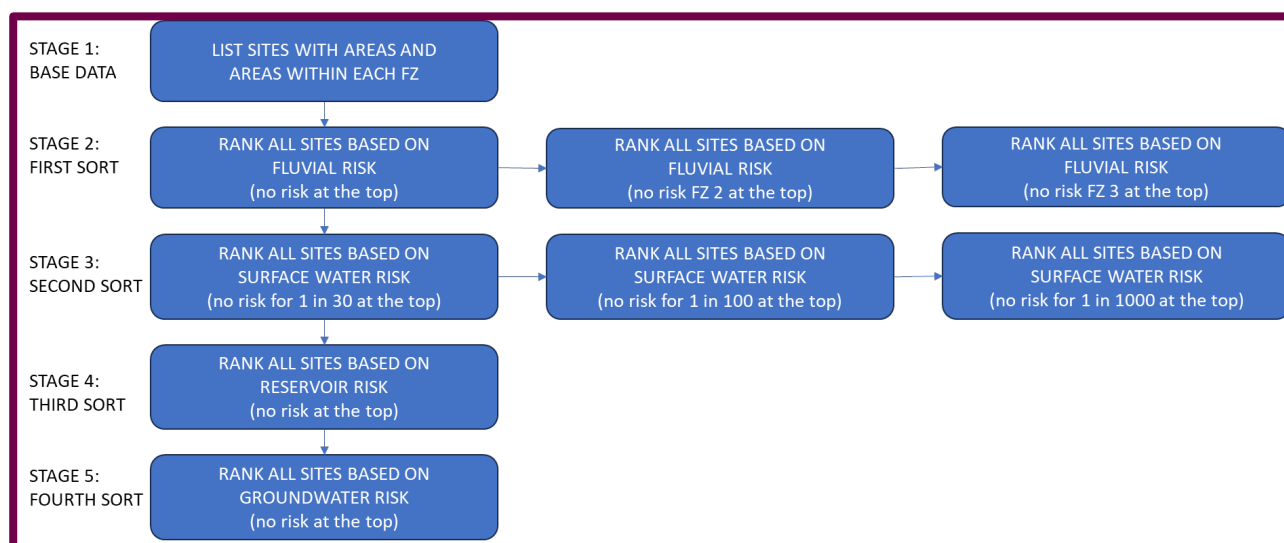


Figure 6. Sequential Test sifting stages

- 4.1.4 The impacts of climate change will be considered using the most comprehensive and complete form of modelling available at the time.
- 4.1.5 Each site boundary has been identified and measured along with the flood boundaries for each source of flood risk within the site boundary. This includes the risks as listed above.
- 4.1.6 It is recognised that sites may lie in a number of flood zones. Where this occurs, a precautionary approach will be followed whereby the highest risk flood area in which the site is located will be used to classify the site, even if only a marginal area of the site is affected.
- 4.1.7 Because sites in Flood Zone 1 (FZ1) are all considered equal in respect of fluvial flooding they will be ordered according to the percentage of the site that falls into the 1% AEP (Annual Exceedance Probability) surface water extent.
- 4.1.8 Those sites unaffected by the 1% AEP surface water extent, or those sites where the same percentage of the site is located in the 1% AEP, have been ordered according to the percentage of the site falling within the 0.1% AEP extent.
- 4.1.9 Where sites achieve the same fluvial score, the extent of surface water flood risk has been taken from the Environment Agency's RoFSW (Risk of Flooding from Surface Water) mapping with the 3.3% AEP or less area used to rank sites as the surface water (although it could be argued that this more frequent rainfall generated during these events should be accommodated within on-site surface water drainage).
- 4.1.10 The sites are then further ranked according to the 1% AEP surface water flood extent (as shown on the RoFSW).
- 4.1.11 The 1% AEP surface water flood extent was deemed a more relevant factor than the 0.1% AEP surface water flood extent because of its greater level of risk, and because it accords with the principle of the NPPF in terms of planning, i.e. ascribing more significance to areas at risk from flooding from 1% AEP events and less.
- 4.1.12 The 0.1% AEP surface water flood extent has only been considered to order the sites and these events are highly unlikely to occur. It should also be noted that this event does not have to be directly designed for within a proposed development.

- 4.1.13 Where sites are equal in fluvial flood risk and lie outside this surface water flood extent, they have been ordered alphabetically according to the site name.
- 4.1.14 If any sites have a joint position in the ranking of sites following the ordering process, the % of the sites in question which are at risk from surface water and groundwater flooding will be used to decide which site should gain a higher position in the overall ranking.
- 4.1.15 The risk of flooding from reservoirs will not be significantly relied on at this point given that the flood risk that exists from reservoir failure is considered residual. The data relating to sewage flooding will also not be relied upon to distinguish between sites which are tied in the overall ranking as the data cannot be applied at site level.

5 RESULTS

- 5.1.1 The results of this analysis on the sites contained in **Appendix A** referencing the final ranking against the Land South of Green Road, Wivelsfield Green site are detailed in the following section.
- 5.1.2 Having removed the 92 of the sites that are deemed “**Not Deliverable or Developable**” by Lewes District Council, the first level sifting of the remaining 71 sites has excluded the following 35 sites due to being less than 2.0ha in size, thus not capable of accommodating any element of the scale of development proposed. **Table 2** shows the sites removed from the analysis.

Table 2. Sequential Test sifting – Stage 1 Sites with limited capacity removed from further analysis

Site ID \ LAA Comment (see table in Appendix A)	Gross Area (ha)
73NH - Land at rear of White Hart, High Street	0.03
74NH - 2 South Way	0.04
10SF - Site at the Beachcomber, Dane Road, Seaford	0.06
54NH - Newhaven Delivery Office (Royal Mail) 62 High Street, Newhaven, BN9 9QU	0.10
37PT - Land South coast Road Peacehaven between Lincoln Avenue and Cairo Avenue	0.12
05SF - East Street Car Park	0.15
13NH - Southern Water Pumping Station Site, Fort Road, Newhaven	0.20
07NW - Land south of Alexander Mead, Newick	0.20
17NW - Land at R&K Autos/ 15 Church Road	0.20
35SF - Mardon Court, Seaford	0.25
44RG - Land west of Broyle Lane	0.28
08SF - Land North of Crown Hill off Firle Road	0.30
27SF - Seaford Constitutional Club, Crouch Lane	0.31
47PT - Land at Cornwall Avenue, Peacehaven	0.40
19PT - Motel, 1 South Coast Road	0.42
Group 11	0.45
48NH - Land at Railway Quay	0.46
24NW - Land at 104 Allington Road, Newick	0.47
32CH(b) - Land at Wivelsfield Farm, North Common Road	0.50
64NH - Unit 1 Newhaven Workshop, Transit Road	0.52
69PT - Land at Hoyle Road	0.60
16NH - The Old Shipyard, Robinson Road, Newhaven	0.64
23WV - Land at Slugwash Lane, Wivelsfield Green	0.64

Site ID \ LAA Comment (see table in Appendix A)	Gross Area (ha)
23NW - Land north of Goldbridge Road	0.80
77PT - Lower Hodder Farm	0.80
24WV - Land opposite the War Memorial	0.80
23CH - Land at Manor Farm Cottage, Balneath Gate, South Chailey, BN8 4AP	1.00
Group 5	1.02
33WV - Land north of North Common Road	1.11
38RG - Land south of Upper Broyle Farm	1.20
12HY - Land at McBeans Nursery, Resting Oak Hill, Cooksbridge, BN7 3QB	1.28
55RG - Land at Norlington Farm east of Norlington Lane	1.30
37WV - Springfields, Ditchling Road	1.60
40WV - Hurstwood Lodge, Haywards Heath	1.70
36CH - Land off Station Road	1.85

5.1.3 The remaining 36 sites with any form of fluvial flood risk from the search criteria have been reviewed and the 6 additional sites removed are listed in **Table 3** below. The full analysis is contained in **Appendix A**.

Table 3. Sequential Test sifting – Stage 2 Sites with fluvial flood risk removed from further analysis

Site ID (see table in Appx A)	Address and site reference	Gross Area (ha)	Comment
30RG	Land east of Broyle Side	6.22	Hydrologically less sequentially preferable than our Site, as 30RG is located in Flood Zones 2/3 – site below minimum site area
39WV	Land at Rogers Farm, Haywards Heath	10.60	Hydrologically less sequentially preferable than our Site, as 39WV is located in Flood Zones 2/3 – site below minimum site area
Group 12	LW/21/0867+37WV	3.26	Hydrologically less sequentially preferable than our Site, as Group 12 is located in Flood Zones 2/3 – site below minimum site area
67RG	Land at Howells Bank Farm, Broyle Lane	14.92	Hydrologically less sequentially preferable than our Site, as 67RG is located in Flood Zones 2/3 – site below minimum site area
19HY	Land North of Cooksbridge	79.85	Hydrologically less sequentially preferable than our Site, as 19HY is located in Flood Zones 2/3
51RG	Land North of Ringmer	53.65	Hydrologically less sequentially preferable than our Site, as 51RG is located in Flood Zones 2/3

5.1.4 The remaining 30 sites have been sifted against surface water flood risk to produce the final shortlist of sites shown in **Table 4** with the full shortlisted site analysis contained in **Appendix A**.

Table 4. Sequential Test sifting – Stage 3,4,5 Full Site flood risk analysis

Sifting Rank (based on surface water flood risk)	Site ID (see table in Appx A)	Address and site reference	Gross Area (ha)	No. of Units	% of Site in SWFR (3.33%)	Comment
1	33NW	Land at Cricketfield, Newick	2.31	51	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as cannot at least 113 units and site below minimum site area
2	21CH	Land south of Fairseat House and west of Oxbottom Lane	2.21	21	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as cannot at least 113 units and site below minimum site area
3	Group 7	LW/24/0217+LW/23/0511	2.76	33	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as cannot at least 113 units and site below minimum site area
4	17CH	Land off of Mill Lane	2.92	62	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as cannot at least 113 units and site below minimum site area
5	35WV	Land at Hurstwood	7.78	150	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as although can provide at least 113 units but site below minimum site area
6	Group 3	17CH+30CH+CH03	6.01	130	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as although can provide at least 113 units but site below minimum site area

Sifting Rank (based on surface water flood risk)	Site ID (see table in Appx A)	Address and site reference	Gross Area (ha)	No. of Units	% of Site in SWFR (3.33%)	Comment
7	31CH	Frick Farm	7.48	75	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as cannot at least 113 units and site below minimum site area
8	30CH	Land south of Broomfields, South Chailey	2.36	59	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as cannot at least 113 units and site below minimum site area
9	19CH	Chailey Brickworks	2.26	47	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as cannot at least 113 units and site below minimum site area
10	Group 8	38RG+44RG	1.72	35	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as cannot at least 113 units and site below minimum site area
11	10BA	Land south of Barcombe Mills Road	3.84	70	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as cannot at least 113 units and site below minimum site area
12	60RG	Land on west side of Half Mile Drove	4.70	71	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as cannot at least 113 units and site below minimum site area

Sifting Rank (based on surface water flood risk)	Site ID (see table in Appx A)	Address and site reference	Gross Area (ha)	No. of Units	% of Site in SWFR (3.33%)	Comment
13	Group 13	LW/23/0532 (23LW)+24WV+33WV	2.36	44	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as cannot at least 113 units and site below minimum site area
14	20PL	Land north of old police station, Station Road	2.02	50	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as cannot at least 113 units and site below minimum site area
15	28NW	Hunters Farm, Blind Lane Newick	2.78	35	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as cannot at least 113 units and site below minimum site area
16	01SF	Land to the South of Chyngton Way, Seaford	2.48	40	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as cannot at least 113 units and site below minimum site area
17	Group 6	07NW+17NW+23NW+28N W+33NW+LW/23/0606	6.73	134	0.01	Hydrologically sequentially preferable as located in Flood Zone 1 and at lower risk from 3.3% surface water flooding than our Site Should be discounted as although can provide at least 113 units but site below minimum site area
18	Group 4	21CH+31CH+36CH+CH02 (LW/20/0576)	12.25	131	0.26	Hydrologically sequentially preferable as located in Flood Zone 1 and at lower risk from 3.3% surface water flooding than our Site Should be considered further as can provide at least 113 units but site below minimum site area

Sifting Rank (based on surface water flood risk)	Site ID (see table in Appx A)	Address and site reference	Gross Area (ha)	No. of Units	% of Site in SWFR (3.33%)	Comment
19	Group 1	BA01/BA03+LW/21/0530 (BA02)+LW/22/0459 (10BA)	6.28	112	0.29	Hydrologically sequentially preferable as located in Flood Zone 1 and at lower risk from 3.3% surface water flooding than our Site Can provide 112 units – slightly short of 113, but should be considered
20	N/A	LAND AT GREEN ROAD, WIVELSFIELD ROAD	20.89	170	1.13	N/A
21	Group 10	LW/22/0255+LW/22/0282 +60RG	10.32	194	1.18	Hydrologically sequentially less preferable as located at higher risk from 3.3% surface water flooding than our Site Should not be considered further due to flood risk and site below minimum site area
22	29WV	Land at Eastern Road	2.43	47	1.48	Hydrologically sequentially less preferable as located at higher risk from 3.3% surface water flooding than our Site Should not be considered further due to flood risk and site below minimum site area
23	64RG	Land at Upper Broyle Farm	11.74	179	1.66	Hydrologically sequentially less preferable as located at higher risk from 3.3% surface water flooding than our Site Should not be considered further due to flood risk and site below minimum site area
24	48RG	Land off Laughton Road	9.06	123	3.05	Hydrologically sequentially less preferable as located at higher risk from 3.3% surface water flooding than our Site Should not be considered further due to flood risk and site below minimum site area
25	Group 9	55RG+ LW/23/0752 + LW/21/0694	8.92	193	4.91	Hydrologically sequentially less preferable as located at higher risk from 3.3% surface water flooding than our Site Should not be considered further due to flood risk and site below minimum site area

Sifting Rank (based on surface water flood risk)	Site ID (see table in Appx A)	Address and site reference	Gross Area (ha)	No. of Units	% of Site in SWFR (3.33%)	Comment
26	Group 2	23CH+ LW/22/0418	4.00	80	7.08	Hydrologically sequentially less preferable as located at higher risk from 3.3% surface water flooding than our Site Should not be considered further due to flood risk and site below minimum site area
27	27CH	Land west of A275 (South Road), South Chailey	2.72	56	7.91	Hydrologically sequentially less preferable as located at higher risk from 3.3% surface water flooding than our Site Should not be considered further due to flood risk and site below minimum site area
28	04DT	Land lying to the rear of Wintons Farm, Folders Lane, Burgess Hill	5.63	127	9.80	Hydrologically sequentially less preferable as located at higher risk from 3.3% surface water flooding than our Site Should not be considered further due to flood risk and site below minimum site area

- 5.1.5 This shows that, in this site sifting of flood risk ranking only (purely based on surface water flood risk as a percentage of land area), the Land South of Green Road, Wivelsfield Green site is identified as **20th** most potentially preferable site due to the potential high risk flow path areas flowing west and north. It is proposed that residential development is located outside of 'High' surface water risk areas and is instead used for water-compatible uses.
- 5.1.6 In terms of assessing the actual risk to a site from surface water, the 1 in 30 year (high) risk has been used and where this is equivalent in some sites the 1 in 100 year (medium) risk is more representative of any risk as the more frequent events can be readily accommodated within post development drainage and ecological enhancements and the more extreme (less frequent) events do not have to be directly designed for within any proposed development providing any residual risk can be safely managed. For most of the sites in this list (Table 4), including the subject site, the proportion of the site subject to any form of flood risk is low (less than 1.2% of the overall site area for the high risk surface water flooding).
- 5.1.7 The comments section of Table 4 also provides a summary for a second round of sifting in respect of site capacity based on the lower limit of 113 dwellings and the lower site area of 15.66 ha.
- 5.1.8 From this additional consideration, five sites have been identified as sequentially preferable, these sites are shown in Table 5 below. Further details are provided below in regard to their availability.

Table 5. Hydrologically preferable sites

Sifting Rank (based on surface water flood risk)	Site ID (see table in Appx A)	Address and site reference	Gross Area (ha)	No. of Units	% of Site in SWFR (3.33%)	Comment
1	35WV	Land at Hurstwood	7.78	150	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as although can provide at least 113 units but site below minimum site area
2	Group 3	17CH+30CH+CH03	6.01	130	0.0	Hydrologically sequentially preferable as located in Flood Zone 1 and not at risk from 3.3% surface water flooding Should be discounted as although can provide at least 113 units but site below minimum site area
3	Group 6	07NW+17NW+23 NW+28NW+33NW +LW/23/0606	6.73	134	0.01	Hydrologically sequentially preferable as located in Flood Zone 1 and at lower risk from 3.3% surface water flooding than our Site Should be discounted as although can provide at least 113 units but site below minimum site area
4	Group 4	21CH+31CH+36CH +CH02 (LW/20/0576)	12.25	131	0.26	Hydrologically sequentially preferable as located in Flood Zone 1 and at lower risk from 3.3% surface water flooding than our Site Should be considered further as can provide at least 113 units but site below minimum site area
5	Group 1	BA01/BA03+LW/21/0530 (BA02)+LW/22/0459 (10BA)	6.28	112	0.29	Hydrologically sequentially preferable as located in Flood Zone 1 and at lower risk from 3.3% surface water flooding than our Site Can provide 112 units – slightly short of 113, but should be considered
6	N/A	LAND AT GREEN ROAD, WIVELSFIELD ROAD	20.89	170	1.13	N/A

6 ALTERNATIVE SITES AND AVAILABILITY

- 6.1.1 As also stated in the NPPF Planning Policy Technical Guidance - Flood risk and coastal change (Paragraph: 029 Reference ID: 7-029-20220825) and reiterated in recent appeal decisions, it is ***“Ultimately the local planning authority needs to be satisfied in all cases that the proposed development would be safe throughout its lifetime and not lead to increased flood risk elsewhere.”***
- 6.1.2 The hydrologically preferable sites, shown in Table 5 above, have been assessed to determine if they are a **‘reasonably available’** site, as per PPG ID:7-028-20220825.
- 6.1.3 The following analysis (undertaken by Woolf Bond Planning) states the following in relation to the short listed “hydrologically, sequentially preferable” alternative sites.

35WV - Land at Hurstwood

- 6.1.2 Site 35WV extends to approximately 8.2ha. It is in the countryside, to the east of Hurstwood Lane, on the south eastern edge of Haywards Heath. The Site is controlled the same developer as the Application Site (Taylor Wimpey UK Ltd).
- 6.1.3 The Council’s LAA assessment refers to access as a possible constraint, as the land necessary to provide a means of access to the Site is located in neighbouring Mid Sussex District (“MSDC”). The land to the west of 35WV, within MSDC has been identified as a housing allocation in the Submission MSDC Local Plan for approximately 36 dwellings (Site Ref: DPA5).
- 6.1.4 The eastern part of the Site is identified as a potentially deliverable or developable site for 150 dwellings in the Land Availability Assessment (“LAA”) to the Regulation 18 consultation draft Lewes District Local Plan (Site Ref: 35WV).
- 6.1.5 However, 35WV is not currently available to be developed. This includes on account of the need to undertake necessary on and off-site surveys (highways and ecology (to name but two)), to inform masterplan proposals for the Site and thereafter consult with the LPA, prior to advancing a planning application. Moreover, access also needs to be provided through land proposed to be allocated in a neighbouring Authority’s submission draft Local Plan.
- 6.1.6 Although the Site is in a sustainable location and is not subject to any NPPF footnote 7 constraints to development, access to serve development of the Site is not available (until a planning application is prepared, submitted, approved and development is undertaken, which would deliver an access road), such that development cannot take place within the timeframe for the Application Scheme.
- 6.1.1 Accordingly, although the merits of Site 35WV are such that it clearly represents a suitable location for development, it does not pass the ‘reasonable alternatives’ test as it is not available to be developed at the point in line with the envisaged timescales for the Application Scheme.

Group 3 - 21CH+31CH+36CH+CH02 (LW/20/0576)

- 6.1.2 The sites within Group 3 are all located within the Gatwick Aerodrome Safeguarding Area, and currently no analysis has been undertaken to show suitability for development.
- 6.1.3 As shown below, the group cannot provide the required number of dwellings, and is therefore not comparable in terms of quantum and quality of development.

Table 6. Details of Group 3 Sites Capacity and Availability

Site ID	Size	Suggested Capacity	Assumed Capacity	Comment
17CH	2.78ha	62 dwellings	-	The site is opposite a large quarry/ brickworks and is not in walking distance to a primary school, so is not a reasonable alternative to the proposed development. The LAA also concluded that this site has landscape constraints due to its open nature; whereas the proposed development is on a well contained site with very localised landscape impact. The 2023 LAA also noted that availability of the site was unknown; it had been submitted to the LAA in 2018 (which was the last known contact with the owner/ developer. The LPA believed it was in the same ownership as CH03 which has not come forward for development dispute allocation. As such, we conclude the site is not available as a reasonable alternative to the proposal.
30CH	2.62ha	52 dwellings	26	LAA states available within 5-10 years, so timelines for delivery not fully comparable with the proposed development. As such potential quantum of development is reduced by half.
CH03	-	10 dwellings	-	CH03 Land at Mill Lane already planned/ allocated for up to 10 dwellings. Site has not been bought forward for development despite allocation so assume it is not available for development in the timescales required by this proposal.

Group 6 - 07NW+17NW+23NW+28NW+33NW+LW/23/0606

- 6.1.4 The LAA Site Assessments and Planning Committee Document for the Group 6 sites are included in Appendix D.
- 6.1.5 The sites which form part of Group 6 are located within the 7km zone for Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC), therefore Suitable Alternative Natural Greenspaces (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation would be required. At present, no mitigation has been secured, therefore it is unlikely that mitigation could be achieved as per the requirements of the Habitats Regulations.
- 6.1.6 Site 17NW is identified in the LAA as having potential contamination, which would require investigation. Therefore, it is not considered a reasonable alternative to this proposal due to the likely timescales and costs of investigation and mitigation of contamination.
- 6.1.7 Site 28NW is identified in the LAA as having no confirmed legal access at present to the residential dwellings on site. An alternative access route to the north requires negotiation. There is no certainty of being able to secure right of access to the land, therefore this it is not considered a reasonable alternative.
- 6.1.8 Due to the smaller size of these sites, and the fact that they are not physically connected, it is expected that Biodiversity Net Gain (BNG) would need to be delivered off-site rather than on, if achieving these development quanta. Currently, there is no off-site mitigation secured, and therefore, as required by law, cannot demonstrate the ability to deliver the required BNG.
- 6.1.9 Due to the smaller size of these sites, and the fact that they are not physically connected, they do not provide a reasonable alternative to the proposed development as they would fail to deliver a comprehensive new community with 150 residential dwellings supported by landscaping and POS

to meet the needs of the occupants on site. They also do not provide suitable land for the expansion of the primary school.

- 6.1.10 As set out below, the maximum capacity on this group of sites is 53 dwellings, which means it is not a reasonable alternative to this proposal for 150 dwellings plus POS and land for Wivelsfield Primary School or community use.

Table 7. Details of Group 6 Sites Capacity and Availability

Site ID	Size	Suggested Capacity	Assumed Capacity	Comments
07NW	0.2ha	7 dwellings	7	LAA states unknown availability. Site adjacent to Conservation Area.
17NW	0.2ha	5 dwellings	0	LAA states contamination risk. Investigation required; therefore site is excluded as will prevent delivery of housing within the required timescales.
23NW	0.8ha	16 dwellings	16	LAA states 23NW not suitable due to landscape capacity issues Concerns raised about safe and suitable site access due to visibility issues.
28NW	3ha	35 dwellings.	0	Excluded due to access issues.
33NW	2.3ha	30 dwellings.	30	Capacity was reduced from 50 to 30, to account for character of the area.
LW/23/0606	-	19 dwellings	0	Excluded as owner has brought forward a proposal for 19 dwellings which is pending determination; shows an intention to deliver the site and that it is not available to the applicant for an alternative scheme as part of a collection of sites.

Group 4 - 21CH+31CH+36CH+CH02 (LW/20/0576)

6.1.11 As detailed below, Group 4 should be excluded as they cannot deliver the required quantum of development, and therefore are not a reasonable, alternative location for the proposal.

Table 8. Details of Group 4 Sites Capacity and Availability

Site ID	Size	Suggested Capacity	Comment
21CH	2.2ha	20 dwellings	Excluded as permission has already been granted on appeal (LW/21/1000) for 21 dwellings at this site (Chagley Corner), showing the developer has an intention to deliver themselves. As such the site is not a reasonable alternative which is available to the applicant. Appeal ref: APP/P1425/W/23/3330879
31CH	7.25ha	75 dwellings	Excluded as it is not a reasonable alternative to the proposed development; the LAA states that this site is beyond walking distance to the local school. A key element of the proposed development is delivery of new family housing in walking distance of Wivelsfield Primary School. This is a specific locational characteristic of the proposal (proximity to primary school) which would not be met at this alternative site.
36CH	-	-	This site includes a large pond and is disconnected from the other sites, lying to the north of the road. It does not have sufficient physical connection to be considered as part of a group of interconnected smaller sites.
CH02	-	-	No additional information available for site
LW/20/0576	-	-	Excluded as this site has planning permission for 6 dwellings (2021) and conditions relating to drainage and external materials have recently been discharged, making clear the developer's intention to bring the site forward themselves. As such it is not available as a reasonable alternative which could deliver additional housing.

Group 1 - BA01/BA03 + LW/21/0530 (BA02) LW/22/0459 (10BA)

6.1.12 As per the details provided below, it is considered that the Group 1 will not be able to deliver the required quantum of development or supporting POS/landscaping aspects, therefore is not considered a reasonable alternative.

Table 9. Details of Group 1 Sites Capacity and Availability

Site ID	Theoretical capacity	Assumed Capacity	Comments
BA01 & BA03	10 dwellings	10	This site is allocation BA01 (Land at Hillside Nurseries, Barcombe Cross) in the 2020 LPP2. It was allocated for 10 net dwellings in the Conservation Area at Barcombe Cross. No application appears to have come forward as yet.
BA02	28 dwellings	-	LAA concluded site was not deliverable or developable on the basis that ESCC Highways confirmed that safe and suitable access cannot be provided to serve residential development on the site, with no known potential to improve visibility of the single-width driveway in supporting additional development.
10BA	83 dwellings	-	LAA notes that the Site is classified as Grade 2 'Very Good' Agricultural Land. Footnote 65 of the NPPF states that "where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality". The NPPF also requires consideration of the economic benefits of such land i.e. their value for food production). As such, 10BA, which is classified as 'best and most versatile agricultural land' ("BMV") is not a reasonable alternative to the proposed development, which is lower quality Grade 3b land (not defined as 'BMV'). App ref. LW/22/0459

Final Assessment Result

6.1.13 Based upon the availability and capacity analysis of the hydrologically preferable sites, the Site at Land South of Green Road, Wivelsfield Green, is ranked **1st**, as the above sites cannot meet the envisioned timeframes and required capacity/site area, due to various constraints.

7 SUMMARY

- 7.1.1 The NPPF states that the Sequential Test: "...approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, as far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding." (Paragraph: 023 Reference ID: 7-023-20220825).
- 7.1.2 As also stated in the NPPF Planning Policy Technical Guidance - Flood risk and coastal change (Paragraph: 029 Reference ID: 7-029-20220825) and reiterated in recent appeal decisions, it is *"Ultimately the local planning authority needs to be satisfied in all cases that the proposed development would be safe throughout its lifetime and not lead to increased flood risk elsewhere."*
- 7.1.3 This assessment has been based on information contained in the Lewes Land Availability Assessment (LAA). This document includes a list a total of 151 sites. The LAA reviews these and suggests that 92 of these are "Not Deliverable or Developable". These sites have not therefore been taken forward in this analysis. A further 13 'grouped' sites were identified by Woolf Bond (planning consultant), which when combined may be suitable to provide the required quantum of development.
- 7.1.4 This has resulted in a total of 71 sites (including the Land at Wivelsfield Green site (as Site Reference: 29WV) in addition to the wider application site being assessed within this study) to be considered in the analysis. 35 of these are deemed much too small to provide any element of the proposed development (less than 2Ha) to consider further. Thus, 36 sites have been considered in the analysis along with a short list of sites currently in for planning.
- 7.1.5 The Site at Land South of Green Road, Wivelsfield Green is identified as **20th** preferable site due to the potential surface water flood risk flow path areas flowing across the site and the **1st** sequentially preferable site overall when considering quantum of development, availability and delivery timescales.
- 7.1.6 The review of "current" sites subject to planning that fall outside the LAA list, these can only be assessed based on those known at the time of this report. We acknowledge that it is likely that this list will change over time.
- 7.1.7 The Land at Wivelsfield Green site is at no fluvial flood risk and at some surface water flood risk. This residual risk can be managed as demonstrated within the planning application submitted Flood Risk Assessment. Any development has the opportunity to provide betterment by adhering to National and Local planning policy in regard to the management of surface water either existing or proposed.

APPENDICES

Appendix A

Table 2: First Pass Site Selection

[illegible]

SITES NOT DELIVERABLE OR DEVELOPABLE (LEWIS LAA)	
72	Site Reference: 028A Not Deliverable or Developable
73	Site Reference: 028W Not Deliverable or Developable
74	Site Reference: 029E Not Deliverable or Developable
75	Site Reference: 030W Not Deliverable or Developable
76	Site Reference: 031W Not Deliverable or Developable
77	Site Reference: 040E Not Deliverable or Developable
78	Site Reference: 065A Not Deliverable or Developable
79	Site Reference: 065N Not Deliverable or Developable
80	Site Reference: 066W Not Deliverable or Developable
81	Site Reference: 073A Not Deliverable or Developable
82	Site Reference: 0757 Not Deliverable or Developable
83	Site Reference: 078G Not Deliverable or Developable
84	Site Reference: 080T Not Deliverable or Developable
85	Site Reference: 086G Not Deliverable or Developable
86	Site Reference: 095A Not Deliverable or Developable
87	Site Reference: 095C Not Deliverable or Developable
88	Site Reference: 099W Not Deliverable or Developable
89	Site Reference: 099E Not Deliverable or Developable
90	Site Reference: 095E Not Deliverable or Developable
91	Site Reference: 118A Not Deliverable or Developable
92	Site Reference: 11E Not Deliverable or Developable
93	Site Reference: 11P7 Not Deliverable or Developable
94	Site Reference: 1157 Not Deliverable or Developable
95	Site Reference: 128A Not Deliverable or Developable
96	Site Reference: 129L Not Deliverable or Developable
97	Site Reference: 133A Not Deliverable or Developable
98	Site Reference: 139W Not Deliverable or Developable
99	Site Reference: 14C Not Deliverable or Developable
100	Site Reference: 1557 Not Deliverable or Developable
101	Site Reference: 1557 Not Deliverable or Developable
102	Site Reference: 165W Not Deliverable or Developable
103	Site Reference: 17H Not Deliverable or Developable
104	Site Reference: 17P Not Deliverable or Developable
105	Site Reference: 17W Not Deliverable or Developable
106	Site Reference: 18C Not Deliverable or Developable
107	Site Reference: 18H Not Deliverable or Developable
108	Site Reference: 18P Not Deliverable or Developable
109	Site Reference: 19E Not Deliverable or Developable
110	Site Reference: 20W Not Deliverable or Developable
111	Site Reference: 22C Not Deliverable or Developable
112	Site Reference: 22N Not Deliverable or Developable
113	Site Reference: 23E Not Deliverable or Developable
114	Site Reference: 245G Not Deliverable or Developable
115	Site Reference: 25C Not Deliverable or Developable
116	Site Reference: 25N Not Deliverable or Developable
117	Site Reference: 26AW Not Deliverable or Developable
118	Site Reference: 26P Not Deliverable or Developable
119	Site Reference: 27N Not Deliverable or Developable
120	Site Reference: 28C Not Deliverable or Developable
121	Site Reference: 28HN Not Deliverable or Developable
122	Site Reference: 28W Not Deliverable or Developable
123	Site Reference: 29W Not Deliverable or Developable
124	Site Reference: 29P Not Deliverable or Developable
125	Site Reference: 29G Not Deliverable or Developable
126	Site Reference: 30W Not Deliverable or Developable
127	Site Reference: 30P Not Deliverable or Developable
128	Site Reference: 31W Not Deliverable or Developable
129	Site Reference: 31W Not Deliverable or Developable
130	Site Reference: 33C Not Deliverable or Developable
131	Site Reference: 33P Not Deliverable or Developable
132	Site Reference: 34W Not Deliverable or Developable
133	Site Reference: 34S Not Deliverable or Developable
134	Site Reference: 34V Not Deliverable or Developable
135	Site Reference: 35C Not Deliverable or Developable
136	Site Reference: 36N Not Deliverable or Developable
137	Site Reference: 36W Not Deliverable or Developable
138	Site Reference: 38P Not Deliverable or Developable
139	Site Reference: 39G Not Deliverable or Developable
140	Site Reference: 40P Not Deliverable or Developable
141	Site Reference: 41W Not Deliverable or Developable
142	Site Reference: 42P Not Deliverable or Developable
143	Site Reference: 43P Not Deliverable or Developable
144	Site Reference: 43P Not Deliverable or Developable
145	Site Reference: 47G Not Deliverable or Developable
146	Site Reference: 47G Not Deliverable or Developable
147	Site Reference: 50N Not Deliverable or Developable
148	Site Reference: 50G Not Deliverable or Developable
149	Site Reference: 52G Not Deliverable or Developable
150	Site Reference: 54G Not Deliverable or Developable
151	Site Reference: 59G Not Deliverable or Developable
152	Site Reference: 61G Not Deliverable or Developable
153	Site Reference: 63P Not Deliverable or Developable
154	Site Reference: 65G Not Deliverable or Developable
155	Site Reference: 66P Not Deliverable or Developable
156	Site Reference: 66G Not Deliverable or Developable
157	Site Reference: 67P Not Deliverable or Developable
158	Site Reference: 68P Not Deliverable or Developable
159	Site Reference: 70N Not Deliverable or Developable
160	Site Reference: 71P Not Deliverable or Developable
161	Site Reference: 72P Not Deliverable or Developable
162	Site Reference: 74P Not Deliverable or Developable
163	Site Reference: 79P Not Deliverable or Developable

Appendix B

Table 3: Full Sequential Test Site Selection

Rank	Site Ref	Site Name	Theoretical Residential Capacity	LAA Indicative Residential Capacity	Area (m2)	Area (ha)	Devleierbar in Timescales/ Required Quantum	SITE SORT - LEVEL 1 FLUVIAL FLOOD RISK			SITE SORT - LEVEL 2 SURFACE WATER FLOOD RISK						SITE SORT - LEVEL 3 - RESERVOIR FLOOD RISK						Additional Notes			
								Percentage of Site in Each Flood Zone			Area of Site in Each Flood Zone (m2)			Percentage of Site in RoFSW			Area of site in RoFSW			Percentage of Site in Reservoir		Area of Site in Reservoir				
								FZ1	FZ2	FZ3	FZ1	FZ2	FZ3	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	Normal River Levels	Flooded Rivers	Normal River Levels		Flooded Rivers		
1	33NW	Potentially Deliverable or Developable		52	51	23072.59	2.31	YES	100.00	0.00	0.00	77752.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development		
2	21CH	Deliverable or Developable		33	21	22121.68	2.21	YES	100.00	0.00	0.00	22121.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
3	Group 7			33	33	27622.03	2.76	NO	100.00	0.00	0.00	27622.03	0.00	0.00	0.00	0.21	0.00	0.00	57.34	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
4	17CH	Potentially Deliverable or Developable		63	62	29231.46	2.92	YES	100.00	0.00	0.00	29231.46	0.00	0.00	0.00	0.54	0.00	0.00	156.50	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
5	35WV	Potentially Deliverable or Developable		150	150	77752.35	7.78	YES	100.00	0.00	0.00	20464.92	0.00	0.00	0.00	0.66	0.00	0.00	511.28	0.00	0.00	0.00	0.00	0.00	Meets requirements for quantum of development - further availability assessment required	
6	Group 3			130	130	60055.00	6.01	NO	100.00	0.00	0.00	60055.00	0.00	0.00	0.00	0.66	0.00	0.00	395.02	0.00	0.00	0.00	0.00	0.00	Meets requirements for quantum of development - further availability assessment required	
7	31CH	Deliverable or Developable for Residential or Employment		163	75	74911.42	7.49	YES	100.00	0.00	0.00	23072.59	0.00	0.00	0.00	0.88	0.00	0.00	658.47	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
8	30CH	Deliverable or Developable		58	59	23597.97	2.36	YES	100.00	0.00	0.00	23597.97	0.00	0.00	0.00	0.99	0.00	0.00	233.69	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
9	19CH	Potentially Deliverable or Developable for Employment		47	0	22606.77	2.26	YES	100.00	0.00	0.00	22606.77	0.00	0.00	0.00	3.83	0.00	0.00	865.93	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
10	Group 8			35	35	17235.48	1.72	NO	100.00	0.00	0.00	17235.48	0.00	0.00	0.00	0.01	2.91	0.00	2.18	502.06	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
11	10BA	Potentially Deliverable or Developable		83	70	38403.95	3.84	YES	100.00	0.00	0.00	38403.95	0.00	0.00	0.00	0.16	0.87	1.53	62.28	334.94	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
12	60RG	Potentially Deliverable or Developable		71	71	47023.77	4.70	YES	100.00	0.00	0.00	47023.77	0.00	0.00	0.00	0.22	1.61	0.00	104.03	757.88	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
13	Group 13			44	44	23588.45	2.36	NO	100.00	0.00	0.00	23588.45	0.00	0.00	0.00	0.34	3.26	0.00	80.02	767.93	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
14	20PL	Potentially Deliverable or Developable		50	50	20182.40	2.02	YES	100.00	0.00	0.00	62194.50	0.00	0.00	0.00	0.47	3.24	0.00	95.11	653.10	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
15	28NW	Potentially Deliverable or Developable		68	35	27836.60	2.78	YES	100.00	0.00	0.00	27836.60	0.00	0.00	0.00	0.77	12.53	0.00	213.71	3488.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
16	01SF	Potentially Deliverable or Developable		103	40	24792.70	2.48	YES	100.00	0.00	0.00	24792.70	0.00	0.00	0.00	1.38	6.90	0.00	342.87	1711.01	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
17	Group 6			134	134	67254.68	6.73	NO	100.00	0.00	0.00	67254.68	0.00	0.00	0.01	0.38	6.29	7.48	252.57	4231.32	0.00	0.00	0.00	0.00	Meets requirements for quantum of development - further availability assessment required	
18	Group 4			131	131	122546.22	12.25	NO	100.00	0.00	0.00	122546.22	0.00	0.00	0.26	0.39	1.00	321.20	474.23	1223.49	0.00	0.00	0.00	0.00	Meets requirements for quantum of development - further availability assessment required	
19	Group 1			112	112	62807.00	6.28	NO	100.00	0.00	0.00	62807.00	0.00	0.00	0.29	0.92	2.72	179.87	578.84	1711.03	0.00	0.00	0.00	0.00	Meets requirements for quantum of development - further availability assessment required	
20	OUR SITE: LAND AT GREEN ROAD, WIVELSFIELD ROAD			150	150	208700.00	20.94	YES	100.00	0.00	0.00	215201.69	0.00	0.00	1.13	2.98	17.08	2441.36	6413.15	36748.17	0.00	0.00	0.00	0.00	0.00	SUBJECT SITE
21	Group 10			194	194	103186.78	10.32	YES	100.00	0.00	0.00	103186.78	0.00	0.00	1.18	2.39	9.88	1219.82	2466.47	10189.79	0.00	0.00	0.00	0.00	0.00	At greater Surface Water risk than Subject Site
22	29WV	Potentially Deliverable or Developable		47	47	24280.45	2.43	YES	100.00	0.00	0.00	24280.45	0.00	0.00	1.48	10.01	34.52	360.38	2429.50	8381.74	0.00	0.00	0.00	0.00	0.00	PART OF SUBJECT SITE
23	54RG	Potentially Deliverable or Developable		179	160	117358.08	11.74	YES	100.00	0.00	0.00	117358.08	0.00	0.00	1.66	2.31	9.20	1943.86	2711.93	10800.05	0.00	0.00	0.00	0.00	0.00	At greater Surface Water risk than Subject Site
24	48RG	Deliverable or Developable		50	123	90567.19	9.06	YES	100.00	0.00	0.00	90567.19	0.00	0.00	3.05	5.07	14.16	2758.08	4590.61	12820.69	0.00	0.00	0.00	0.00	0.00	At greater Surface Water risk than Subject Site
25	Group 9			193	193	89234.75	8.92	NO	100.00	0.00	0.00	89234.75	0.00	0.00	4.91	9.97	32.43	4385.08	8894.09	28941.60	0.00	0.00	0.00	0.00	0.00	At greater Surface Water risk than Subject Site
26	Group 2			80	80	40021.00	4.00	NO	100.00	0.00	0.00	40021.00	0.00	0.00	7.08	12.46	22.87	2831.91	4986.41	9151.22	0.00	0.00	0.00	0.00	0.00	At greater Surface Water risk than Subject Site
27	27CH	Potentially Deliverable or Developable		56	56	27234.92	2.72	YES	100.00	0.00	0.00	27234.92	0.00	0.00	7.91	10.87	16.00	2153.41	2959.09	4356.52	0.00	0.00	0.00	0.00	0.00	At greater Surface Water risk than Subject Site
28	04DT	Potentially Deliverable or Developable		128	127	56279.31	5.63	YES	100.00	0.00	0.00	56279.31	0.00	0.00	9.80	13.09	19.23	5514.62	7366.62	10820.97	0.00	0.00	0.00	0.00	0.00	At greater Surface Water risk than Subject Site
SITES AT RESERVOIR FLOOD RISK																										
29	10NH	Potentially Deliverable or Developable for Residential or Employment		174	TBC	41768.498	4.177		25.25	74.75	56.72	10442.12	31223.63	23690.12	0.30	2.70	6.82	124.03	1128.32	2848.80	0.00	0.01	0.00	6.04	At greater Reservoir Risk than Subject Site	
30	15NW	Potentially Deliverable or Developable for Employment Intensification		50	0	54911.555	5.491		76.74	23.26	13.55	4.23	12772.44	7443.05	1.94	2.89	7.30	1067.68	1588.31	4008.20	46.66	65.70	46.66	36075.55	At greater Reservoir Risk than Subject Site	
SITES AT FLUVIAL FLOOD RISK																										
31	39WV	Potentially Deliverable or Developable		288	200	105941.83	10.594		99.89	0.11	0.11	105820.09	121.74	121.74	1.85	2.95	5.05	1954.99	3122.32	5349.82	0.00	0.00	0.00	0.00	0.00	At greater Fluvial Risk than Subject Site
32	51RG	Potentially Deliverable or Developable		900	900	536541.529	53.654		99.27	0.73	0.50	529920.13	3916.50	2704.90	1.85	3.38	10.49	9909.66	18122.37	56269.43	0.00	0.00	0.00	0.00	0.00	At greater Fluvial Risk than Subject Site
33	19HY	Potentially Deliverable or Developable		200-1100	200-1100	798511.524	79.851		98.12	1.88	1.49	771579.84	15002.87	11928.81	1.70	2.70	6.24	13596.48	21578.12	49818.09	0.00	0.00	0.00	0.00	0.00	At greater Fluvial Risk than Subject Site
34	Group 12			42	42	32568.21	3.26		97.07	2.93	2.93	31615.13	953.08	953.08	13.04	19.71	34.22	4245.55	6416.12	11136.78	0.00	0.00	0.00	0.00	0.00	At greater Fluvial Risk than Subject Site
35	67RG	Potentially Deliverable or Developable		165	140	149203.99	14.92		94.32	5.68	3.19	135976.35	8470.70	4756.94	2.38	4.30	15.26	3547.65	6416.06	22765.65	0.00	0.00	0.00	0.00	0.00	At greater Fluvial Risk than Subject Site
36	30RG	Potentially Deliverable or Developable		139	110	62194.499	6.219		81.16	18.84	15.74	40683.29	11719.82	9791.39	5.00	10.27	25.94	3111.94	6388.64	16131.03	0.00	0.00	0.00	0.00	0.00	At greater Fluvial Risk than Subject Site

Appendix C

Table 4: Full Sequential Test Summary Table

Rank	Site Ref	Site Name	Theoretical Residential Capacity	LAA Indicative Residential Capacity	Area (m2)	Area (ha)	Deviarible in Timescales/ Required Quantum	SITE SORT - LEVEL 1 FLUVIAL FLOOD RISK						SITE SORT - LEVEL 2 SURFACE WATER FLOOD RISK						SITE SORT - LEVEL 3 - RESERVOIR FLOOD RISK						Additional Notes			
								Percentage of Site in Each Flood Zone			Area of Site in Each Flood Zone (m2)			Percentage of Site in RoFSW			Area of site in RoFSW			Percentage of Site in Reservoir		Area of Site in Reservoir							
								FZ1	FZ2	FZ3	FZ1	FZ2	FZ3	1 in 30	1 in 100	1 in 1000	1 in 30	1 in 100	1 in 1000	Normal River Levels	Flooded Rivers	Normal River Levels	Flooded Rivers						
1	33NW	Potentially Deliverable or Developable		52	51	23072.59	2.31	YES		100.00	0.00	0.00	77752.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development		
2	21CH	Deliverable or Developable		33	21	22121.68	2.21	YES		100.00	0.00	0.00	22121.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
3	Group 7			39	33	27622.03	2.76	NO		100.00	0.00	0.00	27622.03	0.00	0.00	0.00	0.00	0.00	0.21	0.00	0.00	57.34	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
4	17CH	Potentially Deliverable or Developable		63	62	29231.46	2.92	YES		100.00	0.00	0.00	29231.46	0.00	0.00	0.00	0.00	0.54	0.00	0.00	0.00	156.50	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
5	35WV	Potentially Deliverable or Developable		150	150	77752.35	7.78	YES		100.00	0.00	0.00	20464.92	0.00	0.00	0.00	0.00	0.66	0.00	0.00	0.00	511.28	0.00	0.00	0.00	0.00	0.00	Meets requirements for quantum of development - further availability assessment required	
6	Group 3			130	130	60055.00	6.01	NO		100.00	0.00	0.00	60055.00	0.00	0.00	0.00	0.00	0.66	0.00	0.00	0.00	395.02	0.00	0.00	0.00	0.00	0.00	Meets requirements for quantum of development - further availability assessment required	
7	31CH	Deliverable or Developable for Residential or Employment		163	75	74911.42	7.49	YES		100.00	0.00	0.00	23072.59	0.00	0.00	0.00	0.00	0.68	0.00	0.00	0.00	658.47	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
8	30CH	Deliverable or Developable		58	59	23597.97	2.36	YES		100.00	0.00	0.00	23597.97	0.00	0.00	0.00	0.00	0.99	0.00	0.00	0.00	233.69	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development	
9	19CH	Potentially Deliverable or Developable for Employment		47	0	22606.77	2.26	YES		100.00	0.00	0.00	22606.77	0.00	0.00	0.00	0.00	0.00	3.83	0.00	0.00	865.93	0.00	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development
10	Group 8			35	35	17235.48	1.72	NO		100.00	0.00	0.00	17235.48	0.00	0.00	0.00	0.00	0.01	2.91	0.00	2.18	502.06	0.00	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development
11	10BA	Potentially Deliverable or Developable		83	70	38403.95	3.84	YES		100.00	0.00	0.00	38403.95	0.00	0.00	0.00	0.00	0.16	0.87	1.53	62.28	334.94	0.00	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development
12	60RG	Potentially Deliverable or Developable		71	71	47023.77	4.70	YES		100.00	0.00	0.00	47023.77	0.00	0.00	0.00	0.00	0.22	0.61	0.00	104.03	577.88	0.00	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development
13	Group 13			44	44	23588.45	2.36	NO		100.00	0.00	0.00	23588.45	0.00	0.00	0.00	0.00	0.34	3.26	0.00	80.02	767.93	0.00	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development
14	20PL	Potentially Deliverable or Developable		50	50	20182.40	2.02	YES		100.00	0.00	0.00	62194.50	0.00	0.00	0.00	0.00	0.47	3.24	0.00	95.11	653.10	0.00	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development
15	28NW	Potentially Deliverable or Developable		68	35	27836.60	2.78	YES		100.00	0.00	0.00	27836.60	0.00	0.00	0.00	0.77	12.53	0.00	0.00	213.71	3488.00	0.00	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development
16	01SF	Potentially Deliverable or Developable		103	40	24792.70	2.48	YES		100.00	0.00	0.00	24792.70	0.00	0.00	0.00	0.00	1.38	6.90	0.00	342.87	1711.01	0.00	0.00	0.00	0.00	0.00	0.00	Does not meet requirements for quantum of development
17	Group 6			134	134	67254.68	6.73	NO		100.00	0.00	0.00	67254.68	0.00	0.00	0.00	0.01	0.38	6.29	7.48	252.57	4231.32	0.00	0.00	0.00	0.00	0.00	0.00	Meets requirements for quantum of development - further availability assessment required
18	Group 4			131	131	122546.22	12.25	NO		100.00	0.00	0.00	122546.22	0.00	0.00	0.26	0.39	1.00	321.20	0.00	474.23	1223.49	0.00	0.00	0.00	0.00	0.00	0.00	Meets requirements for quantum of development - further availability assessment required
19	Group 1			112	112	62807.00	6.28	NO		100.00	0.00	0.00	62807.00	0.00	0.00	0.29	0.92	2.72	179.87	0.00	578.84	1711.03	0.00	0.00	0.00	0.00	0.00	0.00	Meets requirements for quantum of development - further availability assessment required
20	OUR SITE: LAND AT GREEN ROAD, WIVELSFIELD ROAD			150	150	208700.00	20.94	YES		100.00	0.00	0.00	215201.69	0.00	0.00	1.13	2.98	17.08	2441.36	0.00	6413.15	36748.17	0.00	0.00	0.00	0.00	0.00	0.00	SUBJECT SITE
21	Group 10			194	194	103186.78	10.32	YES		100.00	0.00	0.00	103186.78	0.00	0.00	1.18	2.39	9.88	1219.82	0.00	2466.47	10189.79	0.00	0.00	0.00	0.00	0.00	0.00	At greater Surface Water risk than Subject Site
22	29WV	Potentially Deliverable or Developable		47	47	24280.45	2.43	YES		100.00	0.00	0.00	24280.45	0.00	0.00	1.48	10.01	34.52	360.38	0.00	2429.50	8381.74	0.00	0.00	0.00	0.00	0.00	0.00	PART OF SUBJECT SITE
23	54RG	Potentially Deliverable or Developable		179	160	117358.08	11.74	YES		100.00	0.00	0.00	117358.08	0.00	0.00	1.66	2.31	9.20	1943.86	0.00	2711.93	10800.05	0.00	0.00	0.00	0.00	0.00	0.00	At greater Surface Water risk than Subject Site
24	48RG	Deliverable or Developable		50	123	90567.19	9.06	YES		100.00	0.00	0.00	90567.19	0.00	0.00	3.05	5.07	14.16	2758.08	0.00	4590.61	12820.69	0.00	0.00	0.00	0.00	0.00	0.00	At greater Surface Water risk than Subject Site
25	Group 9			193	193	89234.75	8.92	NO		100.00	0.00	0.00	89234.75	0.00	0.00	4.91	9.97	42.43	4385.08	0.00	8894.09	28941.60	0.00	0.00	0.00	0.00	0.00	0.00	At greater Surface Water risk than Subject Site
26	Group 2			80	80	40021.00	4.00	NO		100.00	0.00	0.00	40021.00	0.00	0.00	7.08	12.46	22.87	2831.91	0.00	4986.41	9151.22	0.00	0.00	0.00	0.00	0.00	0.00	At greater Surface Water risk than Subject Site
27	27CH	Potentially Deliverable or Developable		56	56	27234.92	2.72	YES		100.00	0.00	0.00	27234.92	0.00	0.00	7.91	10.87	16.00	2153.41	0.00	2959.09	4356.52	0.00	0.00	0.00	0.00	0.00	0.00	At greater Surface Water risk than Subject Site
28	04DT	Potentially Deliverable or Developable		128	127	56279.31	5.63	YES		100.00	0.00	0.00	56279.31	0.00	0.00	9.80	13.09	19.23	5514.62	0.00	7366.62	10820.97	0.00	0.00	0.00	0.00	0.00	0.00	At greater Surface Water risk than Subject Site

Appendix D

LAA Site Assessments and Planning Applications Committee Document

Site Reference: 07NW **Potentially Deliverable or Developable**
Land south of Alexander Mead, Newick

				Parish or Town	
				Newick	
				Site Area	0.2 Ha
				Greenfield or Previously Developed: Greenfield	
				Proposed Development	
				Residential	
				Site Source	
				2018 SHELAA	
Current or Last Use		Unused grassed area.			
Recent and Relevant Planning History		No recent or relevant planning history.			
Theoretical Residential Capacity		5 homes	Indicative Density		30 dph
LAA Indicative Residential Capacity		5 homes			
LAA Indicative Employment Capacity		0 Ha			

Suitability Assessment

Residential Suitability: Suitable

Employment Suitability: Not Assessed

The site is well related to the built form of the village. ESCC landscape architect indicates need for development to define village edge. Site adjacent Conservation Area, needs consideration of its setting and site is within an ANA (post-medieval settlement). Access potential from an existing estate road and facilities within the settlement are within walking distance. Only vehicular access appears to be from Alexander Mead, unknown achievability. Highway issues relating to the intensification of use of the junction of Newick Hill and A272. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Outside the defined planning boundary but adjacent, no specific allocations or policies.
Minerals and Waste Designations	No minerals or waste constraints identified in the adopted Minerals and Waste Plans.

Site Reference: 17NW **Potentially Deliverable or Developable**
Land at R&K Autos/ 15 Church Road

		Parish or Town	
		Newick	
		Site Area	0.2 Ha
		Greenfield or Previously Developed: Brownfield	
		Proposed Development	
		Residential	
		Site Source	
		2018 SHELAA	
Current or Last Use		Existing car sales and garages building which covers the majority of the plot.	
Recent and Relevant Planning History		No recent or relevant planning history.	
Theoretical Residential Capacity		5 homes	Indicative Density 30 dph
LAA Indicative Residential Capacity		5 homes	
LAA Indicative Employment Capacity		0 Ha	

Suitability Assessment

Residential Suitability: Suitable

Employment Suitability: Not Assessed

The site is previously developed land within the planning boundary of Newick. Within walking distance of facilities and services, including public transport. No known on site environmental constraints. Contamination from existing uses will require further investigation. Site lies between two conservation areas, with site frontage along important views as indicated in Conservation Area Appraisal. Site sits within existing built up area with only open views to north east. ESCC landscape architect notes the importance of retaining boundary trees, this would help limit views out/ into site. Development would need to consider setting of nearby Conservation Area and Listed Buildings, as well as the close proximity of surrounding residential properties. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Existing employment site, however appears it was Class B1 which is now Class E, lessening the protection as the employment use could be lost anyway. Within the Planning Boundary of Newick.

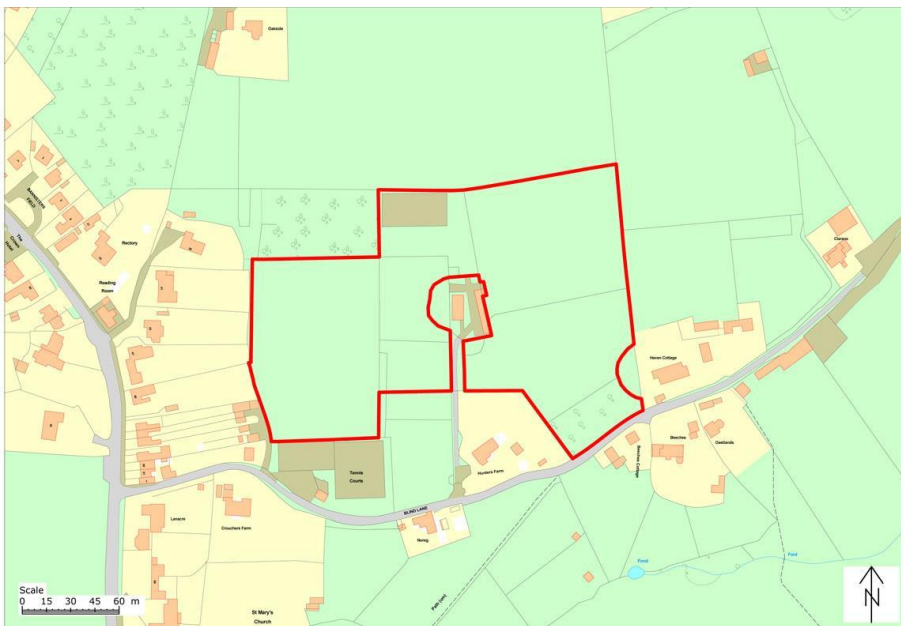
		Parish or Town	
		Newick	
		Site Area	0.8 Ha
		Greenfield or Previously Developed: Greenfield	
		Proposed Development	
		Residential	
		Site Source	
		2018 SHELAA	
Current or Last Use		Grazing land	
Recent and Relevant Planning History		No recent or relevant planning history.	
Theoretical Residential Capacity	19 homes	Indicative Density	30 dph
LAA Indicative Residential Capacity	19 homes		
LAA Indicative Employment Capacity	0 Ha		

Suitability Assessment

Residential Suitability: Potentially suitable

Employment Suitability: Not Assessed

The site is greenfield adjacent to the Newick planning boundary. It is opposite sites allocated for residential development (HO3 and HO4) under the made Newick Neighbourhood Plan. Unknown achievability of vehicle access with suitable sightlines. Pedestrian crossing would be required to access footpath on opposite side of carriage way. Within walking distance of local shop, primary school and public transport (bus stop). Adjacent to The Green Conservation Area. The Conservation Area Appraisal refers to the landscape setting as integral to the character of the conservation area with views out across open fields (specifically north east from Goldridge Road). There are also a number of Listed Buildings within the Conservation Area. Archaeological potential needs to be determined. The site falls within Parcel Newick B which is assessed to be of medium sensitivity to small-scale and medium-scale residential development in the Landscape Sensitivity Study. Consideration would need to be given to its impact on the nucleated settlement character of Newick and whether appropriate landscape buffer to the rural open countryside could be provided.

				Parish or Town	
				Newick	
				Site Area	3 Ha
				Greenfield or Previously Developed: Greenfield	
				Proposed Development	
				Residential	
				Site Source	
				2020 CfS	
Current or Last Use		Fields used for grazing/paddocks			
Recent and Relevant Planning History		Physically access could be achieved via approved planning permission of 27NW			
Theoretical Residential Capacity		68 homes	Indicative Density		30 dph
LAA Indicative Residential Capacity		35 homes			
LAA Indicative Employment Capacity		0 Ha			

Suitability Assessment

Residential Suitability: Potentially suitable

Employment Suitability: Not Assessed

The site is greenfield adjacent to the planning boundary of Newick. It is adjacent to 27NW which has planning permission for residential development. It is within walking distance from services in Newick, including primary school and access to public transport (bus). Blind Lane unlikely to be acceptable for vehicular access for this scale of development and therefore access of the site would need to be secured from 27NW. The site is assessed to be of high-medium landscape sensitivity to residential development. ESCC Landscape Architects suggest that a well designed landscape led development could be acceptable. Proposals would need to create wooded landscape buffers and restore lost field structure. Reducing the scale of development to smaller scale and lower densities towards the southern and eastern parts of the parcel would ensure a more sympathetic transition in scale to the wider landscape. An LVIA would be required. The site is adjacent to the Newick Church Road Conservation Area and would need to be considered. Development of the site may lead to the loss of Grade 1 Agricultural Land subject to detailed site surveys.

Site Reference: 33NW
Land at Cricketfield, Newick

Potentially Deliverable or Developable

		Parish or Town	
		Newick	
		Site Area	2.3 Ha
		Greenfield or Previously Developed: Greenfield	
		Proposed Development	
		Residential	
		Site Source	
		2020 CfS	
Current or Last Use		Agricultural field	
Recent and Relevant Planning History		No recent or relevant planning history.	
Theoretical Residential Capacity	52 homes	Indicative Density	30 dph
LAA Indicative Residential Capacity	51 homes		
LAA Indicative Employment Capacity	0 Ha		

Suitability Assessment

Residential Suitability: Potentially suitable

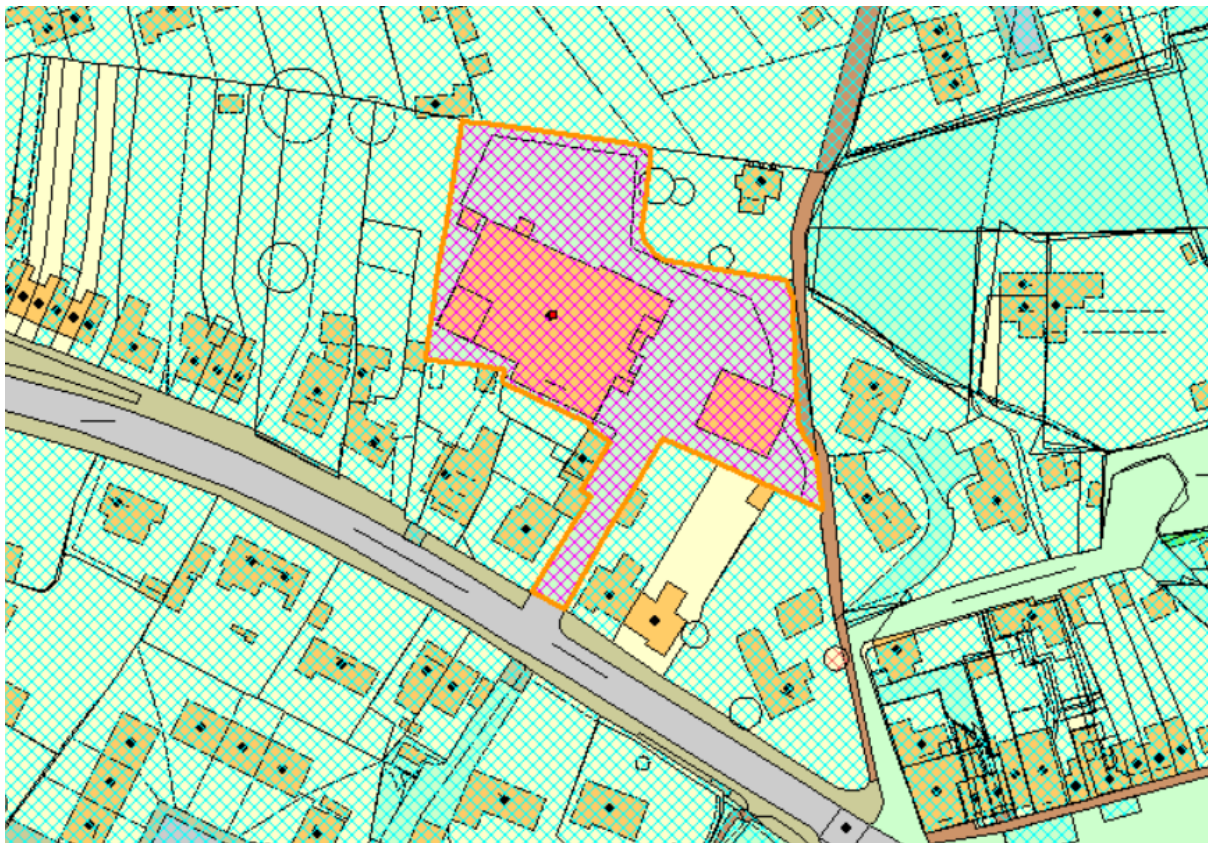
Employment Suitability: Not Assessed

The site is greenfield located to the northwest of Newick. No environmental designations on site, Records of protected birds, reptiles and bats on site. Archaeological potential yet to be determined. Development of the site may impact the setting of the Grade II listed property (Cuttings, Cricketfield) located to the south-west corner of the site subject to further heritage assessments. An extension to the built up boundary in this location could provide an opportunity to create a new defensible village edge. The density required to accommodate 50 dwellings may result in a development which is not in character with the neighbouring residential areas, therefore capacity may need to be reduced. Within walking distance of bus stops, slightly outside walking distance for primary school. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA. Existing Public Rights of Way along the southern boundary of the site which leads to the open countryside should be retained and enhanced. Existing powerlines across the site would need to be considered, and may reduce the developable area of the site.

Report to: Planning Applications Committee
Date: 9 October 2024
Application No: LW/23/0606
Location: 16 - 18 High Street, Newick, BN8 4LQ
Proposal: Conversion of existing commercial building to provide 8 flats and erection of 11 new build residential dwellings with associated secure cycle storage provision, vehicle parking, bin storage and landscaping, demolition of existing buildings.

Applicant: Mr S French
Ward: Newick
Recommendation: The application is recommended for approval subject to conditions listed in this report.
Contact Officer: **Name:** James Emery
E-mail: james.emery@lewes-eastbourne.gov.uk

IMPORTANT NOTE: This scheme is CIL Liable.
Site Location Plan: (Below)



1 Executive Summary and Relevant Planning Policies

1.1 Reason for the Referral to Committee

This application garnered significant public engagement, with 59 objection comments.

1.2 Summary and Recommendation

The application site is a brownfield site comprising a former commercial buildings and hardstanding.

It is located within the village of Newick and is sited wholly within the Planning Boundary.

The proposed development would see residential conversion and development of the site to provide a total of 11 dwellings and 8 residential flats.

It is recommended that Planning Permission is granted, subject to conditions.

1.3 National Planning Policy Framework

2. Achieving sustainable development

4. Decision making

11. Making effective use of land

12. Achieving well-designed places

14. Meeting the challenge of climate change, flooding, and coastal change

15. Conserving and enhancing the natural environment.

1.4 Lewes Local Plan Part 1 (LLP1)

CP4 - Economic Development & Regeneration

CP11 – Built and Historic Environment & Design

CP12 – Flood Risk, Coastal Erosion and Drainage

CP14 – Renewable and Low Carbon Energy.

1.5 Lewes Local Plan Part 2 (LLP2)

DM20 – Pollution Management

DM23 – Noise

DM24 – Protection of Biodiversity and Geodiversity

DM25 – Design

1.6 Newick Neighbourhood Plan (NNP)

EN1 Design & Conservation

EN2 Green Corridors

EN4 Cycling Facilities

HO1.1 Housing Design

HO1.2 Sussex Clay

HO1.5 Off Road Parking

HO1.7 SANGS and SAAMS

2. Site Description

- 2.1 The application site is a brownfield site comprising a commercial building which has been vacant since early 2023.

It is located in the centre of the village of Newick and is wholly within the established planning development boundary.

The site is located on the northern side of the A272 (High Street) and is accessed via an existing driveway between no's 14 and 18 The High Street. The site lies within the Newick 'The Green' Conservation Area.

The proposed development seeks permission for a residential conversion and extension of the existing building to provide a total of 11 dwellings and 8 residential flats.

- 2.2 Being a brownfield site, the topography of the site is flat and formed hardstanding and existing buildings.

3. Proposed Development

- 3.1 The application seeks permission for conversion of the existing commercial building to provide 8 flats and erection of 11 new build residential dwellings with associated secure cycle storage provision, vehicle parking, bin storage and landscaping, demolition of existing buildings

The proposed development would largely maintain the existing appearance and access of the site, with the existing commercial buildings being converted into 8 flats, erection of x7 mews houses and an existing building replaced by x4 new build flats.

The works can be broken down into three main elements, the flat conversion, mews houses and new build flats.

Flat Conversion

The former joinery building would be vertically extended and converted to accommodate additional flats. The extension would see the height of the dwelling increased by approx.1.65m, with a traditional hipped roof atop.

The flats would comprise 5x one bed units and 3x two bed units. The units are arranged with x2 on the ground floor and three each on the first and second floors.

Construction materials would comprise a slate roof, reclaimed brown and red Sussex bonded brick, reclaimed eaves bricks and timber fascias and soffits in a blue/grey colour to match the existing building.

Mews Houses

The mews houses would be erected to the west of the site. These would have a traditional hipped roof appearance and be arranged along a spur road with a turning head. Each of the terraced properties would feature allocated undercroft parking. The properties would have two bedrooms, a study, bathroom, lounge and dining rooms.

Construction materials would comprise a slate roof, reclaimed brown and red Sussex bonded brick, zinc-clad dormer windows, reclaimed eaves bricks, timber garage doors and timber fascias and soffits in a blue/grey colour to match the existing building.

New build flats

An existing building to the east of the site will be demolished and replaced by a two-storey apartment building housing x4 flats. The building would have a traditional gable

end roof form, oriented west (front) to east (rear). The flats would be arranged two per floor.

Construction materials would comprise a slate roof, reclaimed brown and red Sussex bonded brick, zinc-clad dormer windows, reclaimed eaves bricks, balconies with metal balustrades and timber fascias and soffits in a blue/grey colour to match the existing buildings.

4. Relevant Planning History:

- 4.1 LW/06/0628 - Section 73A Retrospective application for the retention of spray shop extraction flue and an increase in its height to 3m, together with provision of new fan and addition of silencers – Approved 13/07/2006

LW/04/0532 - Extension of joinery workshop to two storey premises, to include staffroom/canteen, wc's and open plan offices. Extension to sawdust filtration and new cladding to woodstore – Approved 22/06/2004

LW/88/0063 - Alterations and extensions to joinery works. – Approved 06/09/1988

LW/83/0178 Change of Use to joinery works, builders yard and storage or any Class III (light industrial) use. – Approved 17/06/1983

E/59/0957 - Planning and Building Regulations Applications for proposed liquid egg storage room at the Egg Packing Station – Approved 25/01/1960

5.

Consultations

5.1

Newick Parish Council

Newick Parish Council did not support or object to the proposed development, however they made several comments regarding the application. Summarised below: -

- Requirement for clarity regarding the materials proposed for use to ensure compliance with HO1.2 of the Newick Neighbourhood Plan (NNP).
- Newick has a higher-than-average proportion of an ageing population, many of whom are seeking to downsize whilst remaining in the village, availability of these types of dwellings is severely limited.
- No provision of affordable homes.
- The access and floor plans are not sympathetic to those of limited mobility or for those with infants or young children.
- There will be a significant increase in vehicle movements.
- NPC would not wish to see additional on-street parking in a village already limited for parking space. We would suggest a restricted covenant to the conversion of garages to alternative use should be a condition.
- The emphasis on cycling is unrealistic. Bikes are of limited use as the A272 runs through the centre of the village making cycling difficult.
- The site is as sustainable as any site could be in the village, but Newick is a car dependent village with limited public transport. However its location does permit easy walking or the use of a mobility scooter to all amenities. The provision of a lock up and electric charging point for a mobility scooter would be more applicable if the bike stores could accommodate this.
- NPC recognise that this is a site suitable for regeneration, however due to the issues raised above we do not feel it appropriate to either support or recommend refusal of this application in its present form.

Sussex Police

Offered no objection to the proposed development as submitted from a crime prevention perspective.

Southern Water

No objection - directed officers to their standing advice.

East Sussex County Council - Sustainable Drainage

No objection - The information provided is satisfactory and enables the LLFA to determine that the proposed development is capable of managing flood risk effectively. Although there will be a need for standard conditions which are outlined in this response.

East Sussex County Council - Archaeology

Recommend for approval in principle subject to the imposition of conditions.

East Sussex County Council – Highways

No objection subject to the imposition of conditions.

LDC Contaminated Land

Offered no objection, subject to imposition of the conditions and an informative attached to any approval.

LDC Community Infrastructure Levy Team

Commented that this application is CIL liable.

LDC Waste Services

Offered no comment on the proposed development.

LDC Tree and Landscape Officer

Offered no comment on the proposed development.

LDC Design and Conservation Officer

Offered no comment on the proposed development.

The Environment Agency

Offered no objection, subject to Conditions attached to any recommendation of approval.

NatureSpace

No objection subject to an informative.

The Forestry Commission

Offered no Objection to the proposed development.

6. Other Representations

6.1 We consulted with 44 addresses.

In response to these consultations 61 comments were received - 3 Support, 2 Neutral and 56 Objections.

Issues raised by the objectors are summarised as follows:

Building in the Countryside
Drainage Impacts
Conservation Impacts
Out of Character
Overdevelopment
Highway Hazards
Noise and Disturbance
Loss of Light
Inadequate Access
Overbearing Structure
Impact to Neighbouring Properties

Parking Issues
Overshadowing
Disturbance during Works
Highway Hazards
Loss of Privacy
Loss of Open Space

7. Appraisal

7.1 Key Considerations

Sec 38 (6) of the Planning Compulsory Purchase Act 2004 requires that regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The NPPF also advises that there is a presumption in favour of sustainable development.

The main considerations relate to: -

- the principle of the development.
- the design and character of the development,
- neighbour amenities,
- impacts upon highway/pedestrian safety.

7.2 Principle of Development

Core Policy 2 of the Lewes District Joint Core Strategy sets out a strategic aim that the Council should maximise opportunities for re-using suitable previously developed land and to plan for new development in the highly sustainable locations without adversely affecting the character of the area.

The proposed development would represent an opportunity to make efficient use of a brownfield site, subject to assessment of its impact on the character of the area. The proposed density of 57.57 dwellings per hectare is considered to accord with the requirements of Para. 123 of the NPPF. Officers consider that the site is capable of supporting the proposed density, as per Core Policy 2 of the Lewes District Local Plan Part 1, which outlines that densities higher than 30dph may be justified in villages, dependant upon the specific character and context of a site.

In response to comments regarding the loss of the commercial space Officers recognise that Core Policy 4 seeks to resist the loss of employment floorspace, however - it is noted that Para. 124 (c) of the NPPF outlines that we should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. It is considered that the delivery of housing on this sustainable site outweighs the harm caused by loss of employment land. There is no shortfall of employment land in the district; and so existing businesses should not struggle to relocate. Officers recognise that the context of this particular employment site (being located behind dwellings) is not ideal in terms of neighbour amenity and consolidation as housing would represent a suitable alternative use of the site.

It is noted that the proposed development would not make provision for Affordable Housing. Officers note that Local Plan Policies allow for a zero provision where a Financial Viability Assessment demonstrates that there would be viability issues

(and where it has been independently assessed). This application is supported by an FVA, which has been independently assessed.

The independent assessment of the applicants FVA concluded that with a residual site value of £990,352, which is below the Benchmark Land Value without any allowance for affordable housing or S.106 contributions. This suggests that the scheme is unviable and cannot not support additional affordable housing or S.106 contributions.

In view of the above and given that the site is sustainably located within the Planning Boundary – there is no objection *in principle* to the delivery of additional dwellings, subject to compliance with other relevant Development Plan policies.

7.3

Design and Character

Comments from representors and the Parish Council regarding overdevelopment, excessive height and the development being out of character are noted.

Regarding Overdevelopment - Core Policy 2 of the LDLP Pt 1 outlines that development should achieve 20 to 30 dwellings per hectare for the villages – with higher density permitted given in site-specific contexts. In this proposal the density equates to 57dph, which is over the density target, however given the location of the development within the core of the village, this is considered to accord with the development plan.

Being that the development is to the rear of No.18 High Street and accessed via a drive the high street it is considered that the proposal will have a limited impact on the character of the area and the Conservation Area due to the recessive nature of the site.

The replacement apartment building to the east of the site will occupy the footprint of an existing structure and will have an improved appearance compared to the structure it replaces.

The extension to the existing joinery building will have a roof height which is similar to that of number 18 High Street in front of it, and so this increased height will be effectively shielded from viewpoints on the High Street. It would therefore not unacceptably harm the character surrounding area.

Likewise, the proposed Mews Houses are located to the rear of Nos.18 - 24 High Street, and so the general views up and down the High Street will be preserved, in accordance with Policies DM25 and DM33 of the Lewes District Local Plan Part 2.

Subservience of the development is delivered by the restriction of the height of the buildings and an appropriate set-back from the wider public domain, allowing it to be seen only in glimpses from the access road, in accordance with the principles of high-quality design contained within Policy DM25 and DM33 of the LDLP Plan Part 2.

The development would provide acceptable vehicle parking, cycle parking and bin storage.

In terms of materials, the proposal seeks to incorporate traditional brick, natural slate roofing, timber windows, doors and fascias. The Mews properties and flats will benefit from zinc clad dormer windows. The proposed materials would in their colour and finish reflect many of the materials found in the surrounding area, albeit with the added interest of a number of contrasting, contemporary zinc clad dormer windows. These will not be generally visible from outside the site.

Core Policy 2 of LDLP Part 1 outlines that “the need for smaller units (1 and 2 bed) is a repeated theme in the supporting evidence. In light of this and given the

relative lack of smaller units in the surrounding area the mix of properties is considered appropriate..

All of the proposed units comply with the Nationally Described Space Standards and would be afforded acceptable access to ventilation and natural light. The units are in walking distance of the countryside for recreation and leisure.

It is considered that the design and landscaping of the proposed development is in accordance with Policy DM25 of the LDLP Part 2 and Core Policy 11 of the LDLP Part 1.

Para. 134 of the NPPF states that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Para. 126 of the National Design Guide (2019) states that 'well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight, and ventilation.'

The Technical housing standards – nationally described space standard (2015) defines minimum levels of Gross Internal Area (GIA) that should be provided for new residential development, based on the number of bedrooms provided and level of occupancy. Floor plan drawings and measurements provided confirm that all units would have a GIA exceeding the minimum set out in the space standards.

7.4

Impact upon Neighbour Amenities

In terms of overshadowing / overbearing, the proposed development is sited to the north of properties on the High Street, and as such would not impact these properties in terms of overshadowing.

There are residential properties located to the north of the development on Cricketfield, (closest to the Mews Houses) however these are located a minimum of 17.0m from the development with a strong line of trees (G2 in the tree survey) to be maintained as a hedge.

No aspects of the development would breach the 60-degree rule with regard to overshadowing of neighbouring properties. It is not considered that any of the new windows in the proposed development would introduce a situation of unacceptable overlooking of neighbouring properties, in accordance with Policy DM25 of the LDLP Part 2.

The access road has been raised as a concern by objectors. Officers consider that the proposed use would have similar amount of road traffic to the existing use, albeit with smaller vehicles associated with the new residential use, and so no unacceptable disturbance should be introduced.

The site would provide acceptable vehicle parking, cycle parking and bin storage in accordance with Policy DM25 of the LDLP Part 2.

In the interests of the residential amenities of the neighbours having regard to LLP1 policy CP11, LDLP Part 2 policies DM20 and DM23, a condition is sought to require that construction and deliveries to the site is restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays, with no works permitted at any time on Sundays or on Bank/Statutory Holidays.

Likewise, the applicant will be required to submit a CEMP Plan cover the arrangements for managing all environmental effects of the development during the construction period, including traffic (including a workers travel plan),

temporary site security fencing, artificial illumination, noise, vibration, dust, air pollution and odour, site illumination.

7.5

Sustainability and Drainage

Regarding drainage, the application site is a brownfield plot which is already connected to foul and surface water drainage. The site is currently dominated by impermeable surfacing. The intention is to decrease the amount of impermeable surfacing, by utilising a combination of permeable paving and subsurface attenuation systems with sufficient capacity to manage run-off.

ESCC SUDS have been consulted on the proposed development and offered no objection to the proposed development, commenting that the layout demonstrates existing sewers / piped watercourse can be adequately diverted within the site layout subject to technical design of the diversion and building foundations.

The application incorporates a number of measures to deliver energy efficiency, including re-use of the existing joinery building fabric, utilisation of efficient glazing, heating equipment, air source heat pumps and a 18.7 kWp PV array.

The application was submitted prior to the requirement to deliver 10% biodiversity net gain, nonetheless it was accompanied by an extensive Preliminary Ecological Appraisal. Being a brownfield development comprising several existing buildings and an extensive hardstanding, it is noted that the site offers some opportunity for enhancement of biodiversity.

The proposal would see the introduction of soft landscaping and formation of residential gardens which would result in an on-site net % change of 52.86% for habitat units and 0.00 for hedgerow units. This is considered to be acceptable.

It is noted that the conversion of the building has the potential to impact on bats and so, a protected species mitigation licence will need to be applied should planning permission be granted. An informative will be added to any recommendation of approval.

Likewise, it is considered appropriate to apply a condition requiring ecological enhancement and mitigation measures to be implemented prior to occupation of the development in order to comply with Core Policies 11 and 12 of the Lewes District Joint Core Strategy.

The site falls within the 7km Ashdown Forest zone of influence. Development that involves a net increase in residential development in this area is highly likely to increase recreational impact upon the forest, which is a Special Protection Area (SPA) and Special Area of Conservation (SAC).

In response to this demonstrable impact, and in line with the statutory requirement of the Local Planning Authority to protect the integrity of SPA's, as per The Conservation of Habitat and Species Regulations 2017, all development involving a net gain in residential dwellings is required to make a contribution towards Suitable Alternative Natural Greenspace (SANGs) and Strategic Access Management and Monitoring (SAMMs) as a means to secure the provision of alternative recreation space for future occupants (taking recreational pressure off the forest) and to assist in management of the SPA as well as fund initiatives to increase the awareness of visitors to the sensitivity of the area.

Further confirmation of this approach is provided in the Recreational Impact Statement of Common Ground for Ashdown Forest which was made between Natural England and Lewes District Council as well as Mid Sussex District Council, Sevenoaks District Council, Tandridge District Council, Tunbridge Wells Borough Council and Wealden District Council

7.6

Access Transport and Parking

As the site is a brownfield site, the vehicular access will remain as per existing, with access to the A272 (High Street) which forms the southern boundary of the site. ESCC Highways were consulted and did not object to the proposed development, subject to conditions and a legal agreement requiring a contribution of £1,350 per dwelling (£25,650 in total) towards ensuring the Sunday bus service continues to operate beyond March 2026

The proposal would provide 28 parking spaces (with each of the Mews Houses afforded a garage with EVCP and parking space, and 19 unallocated spaces with x1 communal EVCP for the flats). It is noted that the ESCC Parking calculator would suggest 31 spaces are required based on 2 allocated spaces for the 3-bedroom dwellings meaning the site falls 3 spaces short of the recommended number. However, there is capacity on the site for additional parking in the southeast corner of the site meaning the small shortfall of parking is unlikely to result in significant overspill onto the A272.

Cycling will be encouraged via the provision of secure cycle storage in the rear gardens of the mews houses, and secure communal cycle space for the flats.

The A272 offers the site ready access to the neighbouring settlements of Chailey and Uckfield which provide further schools, Public Houses, shopping facilities and other amenities.

The site benefits from good pedestrian links via well-lit accessible footpaths that run along both sides of the A272, connecting the site to bus stops, village amenities and the wider area.

There is an existing bus service operating serving the village, with bus stops located approximately 200 metres away at Newick Hill (served by bus route 31, 31A, 31B (Uckfield – Cuckfield) and 121 (Uckfield - Lewes) providing regular public travel to variety of local destinations.

7.7 Human Rights Implications

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been considered fully in balancing the planning issues; and furthermore, the proposals will not result in any breach of the Equalities Act 2010.

7.8 Conclusion

The proposed development represents an acceptable redevelopment of brownfield land which would integrate well with the surrounding development in terms of materials and form. This development would be achieved without unacceptable adverse impact upon the amenities of neighbouring residents.

As well as being located within the planning boundary, it would deliver much needed smaller residential units within close proximity to village amenities and with acceptable road and bus links.

8. **Recommendations**

- 8.1 The application is recommended for approval subject to conditions listed in this report, and subject to a unilateral undertaking to secure SANGs and SAMMs contributions.

9. Conditions

9.1 1.Time Limit

The development hereby permitted shall be begun either before the expiration of three years from the date of this permission.

Reason: To enable the LPA to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Approved plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in Section 11 of this report.

3. Materials (Design)

No development above slab level shall be carried out unless and until details and/or samples of materials and finishes to be used for the external walls, roofs, doors and windows of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details and/or samples.

Reason: To protect the appearance of the area and to accord with policy CP11 of the Lewes District Local Plan Part 1 and policies DM25 of the LLP2.

4. Surface Water Discharge Rate (Drainage)

Surface water discharge rates not exceeding 1.8 l/s for all rainfall events, including those with 1 in 100 (+45% for climate change) annual probability of occurrence. Evidence of this (in the form of hydraulic calculations) should be submitted with the detailed drainage drawings. The hydraulic calculations should take into account the connectivity of the different surface water drainage features.

5. Outfall and Attenuation Details (Drainage)

The details of the outfall of the proposed attenuation / permeable pavement and how it connects into the piped watercourse/sewer should be provided as part of the detailed design including the proposed pipe diversion. This should include cross sections and invert levels.

6. Piped Watercourse Investigation (Drainage)

The condition of the piped watercourse/sewer which will take surface water runoff from the development should be investigated before discharge of surface water

runoff from the development is made. Any required improvements to the condition of the watercourse should be carried out prior to construction of the outfall.

7. Exceeding Flows (Drainage)

The detailed design should include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.

8. Attenuation Design informed by monitoring (Drainage)

The detailed design of any below ground attenuation should be informed by findings of groundwater monitoring between autumn and spring. The design should leave at least 1m unsaturated zone between the base of the ponds and the highest recorded groundwater level. Alternatively, or if this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the drainage system should be provided.

9. Maintenance / Monitoring Plan (Drainage)

A maintenance and management plan for the entire drainage system should be submitted to the planning authority before any construction commences on site to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan should cover the following:

- a) This plan should clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and the appropriate authority should be satisfied with the submitted details.
- b) Evidence that these responsibility arrangements will remain in place throughout the lifetime of the development should be provided to the Local Planning Authority.

10. Manage Flood Risk (Drainage)

The applicant should detail measures to manage flood risk, both on and off the site, during the construction phase. This may take the form of a standalone document or incorporated into the Construction Management Plan for the development.

11. Evidence of Compliance (Drainage)

Prior to occupation of the development, evidence (including surveys, as built plans, site records and photographs as necessary) should be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs.

12. Vehicle Access Provision (Highways)

No development shall not be occupied until the vehicular access serving the development has been reconstructed in accordance with the approved drawing no 12674/2200

REASON: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

13. Parking Area Provision (Highways)

The development shall not be occupied until the parking areas have been provided in accordance with the approved plans which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the area[s] shall thereafter be retained for that use.

REASON: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

14. Parking Space Dimensions (Highways)

The proposed parking spaces shall measure at least 2.5m by 5m (add an extra 50cm where spaces abut walls or fences).

REASON: To provide adequate space for the parking of vehicles and to ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

15. Cycle Parking Provision (Sustainable Travel)

The development shall not be occupied until cycle parking has been provided in accordance with the approved plans which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the area[s] shall thereafter be retained for that use.

REASON: In order that the development site is accessible by non- car modes and to meet the objectives of sustainable development.

16. Turning head Provision (Design)

The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with the approved plans which shall have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the turning space shall thereafter be retained for that use and shall not be obstructed.

REASON: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

17. Bin storage (Design)

The development shall not be occupied until bin storage areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

REASON: In order that the development site is accessible by non car modes, to meet the objectives of sustainable development and in the interest of environmental amenity in accordance with LLP1 policies CP11 and CP13, and LLP2 policy DM25.

18. Hours of Works and Deliveries (Amenity)

Construction work and deliveries in association with the development hereby permitted shall be restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays. No works in association with the development hereby permitted shall be carried out at any time on Sundays or on Bank/Statutory Holidays.

REASON: In the interests of the residential amenities of the neighbours having regard to LLP1 policy CP11, LLP2 policies DM20 and DM23.

19. Construction Environmental Management Plan (CEMP) (Amenity)

No development shall take place until a Construction Environment Management Plan has been submitted to and approved in writing by the Planning Authority. The approved plan shall set out the arrangements for managing all environmental effects of the development during the construction period, including traffic (including a workers travel plan), temporary site security fencing, artificial illumination, noise, vibration, dust, air pollution and odour, site illumination and shall be implemented in full throughout the duration of the construction works, unless a variation is agreed in writing by the Planning Authority.

REASON: In the interests of amenity of the locality

20. Program of Archaeological Works - Arch 1 (Conservation)

No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

21. Post Investigation Assessment - Arch 3 (Conservation)

No phase of the development hereby permitted shall be brought into use until the archaeological site investigation and post - investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) for that phase has been completed and approved in writing by the Local Planning Authority. The archaeological site investigation and post - investigation assessment will be undertaken in accordance with the programme set out in the written scheme of investigation approved under condition [ARCH 1]

REASON: To enable the recording of any items of historical or archaeological interest in accordance with Core Policy 11 in the Lewes District Local Plan Part 1; Joint Core Strategy 2010 – 2030; coupled with the requirements of paragraphs 194-205 of the National Planning Policy Framework 2018.

22. Land contamination (Contamination)

No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing by the local planning authority:

Additional site investigation scheme, based on preliminary investigations already undertaken to provide information for a detailed assessment of the risk to all receptors that may be affected , including those off site;

The results of the site investigation and the detailed risk assessment referred to in (a) and based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can

be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, para 170, 174, 178 and 179].

23. Verification report (Contamination)

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall include any plan (a long term monitoring and maintenance plan) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long term monitoring and maintenance plan shall be implemented as approved.

REASON: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, para 170, 174, 178 and 179].

24. Previously unidentified land contamination (Contamination)

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, para 170, 174, 178 and 179].

25. Piling (Env Agency)

Piling and other foundation designs utilising penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed development does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework and Position Statement A4 of the 'The Environment Agency's approach to groundwater protection'.

26. Remediation Strategy (Env Agency)

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

A). A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

B). A site investigation scheme, based on (A) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

C). The results of the site investigation and the detailed risk assessment referred to in (B) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

D). A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (C) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.

27. Verification report (Env Agency)

Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.

28. Ecological Enhancement / Mitigation (Ecology)

The development shall not be occupied until ecological enhancement measures detailing the locations of ecological mitigation including (but not limited to) habitat creation, bird boxes, bee bricks and hedgehog holes have been submitted to and approved in writing by the LPA. These details shall be implemented prior to first occupation of the development. The approved provisions shall thereafter be retained.

REASON: To provide a net gain for biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006, paragraphs 170 and 175 of the National Planning Policy Framework, and Core Policy CP10 of the Lewes District Local Plan 2016

29. No External Lighting (Amenity)

No external lighting or floodlighting shall be installed on the buildings, or the road and parking areas hereby permitted without the prior written approval of the local planning authority.

REASON: To protect the amenity and character of the surrounding countryside having regard to Policy CP10 of the Lewes District Local Plan part one, policy DM20 of the Lewes District Local Plan part two, policy 4.11 of the Ringmer Neighbourhood Plan and para. 180 of the NPPF.

30. Tree Pruning (Arboriculture)

Any tree pruning works shall be carried out in strict accordance with BS3998:2010.

REASON: Required to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality, in accordance with policy DM25

31. Retained Trees (Arboriculture)

Protection of retained trees* -

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree* is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

**In this condition — 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.*

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity and to comply with policies DM25

32. Restrict PD Mews Houses (Amenity)

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no works defined within Part 1 of Schedule 2, classes A, B and D inclusive of that Order, shall be erected or undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

REASON: To enable the Local Planning Authority to regulate and control the development of land in the interest of visual and residential amenity in accordance with policy CP11 of the Lewes District Local Plan Part 1 and policies DM25 and DM30 of the Lewes District Local Plan Part 2.

10.

Informatives

10.1

1. Highways.

This Authority's requirements associated with this development proposal will need to be secured through a Section 278 Legal Agreement between the applicant and

East Sussex County Council The applicant is requested to contact the Transport Development Control Team (01273 482254) to commence this process.

The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

2. Southern Water

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: www.southernwater.co.uk/developing-building/connection-charging-arrangements

3. Contaminated Land

(a) The applicant is hereby reminded of the Control of Asbestos Regulations 2012 when carrying out demolition and other works associated with the development hereby permitted. For more information please visit <http://www.hse.gov.uk/Asbestos/regulations.htm>

(b) All waste material arising from any site clearance, demolition, preparation and construction activities should be stored, removed from the site and disposed of in an appropriate manner.

4. GCN 1

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

5. GCN 2

All works shall be carried out in accordance with the following measures:

- Any trenches left overnight should be covered or provided with ramps to prevent GCN from becoming trapped.
- Any building materials such as bricks, stone etc. should be stored on pallets to discourage great crested newts from using them as shelter.
- Any demolition materials should be stored in skips or similar containers rather than in piles on ground.

6. GCN 3

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

- Stop all works immediately and leave the area
- Inform an ecologist immediately who will provide further guidance / instructions
- Do not try to handle or rescue a great crested newt
- Do not resume construction works until advised it is safe to do so by an ecologist

It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence (EPSL) or District Licence (DL) may be required to permit works that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.

11. Plans

11.1 This decision relates solely to the following plans:

Plan Type	<u>Date</u> <u>Received</u>	<u>Plan Name</u>
Tree Statement/Survey	9 October 2023	Tree Survey Report
Other Plan(s)	9 October 2023	23_1743_TPP_NT - Tree Protection Plan
Other Plan(s)	9 October 2023	23_1743_TCP_NT - Tree Constraints Plan
Technical Report	9 October 2023	Preliminary (Phase 1) Risk Assessment Report - Appendix D - Envirocheck Database Report
Technical Report	9 October 2023	Preliminary (Phase 1) Risk Assessment Report
Location Plan	9 October 2023	Site Location Plan
Technical Report	9 October 2023	Preliminary (Phase 1) Risk Assessment Report - Appendix C - Historical Map Report
Technical Report	9 October 2023	Envirocheck Report - Historical Data Report Datasheet
Additional Documents	9 October 2023	Preliminary (Phase 1) Risk Assessment Report - Appendix A - Site Plans & Appendix B - Photographs
Additional Documents	9 October 2023	Ecological Impact Assessment
Flood Risk Assessment	9 October 2023	Flood Risk Assessment, Surface Water and Foul Drainage Strategy
Technical Report	9 October 2023	Ecological Data Search
Proposed Elevation(s)	9 October 2023	Ecological Data Search
Proposed Elevation(s)	9 October 2023	23003-HNW-ZZ-ZZ-DR-A-2302 P01 - Proposed Elevations
Additional Documents	9 October 2023	Energy & Sustainability Statement
Other Plan(s)	9 October 2023	23003-HNW-ZZ-ZZ-DR-A-1501 P01 - Demolition Elevations
Proposed Elevation(s)	9 October 2023	23003-HNW-ZZ-ZZ-DR-A-2300 P01 - Proposed Elevations
Proposed Elevation(s)	9 October 2023	23003-HNW-ZZ-ZZ-DR-A-2301 P01 - Proposed Elevations
Proposed Roof Plan	9 October 2023	23003-HNW-ZZ-03-DR-A-2203 P01 - Proposed Roof Plans

Other Plan(s)	9 October 2023	23003-HNW-ZZ-ZZ-DR-A-1101 P01 - Existing Survey
Existing Elevation(s)	9 October 2023	23003-HNW-ZZ-ZZ-DR-A-1300 P01 - Existing Elevations
Existing Elevation(s)	9 October 2023	23003-HNW-ZZ-ZZ-DR-A-1301 P01 - Existing Elevations
Other Plan(s)	9 October 2023	23003-HNW-ZZ-ZZ-DR-A-1500 P01 - Demolition Elevations
Proposed Floor Plan(s)	9 October 2023	23003-HNW-ZZ-01-DR-A-2201 P01 - Proposed First Floor Plans
Existing Roof Plan	9 October 2023	23003-HNW-ZZ-02-DR-A-1202 P01 - Existing Roof Plans
Other Plan(s)	9 October 2023	23003-HNW-ZZ-02-DR-A-1402 P01 - Demolition Roof Plans
Proposed Floor Plan(s)	9 October 2023	23003-HNW-ZZ-02-DR-A-2202 P01 - Proposed Second Floor Plans
Proposed Block Plan	9 October 2023	23003-HNW-ZZ-00-DR-A-2100 P01 - Proposed Block Plan
Proposed Floor Plan(s)	9 October 2023	23003-HNW-ZZ-00-DR-A-2200 P01 - Proposed Ground Floor Plans
Existing Floor Plan(s)	9 October 2023	23003-HNW-ZZ-01-DR-A-1201 P01 - Existing First Floor Plans
Other Plan(s)	9 October 2023	23003-HNW-ZZ-01-DR-A-1401 P01 - Demolition First Floor Plans
Justification / Heritage Statement	9 October 2023	Heritage, Design and Access Statement - Part Two
Design & Access Statement	9 October 2023	Heritage, Design and Access Statement - Part Two
Existing Block Plan	9 October 2023	23003-HNW-ZZ-00-DR-A-1102 P01 - Existing Block Plan
Existing Floor Plan(s)	9 October 2023	23003-HNW-ZZ-00-DR-A-1200 P01 - Existing Ground Floor Plans
Other Plan(s)	9 October 2023	23003-HNW-ZZ-00-DR-A-1400 P01 - Demolition Ground Floor Plans
Justification / Heritage Statement	9 October 2023	Heritage, Design and Access Statement - Part One
Design & Access Statement	9 October 2023	Heritage, Design and Access Statement - Part One
Additional Documents	9 October 2023	Utilities Search - Electrics
Additional Documents	9 October 2023	Financial Viability Assessment
Transport Assessment	9 October 2023	Transport Statement
Additional Documents	9 October 2023	Utilities Search - Report
Technical Report	10 June 2024	SUDS Addendum AEG02734_N8_Newick_07_Addendum_v1.3_(002)
Affordable Housing Statement	25 October 2023	Affordable Housing Statement
Sustainability Checklist/Energy Stmt	25 October 2023	Sustainability Checklist for Major Developments

12. **Appendices**

12.1 None.

13. Background Papers

13.1 None.