



Woolf Bond Planning

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FAO: James Smith
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Dear James

Land South of Green Road, Wivelsfield Green

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 (LPA Ref: LW/24/0820)

ADDITIONAL APPLICATION PLANS AND PARTICULARS

1.0 General

- 1.1. Further to the formal consultation response issued by the Local Lead Flood Authority ("LLFA"), and subsequent discussions between the Applicant and the LLFA, additional work has been undertaken to model surface water flows across the Site.
- 1.2. In response to the LLFA's comments, further flood modelling of the Site has been undertaken.
- 1.3. The modelling exercise undertaken provides further analysis of the effect of the Proposed Development on flow paths across the Site. This confirms the acceptability of the Scheme in drainage terms, including in the context of the approach in the NPPF (paragraph 181 refs) and the recent PPG (Flood Risk and Coastal Guidance) (Sept 2025).
- 1.4. The modelling shows that the introduction of the development leads to a reduced flood risk to properties downstream of the Site, as flood waters are held back within the Scheme.
- 1.5. The detailed surface water modelling has led to the repositioning of the northernmost basin slightly further east. This adjustment increases separation from the rear garden boundaries of properties on Eastern Road, providing the benefit of allowing additional landscaping between the basin and these boundaries.

- 1.6. The basin's relocation required moving the children's play area to the southwest, immediately east of the on-site public footpath. This new location ensures accessibility and natural surveillance from the proposed new homes. The play area remains unchanged at 0.04ha (400sqm). The residential developable area remains unchanged at 4.06ha, as does the public open space, which extends to approximately 16ha.
- 1.7. These amendments uphold the original design principles, including retention of the eastern part of the Site as public open space (corresponding with the Local Green Space designation in the Wivelsfield Parish Neighbourhood Plan) and maintaining the 30m - 120m buffers to the ancient woodland of West Wood.
- 1.8. As outlined in the updated flood risk and drainage work (see separate technical note), areas with up to 0.2 m of baseline flooding will be raised by 0.5 m, incorporating a 300 mm freeboard. This adjustment will apply only to parts of the development platform that intersect with the baseline modelled flood risk, not the entire Site. At the detailed design stage, the proposed dwelling heights in these raised areas will be carefully considered to ensure they remain appropriate to their context. The RPS technical note also confirms that in light of changes to Planning Practice Guidance there is no longer a requirement to undertake any Sequential Test on this site as all surface water risk can be mitigated (and there is no fluvial risk).
- 1.9. The submitted landscape and visual impact technical note (prepared by Pegasus) confirms that this level of raising is acceptable in terms of landscape and visual impact.

2.0 Updated and Additional Application Plans and Particulars

- 2.1. The amendments to the Scheme, resulting from the drainage modelling that has been undertaken, have also been informed by the input and advice from a range of technical consultants, including, but not limited to, ecology and landscaping.
- 2.2. The updated and additional application plans and particulars comprise as follows:
 - Amended Development Framework Plan (Ref: CSA/6467/104/I)
 - Masterplanning Briefing Note (CSA) (Nov 2025)
 - Flood Risk and Drainage Technical Note (RPS Tetrattech) (Nov 2025)
 - Surface Water Flood Risk Hydraulic Modelling Report (and modelling log results) (RPS Tetrattech) (Nov 2025)
 - Ecology Technical Note (Ecology Solutions) (Nov 2025)
 - Arboriculture Technical Note (Aspect) (Nov 2025)
 - Heritage Technical Note (RPS Tetrattech) (Nov 2025)
 - Transport Technical Note (RPS Tetrattech) (Nov 2025)
 - Landscape Technical Note (Pegasus) (Nov 2025)

3.0 Technical Considerations

Drainage

- 3.1. As detailed in the Flood Risk and Drainage Technical Note hereby submitted (RPS/Tetrattech November 2025), additional work has been undertaken (as requested by the LLFA) to model surface water flows across the Site, to take account of the proposed layout, the limited extent of land raising proposed, the access route through the site, and the drainage proposals themselves. The modelling provides further analysis of the effect of the Proposed Development on flow paths across the Site to show flood risk is not made worse elsewhere.

Masterplanning

- 3.2. The Masterplanning Briefing Note (CSA): summarises the amendments now made to the proposed Development Framework Plan (Ref: CSA/6467/104/I) resulting from the revised drainage strategy. Note there is no requirement to update the Parameter Plans as a result of the changes now proposed.

Ecology

- 3.3. The Ecology Technical Note (Ecology Solutions, November 2025): outlines the ecological implications arising from the updated development proposals/ revised drainage strategy and concludes there would be no change in terms of the potential effects previously identified, and the previous conclusions remain appropriate. No additional avoidance, mitigation or enhancement measures would be required.

Trees

- 3.4. The Arboriculture Technical Note (Aspect Arboriculture, November 2025); confirms that the revised drainage strategy does not affect the RPAs of any retained trees. The conclusions of the original Arboriculture Impact Assessment remain unchanged, and all tree protection measures should be implemented as previously reported.

Heritage

- 3.5. The Heritage Technical Note (RPS/Tetrattech, November 2025) confirms that the revised proposals do not give rise to any revisions/alterations to the submitted Heritage Impact Assessment, and that the conclusions of the assessment remain valid.

Highways

- 3.6. The Transport Technical Note (RPS/Tetrattech, November 2025) confirms that the updated Development Framework Plan does not change the conclusions of the Transport Assessment supporting the Application; the proposed development is sustainable with good accessibility to local facilities, offers a good choice of sustainable transport modes, and has no significant impact on the highway network.

Landscape

- 3.7. The Landscape and Visual Technical Note (Pegasus) confirms that the minor alterations to the proposal will not lead to any increase in the significance of effects in relation to landscape and visual resources.

4.0 Summary

- 4.1. Following detailed surface water modelling, minor amendments are proposed to the Development Framework Plan. Importantly, no changes are proposed (or required) to be made to the suite of Parameter Plans submitted with the Application.
- 4.2. The schematic changes shown on Development Framework Plan no. CSA/6467/104/I provide for a relocated northern attenuation basin to the east of its originally suggested location. As a consequence, the children's play area has been relocated to the southwest near the public footpath. Residential and open space areas remain unchanged. The key masterplanning design principles are maintained.
- 4.3. The changes are supported and informed by the suite of technical reports referenced above.
- 4.4. We will leave for the LPA to consult on the additional application plans and particulars as required, including by means of a formal consultation with the LLFA.
- 4.5. Finally, we welcome the opportunity to discuss the Application with you ahead of officer reporting it to the Council's Planning Committee with an officer recommendation to grant planning permission in accordance with the approach set out under the presumption of favour of sustainable development at paragraph 11(d)(ii) of the NPPF.

If there are any queries, please do not hesitate to contact the writer.

Yours faithfully

Woolf Bond Planning Ltd

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Encs