



www.troyplanning.com
Address: 33 Foley Street, London
W1W 7TL
Phone: 0207 0961 329
Email: info@troyplanning.com

Mr James Smith
Case Officer - Specialist Advisor (Planning)
Lewes District Council

16/01/2025

[REDACTED]
cc: Customerfirst@lewes-eastbourne.gov.uk, clerk@wivelsfield.org.uk,
[REDACTED]

LW/24/0820 - Outline 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

Dear James,

This letter provides a response, on behalf of Wivelsfield Parish Council, to the recent validation of planning application reference LW/24/0820.

The outline planning application above referenced was validated by Lewes District Council on Friday 27th of December 2024, as shown on the planning public access website. According to the consultation letter received by Wivelsfield Parish Council, the deadline for comments on this application is Tuesday 4th of February 2025.

Wivelsfield Parish Council will be submitting representations regarding the development proposals and the content and quality of the documentation and evidence submitted by the Applicant as part of our full set of representations. In the meantime, it was considered necessary to make Lewes District Council aware of several procedural deficiencies in the validation and public consultation of this planning application. We explain these in detail below.

Public access website issues

Planning application ref. LW/24/0820 was validated on the 27th of December 2024, but the application did not appear publicly accessible on the website and the Parish Council was not notified of the application until the 7th of January 2025, when the consultation period commenced. The Parish Council raised to Lewes District Council, from the commencement of the consultation period, concerns with the public access website, as it did not allow us to consult many of the documents submitted and published with the planning application. Both



www.troyplanning.com
Address: 33 Foley Street, London
W1W 7TL
Phone: 0207 0961 329
Email: info@troyplanning.com

the viewing and downloading tools of the public access website were problematic, and did not allow us to consult all application documents properly.

Since we raised this issue to Lewes District Council, the Case Officer kindly agreed to investigate the issues with the public access website and to re-start the consultation period once the public access website issues were resolved. We are content that this approach was suggested by the Case Officer and appreciate the Case officer's solution.

In light of the above, it was only on the 14th of January when the public access website allowed the Parish Council to view and download all relevant documents and plans. Therefore, in the interest of access to planning information and equal opportunities to comment on development proposals, **we kindly request the Case Officer to re-start the consultation period starting from the 14th of January 2025**, to allow all parties (including the Parish Council) to review the relevant submitted information and provide comments in a timely fashion.

Validation requirements

Wivelsfield Parish Council has reviewed the national and local validation requirements applicable to this planning application and we have identified a series of deficiencies or oversights that would lead us to consider the application to be incorrectly validated. We have outlined the validation requirements and its deficiencies in **Appendix 1**.

In summary, planning application LW/24/0820 has been validated despite of failing to provide the required following documents:

- Site Plan / Block Plan.
- A correctly completed ownership certificate.
- ES for EIA development.
- Biodiversity Impact Assessment Metric.
- Parking Assessment / Plan.
- Open Space Assessment.
- Daylight / Sunlight Assessment.
- Playing Field and Sport Pitch Assessment.

The lack of sufficient information that is necessary for the validation of the above outline planning application is of concern to Wivelsfield Parish Council. **We request Lewes District Council to invalidate this planning application until the above documents required are provided by the Applicant.**



www.troyplanning.com
Address: 33 Foley Street, London
W1W 7TL
Phone: 0207 0961 329
Email: info@troyplanning.com

Conclusion

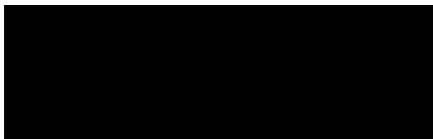
In conclusion, Wivelsfield Parish Council is concerned that the information provided with the outline planning application (ref. LW/24/0820) is demonstrably insufficient to meet national and local validation requirements. Furthermore, Wivelsfield Parish Council is concerned with the problematic access to the public access website and the available information at the beginning of the consultation period.

Therefore, we urge Lewes District Council to **invalidate this planning application and require the Applicant provide the relevant information**, only validating it once the missing documents are provided. Furthermore, we request the Council to **re-start the consultation period** in consideration of the actual date when all application files were made fully available to the public (14th January 2025) or once the application is re-validated.

The Parish Council reserves its ability to respond to any further information submitted by the Applicant in relation to the planning application.

Please do not hesitate to contact us if you have any queries as we would be happy to provide any clarification on our comments.

Yours sincerely,



Troy Hayes (BSc, MSc, MRTPI, AICP)



Managing Director

TROY PLANNING + DESIGN

(Troy Hayes Planning Limited)



www.troyplanning.com
Address: 33 Foley Street, London
W1W 7TL
Phone: 0207 0961 329
Email: info@troyplanning.com

Appendix 1. Review of National and Local Validation Requirements (Ref. LW/24/0820)

National Validation List			
Document	Required?	Submitted?	Observations
Standard application form	Yes	Yes	
Location plan	Yes	Yes	
Site plan	Yes	No	No block / site plan submitted.
An ownership certificate	Yes	Yes	Notice given to landowners/ agricultural tenants on the 19th December 2024, not within the 21 days period since the application (and application form) was submitted and validated, on the 24th and 27th of December, respectively.
Design & Access Statement	Yes	Yes	
Fire statement	N/A		
Correct application fee	Yes	Yes	
Local Validation List			
Planning Statement	Yes	Yes	
Design & Access Statement	Yes	Yes	
Statement of Community Involvement	Yes	Yes	
ES for EIA development	N/A		Not applicable until the EIA Screening Opinion application is determined and unless the LPA does not require an ES.
Biodiversity / Ecological assessments	Yes	Yes	
Biodiversity impact assessment metric	Yes	No	This file has been submitted but it is either corrupted or has no information in it. The file named: '11375.Statutory_Biodiversity_Metric_Calculation_December 2024 Final version' is the only BNG metric provided by the Applicant and it is of zero bytes size, therefore not containing any information in the file.



www.troyplanning.com
 Address: 33 Foley Street, London
 W1W 7TL
 Phone: 0207 0961 329
 Email: info@troyplanning.com

Tree survey / Arboricultural assessment	Yes	Yes	
Flood risk assessment	Yes	Yes	
SuDs strategy	Yes	Yes	
Heritage statement	Yes	Yes	
Archaeology statement	Yes	Yes	
Windows / doors details	N/A		
Transport assessment / statement	Yes	Yes	
Travel plan	Yes	Yes	
Parking assessment / plan	Yes	No	The LPA will not be able to assess whether the proposal provides sufficient vehicle and cycle parking, to avoid an adverse impact on highway safety. The strategy for parking need and provision is necessary as the location, access and principle of up to 150 homes is known and these would lead to parking requirements and would have implications that should be assessed now.
Tracking diagram and visibility splays	Yes	Yes	
Construction traffic and management plan	Yes	Yes	
Sustainability in development statement	Yes	Yes	
Housing statement and accommodation schedule	Yes	Yes	
Economic statement	N/A		



www.troyplanning.com
 Address: 33 Foley Street, London
 W1W 7TL
 Phone: 0207 0961 329
 Email: info@troyplanning.com

LVIA	Yes	Yes	
Landscaping details	N/A		
Open space assessment	Yes	No	This file is required to ensure that the Applicant has assessed the implications of the loss of open space (NDP designation) as result of new access and road, and that the proposed open space is appropriate in the new development and the village.
Noise assessment	Yes	Yes	
Ventilation / extraction equipment details	N/A		
Daylight / sunlight assessment	Yes	No	This assessment has not been submitted and is required, even at outline application, to ensure that development in principle proposed (framework plan and parameters submitted) does not cause unacceptable loss of amenity to adjacent occupiers by reducing the amount of daylight, sunlight, or because of overshadowing.
Land contamination assessment	Yes	Yes	
Circular economy (waste management plan) TAN	Yes	Yes	
Telecommunication development statement	N/A		
Planning obligations / Head of terms	Yes	Yes	
Viability assessment	N/A		
Road safety audit	Yes	Yes	
Soil management plan	Yes	Yes	



www.troyplanning.com
 Address: 33 Foley Street, London
 W1W 7TL
 Phone: 0207 0961 329
 Email: info@troyplanning.com

Agricultural / forestry worker statement	N/A		
Agricultural / forestry diversification plan	N/A		
CIL	Yes		
Drawing revision list	N/A		
Foul water utility statement	Yes	Yes	
Playing field and sport pitch assessment	Yes	No	The Planning Statement states: "As identified on the accompanying Development Framework Plan, a parcel of land extending to 0.5ha and located to the south of the Primary School is proposed to be provided as additional land for use by the school in the form of an extended playing field." The LPA requires this assessment for validation where schemes propose new Playing Fields.
Aerodrome safeguarding statement	N/A		
Site topographical survey	Yes	Yes	
Air quality statement	Yes	Yes	
Energy statement	Yes	Yes	
Retail and leisure impact statement	N/A		
Ashdown 7km zone	N/A		