

Peasmarsh Parish Council
15 Brickfields,
Main Street,
Peasmarsh,
East Sussex,
TN31 6SS

Dear Parish Clerk

RE: Demolition of existing building and the erection of 29 dwellings (4 x 1 bedroom, 5 x 2 bedroom, 16 x 3 bedroom and 4 x 4 bedroom homes), together with a 43% affordable housing provision, 7% self-build plots, an attenuation pond, public amenity space and associated access, car parking and landscaping

At Land to the rear of Pippins, Main Street, Peasmarsh, East Sussex, TN31 6YA

Outline planning application for principle, access, layout and landscaping. All other matters reserved.

This is an open letter to Peasmarsh Parish Council and local residents of Peasmarsh which explains the upcoming proposal for a new housing development at the site known as Land to the rear of Pippins, Main Street which is allocated to provide up to 45 dwellings (including a 40% provision of affordable housing) under Policy PEA1 of the Rother Development and Site Allocations Local Plan.

The allocation site comprises two land ownerships, with the front north eastern section (extending to 1.22 hectares) falling under the ownership of the Applicant and the rear (south eastern) section (extending to 0.49 hectares) which falls under the ownership of an adjoining landowner. However, despite extensive discussions between the two landowners, only the front section of the allocation site will be brought forward at this stage.

As such, this application will be for the demolition of existing building known as Pippins and the erection of 29 dwellings (4 x 1 bedroom, 5 x 2 bedroom, 16 x 3 bedroom and 4 x 4 bedroom), together with a 43% affordable housing provision and 7% self-build plots, an attenuation pond, public amenity space and associated access, car parking and landscaping. This will be an outline application seeking approval for principle, layout, landscaping and access. The scale and appearance of the dwellings will be reserved matters for later determination.

While a Planning, Design and Access Statement will be submitted with the planning application which will explain the scheme and relevant planning considerations in detail, this letter seeks to provide an introduction to the scheme by way of a short assessment of the key issues and planning considerations.

1) Consultants and Scheme Architect

The scheme consultants are listed below;

- Planning Consultant – Plan 2 Develop;
- Architect – RX Architects;
- Landscape Architect – Greenes;
- Highways and Drainage Consultants – Paul Basham Associates;
- Arboricultural Consultant – PJC;
- Ecological Consultant – Arbtech;
- Energy Consultant – Harley Haddow;
- Archaeological Consultant – Chris Butler Associates.

2) Proposed scheme and site layout

The proposed site layout is provided overleaf, which has been designed to accommodate the sloping nature of the site and minimise the visual impact upon the wider High Weald Area of Outstanding Natural Beauty (HWAONB). The scheme would minimise the loss of existing trees on the site, with a net increase in the number of trees being created via a soft landscaping scheme.

Proposed site layout plan



The scheme has been carefully and sensitively designed making strong references to the High Weald Housing Design Guide and has also been informed by a Landscape and Visual Impact Assessment in order to minimise the visual impact upon the HWAONB. The evolution of the proposed scheme from the outset through to submission and an analysis of the scheme in relation to the Housing Design Guide is provided within a Design

Statement provided by the scheme Architect, RX Architects based in nearby Rye. This Statement is appended to this letter.

The proposed housing rows have been designed to create an interesting character which reflect the surrounding High Weald and minimise the interaction with parked cars. Although the scale and appearance of the proposed dwellings would be reserved matters for later determination, the scheme architect has provided indicative elevation drawings to illustrate how the proposed scheme might appear at the reserved matters stage. This is also shown by illustrative 3D images of the proposed scheme.

Illustrative 3D illustrations of the proposed scheme



3) Dwelling mix

The proposal would comprise a breakdown 4 x 1 bedroom, 5 x 2 bedroom, 16 x 3 bedroom and 4 x 4 bedroom dwellings. As such, one and two bedroom dwellings would account for 31% of the scheme, in line with Core Strategy Policy LHN1 (which requires housing developments in rural areas to provide at least 30% 1 and 2 bedroom dwellings).

The one bedroom units would comprise flats and the four bedroom dwellings would be detached. The remainder of the dwellings would either be terraced, semi-detached or detached, providing a wide range of family homes and those for first time buyers or those wishing to downsize, which would also be in line with Policy LHN1.

4) Affordable housing

Both Policy PEA1 and DHG1 requires an on-site affordable housing contribution of 40%. In terms of the breakdown of house types, Core Strategy Policy LHN1 states that there should be an overall balance of 65% social / affordable rented homes and 35% intermediate affordable housing, while ensuring that the units are integrated with market housing, where practical.

Plots 19 – 23 would be 2 bedroom social rented dwellings and Plots 26 – 29 would be 1 bedroom social rented flats. Plots 5, 11 and 12 would be three bedroom, shared ownership houses. In total, the affordable housing contribution would account for 43% of the scheme (based on a net increase of 28 dwellings, taking the loss of the existing dwelling at Pippins into consideration).

In terms of the breakdown of affordable housing, 75% would comprise social rented flats and dwellings and 25% would comprise intermediate housing in the form of shared ownership dwellings.

5) Self-build plots

Policy DHG6 states that on sites of 20 or more dwellings, provision for 5-10% of the total number of dwellings to be provided should be made available as serviced plots for self and custom housebuilders. As such, Plots 24 and 25 would be retained as serviced plots

with consent for three bedroom dwellings. This would account for 7% of the total scheme which would be in line with Policy DHG6.

6) Landscaping

Given the location within the HWAONB, a sensitively designed landscaping strategy is imperative in order to minimise the visual impacts upon the wider area. The proposed landscaping scheme has been informed by a Landscape and Visual Impact Assessment, which assessed the key views into and around the site and how these could be mitigated. The Landscaping Masterplan is provided below, with the key areas of the site being the site entrance, the public amenity areas (see section 6) below) and the site boundaries. The landscaping and planting scheme is explained within a separate document which will be submitted with the planning application.



7) Public amenity space

Policy PEA1 requires the provision of public open space and a children's play area. The proposed scheme proposed two public amenity areas; the first being around the retained oak tree at the north western corner of the scheme and the second at the central part of the scheme, which would comprise a 'dry river' walk which is well-landscaped.



8) Car parking and cycle storage

Car parking for the proposed development will be provided in accordance with East Sussex County Council (ESCC's) Parking Standards which requires the following parking provision:

- 54 allocated parking spaces for residents;
- 3 unallocated parking spaces for residents; and
- 6 parking spaces for visitors.

In accordance with the parking standards, the proposed development would be required to provide 61 parking spaces and 9 garage parking spaces on-site. This exceeds the optimum parking standards set out by ESCC and will ensure that adequate on-site provision is made for the parking of cars. A pre-application consultation with ESCC has confirmed that the estimated trip generation from this proposed development would be acceptable.

The cycle parking spaces for the houses will either be provided within the proposed garages or within a secure shed located to the rear of each property. The flats will be served by a secure and covered communal store on the ground floor.

9) Refuse and recycling

Refuse and recycling vehicles will be able to access, turn within and leave the site in a forward gear. All dwellings will be provided with either private or communal covered refuse storage areas and all bins are within a short drag-distance of the shared access roads for collection.

10) Drainage

The proposed foul and surface water drainage arrangements will be explained within the Flood Risk Assessment and Drainage Strategy submitted with the planning application.

There are no formal surface water drainage arrangements on the site at present, with the nearest watercourse being a combined pond and ditch system some 10m to the south east of the site. The existing greenfield run-off rate is calculated at 5.7 litres per second. The site is not considered to be at risk of surface water (pluvial) or fluvial and at very low risk of flooding from rivers or reservoirs. The likelihood of groundwater flooding is also calculated to be negligible.

Ground soakage testing confirmed that surface water drainage via infiltration would not be possible and as such, on-site surface water run-off will instead be directed to 342 cubic metre attenuation pond at the south eastern corner of the site via a gravity system, after which the surface water drainage will be discharged into a ditch at the greenfield run-off rate at 5.7 litres per second. This takes a 40% allowance for climate change into

consideration and the proposal would result in an improvement, compared to the existing, uncontrolled surface water run-off on the site. ESCC have confirmed that this approach is acceptable in principle.

There is an existing foul sewer within the track at the eastern boundary of the site, currently taking private run-off into the existing system within Main Street. The site foul water discharge will connect into this and upgrade it as required and will be subject to a S104 to become adopted. This existing system will have to be taken up and re-laid at different gradients in order to avoid a clash between the proposed surface water outfall. This has been agreed with the current landowner.

11) Trees and ecology

A Preliminary Ecological Assessment and together with specific survey reports in relation to protected species such as bats, great crested newts and reptiles will be submitted with the planning application. The reports conclude that, alongside mitigation measures that there will be no harm to any protected species.

An Arboricultural Report will be submitted with the planning application. The scheme has been designed to minimise the loss of trees within the site and protect any trees on third-party land. There would be no loss of any Category A trees, with the loss of just two Category B trees. The scheme would result in a significant increase in the number of trees provided as part of the soft landscaping scheme.

12) Energy and water reduction

An Energy Assessment submitted with the planning application confirms that initiatives such as the installation of air-source heat pumps would result in an aggregate percentage carbon reduction of 25.26%, in line with Policy DRM1, which also requires new development to plan positively to achieve water consumption of no more than 110 litres per person per day. As such, rainwater and grey-water storage and recycling measures will be implemented to contribute to effective water usage. Additional measures such as low-flow toilets could be installed in each dwelling.

13) Archaeology

An Archaeological Assessment submitted with the planning application concludes that the proposed development is considered likely to have a low impact upon all archaeological periods except for Medieval, where there would be a Moderate – High potential for impact and Post-Medieval where there would be a High potential for impact. As such, a programme of archaeological work is likely to be required to ascertain the presence and significance of any buried archaeological remains on Site, which may be disturbed or destroyed by the proposed development. This could be made the subject of an appropriately worded pre-commencement planning condition, as is standard for archaeological matters of this nature.

14) Summary

Thank you for taking the time to read this open letter.

We have taken great care to deliver not only a fully policy compliant scheme, but also a high-quality housing development which makes a positive addition to the housing stock in Peasmarsh. There will be a full provision of affordable housing, together with a high proportion of two and three bedroom dwellings.

We hope that we can obtain the support of the Parish Council and local residents when the application is validated by the District Council.

Yours sincerely,

Jonny Pickup MRICS (agent on behalf of the Applicant)
Managing Director - Plan 2 Develop Ltd