

From: Customer_First <Customer_First@lewes-eastbourne.gov.uk>
Sent: 02 September 2025 15:34:24 UTC+01:00
To: "Caroline Grist" <caroline.grist@midsussex.gov.uk>
Subject: Consultation request, (ref: DM/25/2071)

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Dear Caroline,

Re: DM/25/2071

At: Land To Rear Off Chideok Valebridge Road, Burgess Hill.

Many thanks for your consultation request dated 20/08/25.

I have viewed the application documents and I would like to offer the below comments in respect of the proposed development.

1. Principle of Development

The proposal follows outline and reserved matters approvals granted by Lewes District Council under references LW/21/0020 and LW/24/0428 respectively. The principle of residential development on this site has therefore been established.

2. Access and Highways

The revised access arrangement via Valebridge Road is noted. This falls within Mid Sussex District. You should consult with the relevant highways authority.

Notwithstanding the above, the proposed access appears to have appropriate visibility splays, with a minimum 4.5m width at the entrance. The closure of the previously proposed access via Mill Rose Way is supported, subject to appropriate reinstatement and landscaping.

3. Residential Amenity

From the submitted plans, it appears that the proposed layout and orientation of the dwellings is appropriate, in order to maintain adequate separation distances from neighbouring properties and minimise direct overlooking. The scale and massing of the buildings are consistent with the surrounding residential context and are unlikely to result in adverse impacts in terms of overlooking, overshadowing, or noise.

4. Design and Character

The proposed dwellings are of traditional design and materials, including clay tiles, render, and oak cladding. The architectural treatment is considered appropriate for the area and reflects the character of nearby development. The inclusion of garages, permeable paving, and secure cycle storage is welcomed.

5. Ecology and Landscaping

The proposal retains existing boundary vegetation and includes indigenous hedge planting to reinforce site edges. No protected species or designated habitats are affected. I can confirm that the site is not within a conservation area or subject to Tree Preservation Orders.

6. Drainage and Flood Risk

The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Surface water drainage is proposed via sustainable drainage soakaways and permeable surfaces. Foul drainage will connect to the mains sewer. Subject to consultation with the relevant LLFA these arrangements are considered acceptable.

7. Biodiversity Net Gain

I understand that the application states that the scheme is exempt from mandatory Biodiversity Net Gain requirements due to its classification as self-build/custom build. Nonetheless, the proposed hedge planting and retention of green infrastructure contribute positively to site ecology.

Conclusion

Lewes District Council raises no objection to the proposed development. The scheme is consistent with previously approved applications and is considered acceptable in terms of design, access, amenity, and environmental impact. It is recommended that any grant of permission includes conditions relating to:

- Implementation of the proposed access and closure of the old access
- Landscaping and boundary treatments
- Construction management to minimise disruption to neighbouring properties
- Compliance with submitted plans and materials

If you have any queries about this, please contact me by emailing james.emery@lewes-eastbourne.gov.uk or by phoning 01323 415124. For everything else, visit www.lewes-eastbourne.gov.uk. You can also call Customer First. For Eastbourne borough, please call 01323 410000. For Lewes district, please call 01273 471600.

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Yours sincerely

James Emery
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