

APC (Albourne Parish Council) consultee response to **DM/25/2661 - Land At Coombe Farm London Road Sayers Common West Sussex - Outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works**

APC's main objection is the lack of reference to the wider development/Masterplan and draft policy DPSC GEN but recognising that this is not, in itself, a reason for refusal.

Drainage Flooding

Utilities Information submitted as part of planning

Sewage Water Drainage

2.8 Southern Water manage the sewage drainage in the region, asset plans from Sewage Water indicate that there are foul water assets to the North of the development area, asset plans are included in Appendix C.

2.9 There is a main sewer extending from the North of the site running in a southward direction along B2116 in the footway.

2.10 Drainage depths will have to be coordinated with the site levels of course, but the information provided is positive in the supply of foul and wastewater drainage required for the development.

The Utility Assessment produced by Create for this planning application states that

Based on the Southern Water existing asset plans, and availability of infrastructure near the site, connection to their existing main to serve the development is viable and unproblematic.

From the plan provided for this report this existing pipe, that the 210 dwellings will connect into, **is only 150mm diameter.**

As part of the development of 5 parcels of land which form the masterplan there will be 2,543 new homes onto a system that already floods part of the proposal for all these houses is a new sewage treatment works with no doubt an upgraded adopted network. **It is APC request that this new system is put in place before buildings are lived.**

Could the site be looked at to go above and beyond so as to help surrounding areas – part of master plan.

Flood Risk

The Flood Risk Assessment indicates low to very low risk of flooding and attenuation is going to be introduced to green field run off rate. This maybe the case however currently not all the green field run off ends up in the adopted drainage system and as such our comment about having the new drainage system in place early on is imperative. A wide area FRA should be conducted taking into account all the new developments and the existing.

We are currently looking at flooding for the whole area and can share this information with all developers as and when we can.

Transport

- Look at masterplan not just individual sites
- Cycle routes tarmacked? (sec106 request)

The Travel Plan submitted as part of this planning application states

Travel Plan Objectives

5.2 *Specific to this TP, the objectives are:*

- *Reduce single occupancy vehicle trips and their subsequent impact on the local road network;*
- *Maximise the opportunities for travel by alternative means;*
- *Promote pedestrian and cycle routes both on and off-site;*
- *Promote local public transport; and*
- *Ensure safe and easy access for all site users*

5.3 *Meeting these objectives will help achieve a development that has a high standard of sustainable travel practices and a decreased reliance on the private car, thus reducing the impact of car travel on the local road network.*

Car use will be minimised by a reduction in car parking to one space per dwelling, with a small number for visitors, and an allowance for blue-badge parking.

Examples of the kind of alternatives to single occupancy vehicle trips should be provided. For example:

- Regular bus connections to the railway stations in the morning and evening peaks
- Electric vehicle car club and electric bike hire on site, often referred to these days as a "mobility hub".

These aims should be carried through as conditions so they can insure that reduce car use is implemented. This should apply for the masterplan of 2,500 homes which is linked to the 20 minute neighbourhood.

Transport Assessment

This states 6.0 that further junction assessment needs to be carried out we suggest this is done as part of the wider masterplan.

Around the attenuation ponds only one has a path shown it would be good if you were able to walk around all of them.

Cycle lanes are indicated but not and where they link up to, other cycle lanes in the masterplan.

Affordable Housing

- Feedback forms indicate that £350k not affordable, how is this to be addressed. The new Social Affordable Housing Programme (SAHP) 2025-2036 has a higher requirement which is when will MSDC and developers look to implement this?
- Social housing is truly affordable will there be any on this development.

- Self build plots how many – will they be affordable. 7.2. Draft Policy DPH6 (Self and Custom Build Housing) requires a minimum of 2% of the residential plots on housing sites comprising of 100 or more dwellings will need to be provided as serviced plots for self or custom build housing. The proposed development will provide a policy compliant level of self-build plots. The location of the self-build plots will be determined at reserved matters stage. Will this be a condition?
- Applying this to the wider masterplan for 2,500 plus new dwelling 2% is 50 self build plots these could be grouped together?

Ecology

- Management how does this work? sufficient funds how is this calculated

In the planning documents comments are made on the 20 minute neighbourhood principals with regards to sustainability focus on pedestrian and cycle routes, Sustainable Urban Drainage incorporated, but no details, will this be a condition?

Green infrastructure

There is mention, in the submitted documents of the masterplan led by Berkley homes but there is little or no evidence other than mentioning this of what this site has and is doing as part of the masterplan/ 20 minute neighbourhood on site but not how this relates to the rest of the neighbourhood.

Please refer to

Albourne & Sayers Common_ A Shared Vision for a Connected Rural Future - v2 and

Albourne & Sayers Common_ A Shared Vision for a Connected Rural Future – Summary’

which was passed to MSDC and Berkley Homes who are looking at the masterplan which includes Combe Farm application

Planning Statement

The planning statement mentions the masterplan that is the other development sites but the application and the reports/surveys etc seem on site specific. Hopefully the workshops that have started will enable this site to work with the other sites as it does not appear to be based on the current submitted information.

The standard of the application is found to be of good quality, however our concerns mentioned in our ‘Shared Vision’ still remain to be addressed, the most important being transport and flooding, which we are keen to see that sufficient attention is taken not just on individual sites but for the whole of the masterplan and surrounding area. Will there be Masterplan Reports

Councillor John Spencer

Planning Lead for Albourne Parish Council