

SEDLESCOMBE NEIGHBOURHOOD PLAN

2016-2028

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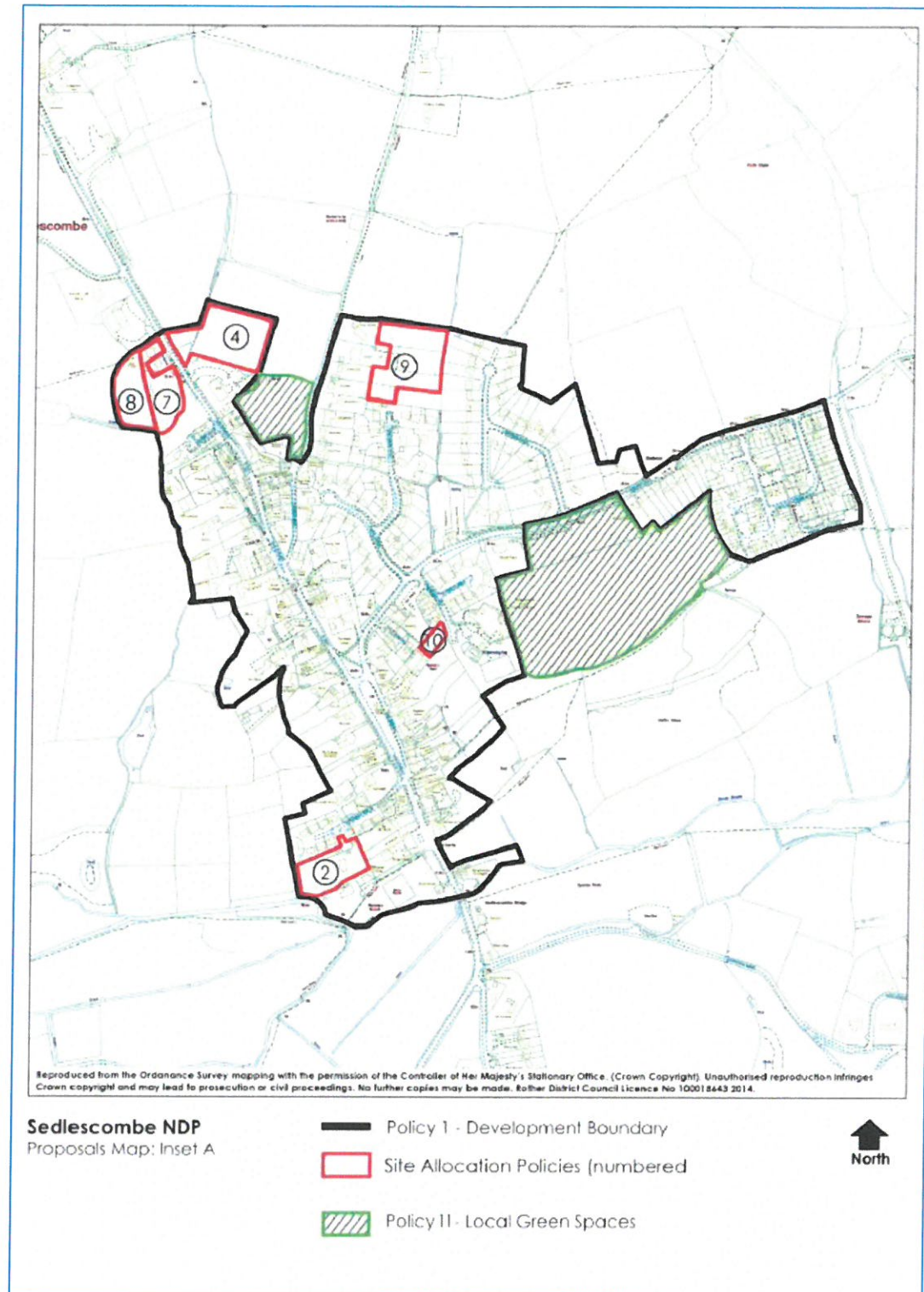
FINAL SITE ASSESSMENTS REPORT



Published by Sedlescombe Parish Council under the
Neighbourhood Planning (General) Regulations 2012
September 2016

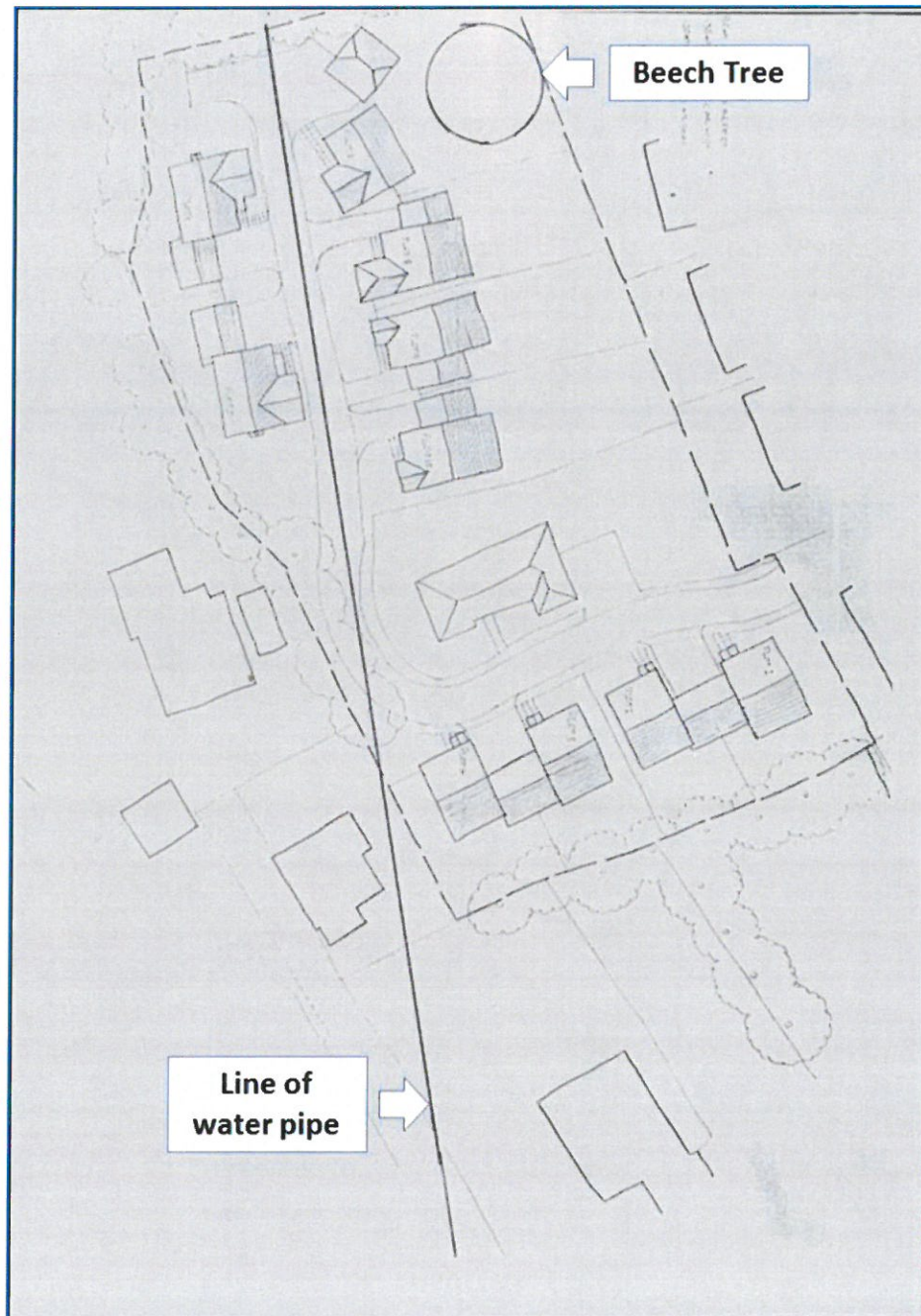
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6. Policy 2- Land at Sunningdale, off Gregory Walk



6.1 Land at Sunningdale

Illustrative plan only for 10 houses showing water pipe and beech tree locations. (Note allocation is only for approximately 9 houses and retaining existing bungalow.)



6.2 The Site

The site is situated to the south of Gregory Walk, which is to the west of The Street towards the southern end of the village. There is a detached bungalow on the land which is sited towards the eastern boundary of the site known as Sunningdale. The site extends to 0.45 hectares. Gregory Walk is a cul de sac, comprising bungalows and chalet bungalows. It has no footpaths or lighting. There are three properties immediately to the north of the site, 5, 6 and 7 Gregory Walk. They are approximately 6 metres from the boundary, which is defined by a close boarded fence. There is an existing access from Gregory Walk between numbers 4 and 5. This is towards the east of the site near the eastern boundary. The site is well screened by trees and shrubs on all boundaries, and is generally level. To the south is the River Brede. A water main crosses the land, which runs in an east – west direction in the southern part of the site. Sunningdale is within close reach of the village centre. The eastern part of the site is within the Sedlescombe Development Boundary as shown on the Local Plan 2006 (adopted). My client believes that in earlier policy documents the whole site was included (for example in the Sedlescombe Village Policy 1981), but the amount of land considered suitable for development was reduced because of flooding issues raised by the Environment Agency. These have now been resolved.

Photographs of the site are overleaf.



The front of Sunningdale looking west



Looking west from the north east corner of Sunningdale



The access to the site from Gregory Walk



Looking east from the western boundary

6.3 The Case for the Allocation

The Provision of Housing

The eastern part of the site is within the Development Boundary where there is no objection in principle to the provision of additional housing. Historically, the whole site was within an area where policy indicated that development would be appropriate. The reasons for reverting back to the previous boundary was described earlier. In any event the land forms part of the residential curtilage of Sunningdale, and there is existing residential development to the north, south and east. The proposal only involves a modest extension to the Development Boundary. Having considered all the options it is considered that the most preferable proposal involves the demolition of the existing bungalow and the provision of ten dwellings.

The Quantity of Development

Ten dwellings are proposed, and the area of the site is 0.45 hectares. This gives a density of development of 22.2 dwellings/hectare. This compares very favourably with the adjoining development at Gregory Walk which extends to 0.5 hectares and contains 12 dwellings giving a density of 24 dwellings/hectare. Other recent developments in Sedlescombe include Eaton Walk at 36.4 dwellings/hectare. Development of the site with 10 dwellings will go some way to meeting the housing needs of the village at a density which is comparable with its surroundings.

Provision of Access

Gregory Walk has no footpaths or lighting. The highway authority have indicated that the access width and visibility splays from Gregory Walk onto the B2244 are acceptable. It is understood that the width of the existing road is also acceptable as the absolute minimum width of the road would be 4.1m and the majority of Gregory Walk is over 4.5m. A footway can be introduced into the site if required.

Effect on Residential Amenity

It will be possible to carry out the development without causing unreasonable harm to the residential amenities of the existing properties in Gregory Walk. The site is sufficiently spacious to ensure that the creation of nine additional dwellings would result in sufficient distance between the proposed housing and the existing. The existing belt of trees around the site can be retained, and strengthened where necessary. This will further reduce the impact on both residential amenity and the character of the area.

Effect on the Water Main

As was described earlier, a water main crosses the site in an east – west direction. By keeping the properties an appropriate distance to the north of the main, the requirements of Southern Water can be met.

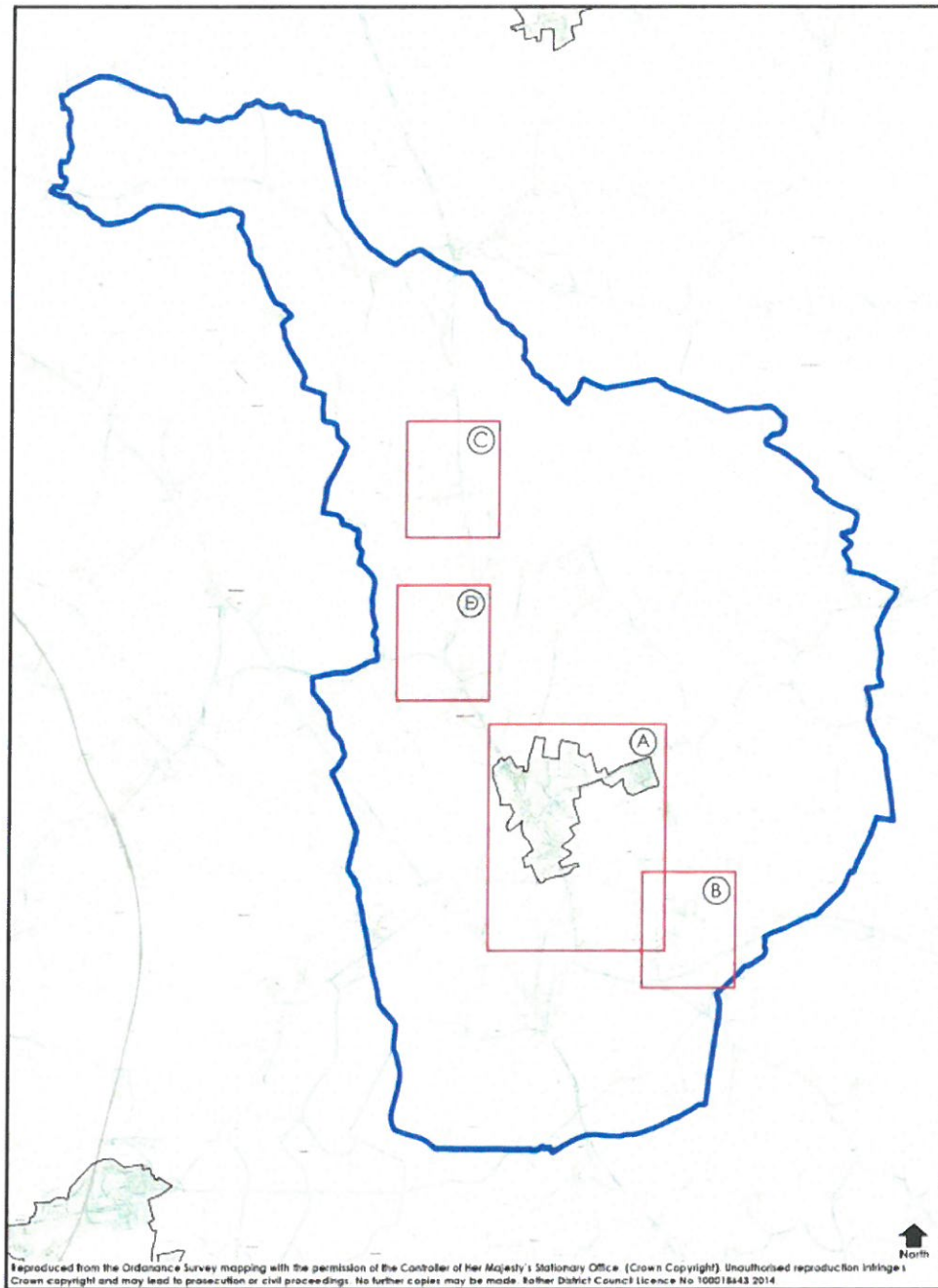
The River Brede

As with the issues raised above, by restricting the buildings to the northern part of the site, the proposal will ensure that it does not damage the habitat of the river and its banks. It will also ensure the protection of the river's wildlife corridor. In addition, the development will generate funds to restore the river, in consultation with the Environment Agency.

6.4 Conclusion

The site will provide for development within the existing development boundary. It can be undertaken without causing unreasonable harm to the amenities of the occupiers of nearby residential properties. The highway authority have not raised any objections. The scheme can ensure that the water main is not compromised. Finally, it will ensure that the river is not harmed and can be restored.

7. Policy 3- Land at Pestalozzi International Village- Inset B



Sedlescombe Parish Neighbourhood Plan

Proposals Map

Submission Plan

September 2016

— Sedlescombe Designated Neighbourhood Area
— Inset Plans