

BARCOMBE PARISH COUNCIL

Minutes of the meeting of the Barcombe Parish Council Planning Meeting held on Wednesday 10th August 2022 at 7.15pm in the Sports Pavilion, Barcombe Recreation Ground.

Attendees: Cllrs Bennington, Cornwell, Holman, Pack, Parsons, Skan, Smith, Stewart.

Plus Cllr Linington, Milligan and twenty-five members of the public.

MINUTES

1. Apologies: Cllrs Arbenz, Stroude
2. Declarations of Interest: None
3. Planning Applications:

Case No: LW/22/ 0459

Case Officer: Mr J Smith

Location: Land West Of Barcombe Mills Road Barcombe East Sussex

Proposal: Outline application with all matters reserved except access for the erection of up to 70 dwellings (including 40% affordable housing), public open space, landscaping, and sustainable drainage systems (SuDS) and vehicular access point.

Barcombe Parish Council objects unanimously to this application.

The reasons for this decision are:

Proposed location

- This is a greenfield site in an area defined as Best and Most Versatile and rated very good quality agricultural land.
- The land has been determined to be Not Deliverable or Developable in the Land Availability Assessment.
- The development is outside the village planning boundary.
- Houses built on this site will be visible from the South Downs.
- The site sits within a landscape character area of low capacity for change.
- The Hilltop nature of the village will be compromised

This is the **wrong** place to build.

Timing

Barcombe has already identified sites that are able to support the new homes required to meet the minimum housing target for 2030. Outline planning permission has been granted for the construction of 32 homes in the village, and work is likely to commence shortly.

This is the **wrong** time to consider further development.

Scale

Barcombe does not have the infrastructure required to support a development of this size.

- The country roads leading to Barcombe are at times too busy and at points, including Barcombe Cross High Street, of insufficient width to cope with two-way traffic.
- The school is oversubscribed.
- The sewage system is often backed up (62 times in 2021) and as a result untreated sewage is released into a river supporting local wildlife and used by 'wild' swimmers.

- The local utilities are at capacity.

All previous developments in Barcombe have been incremental, designed to meet the needs of the local community.

This is the **wrong** scale of development for Barcombe.

Conclusion: Development on this site and of this scale is completely inappropriate. The Parish Council's unequivocal view is that the application should be refused.

In addition

The Parish Council would like to record its disappointment regarding the pro forma style proposal presented in support of the application by Gladman and its long term partner CSA. In general the narrative oversimplifies matters of concern; contains a number of inaccurate statements presented as fact; and proposes solutions that could not be implemented in our village community. A more detailed critique of the proposal has been submitted by local resident Stuart Arnold: see

<https://padocs.lewes-eastbourne.gov.uk/my-requests/document-viewer?DocNo=22459990>

Other planning applications:

Case No: LW/22/0484/CD

Case Officer: Jenny Martin

Location: Galleybird Hall Town Littleworth Road Barcombe BN8 4TB

Proposal: Discharge of conditions 2 (Materials) relating to approval LW/22/0198
Barcombe Parish Council is **positive** towards this application.

THE EAST SUSSEX (PUBLIC FOOTPATH RINGMER 33, BARCOMBE 73a, BARCOMBE 73b,
BARCOMBE 73c, BARCOMBE 74)

DEFINITIVE MAP MODIFICATION ORDER 202

Barcombe Parish Council has **no comment** on this footpath modification.

4. Decision Notices:

Reference LW/22/0295

Address Orchard Cottage Spithurst Road Barcombe East Sussex BN8 5EE

Proposal Replacement of rear conservatory

Decision **Approved**

Decision Issued Date Fri 29 Jul 2022