

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 unanimously objects to this application.

The reasons for this decision are given below:

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 parish 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 of an incremental scale designed to meet the needs of the local community.

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

Conclusion: This is wrong and the application must be refused.

Finally:

We would like to record our 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 over simplifies matters of concern, has 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:

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