

Meeting of the Plans Committee
Monday 22 February 2021

AGENDA ITEM 5.0

PLANNING APPLICATION WD/2020/2611/MAJ

RIDGEWOOD HOUSE, LEWES ROAD, RIDGEWOOD, UCKFIELD, TN22 5SN

1.0 Summary

- 1.1 An application has been received by Wealden District Council, the local planning authority, for a phased major development comprising 46 dwellings (including 35% affordable), access, landscaping and associated infrastructure at Ridgewood House, Lewes Road.
- 1.2 Members will be asked to consider the full details of the application and to consider this application on its own merits, as they do with any other application. However as Uckfield Town Council is a nearby landowner, officers felt it was important to raise a couple of issues.

2.0 Drainage onsite

- 2.1 Although the site as a whole is regarded as being at low risk of flooding, the northern area of the site, as highlighted in the developer's flood risk assessment is affected by surface water runoff. This is due to the topography of the site, natural springs, the Ridgewood Stream watercourse to the south of the site and surface run off from New Road. It is also important to recognise the geology of this southern aspect of Ridgewood village which is made up of clay pits dug to support the old brickworks.

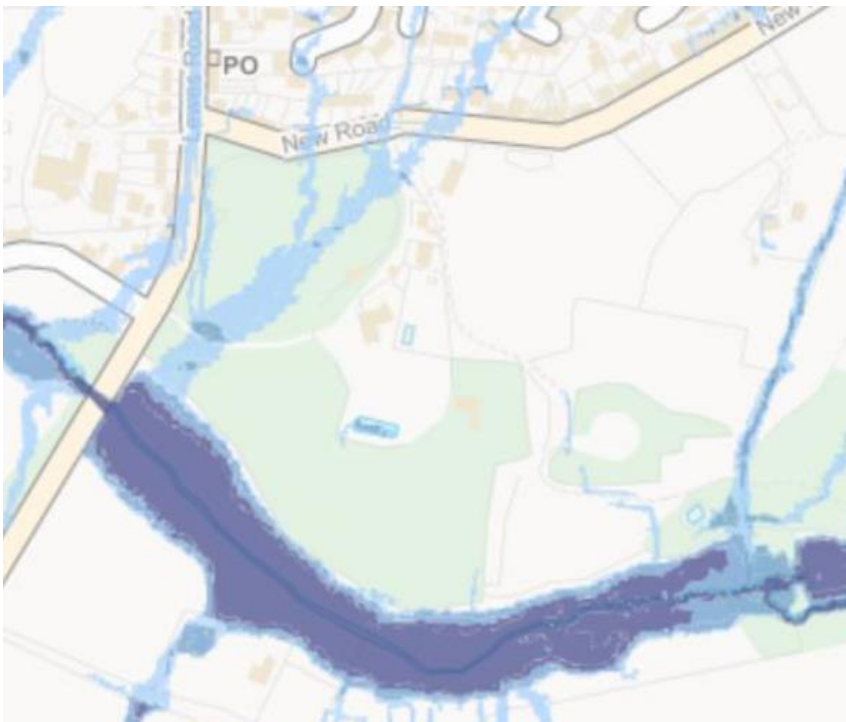


Figure 1: Extract from page 13 of the Flood Risk Assessment

- 2.2 In line with the recommendations of their flood risk assessment, developers have made provision for the surface water run off by proposing to direct this water around the development and into an attenuation pond at the western corner of the site. Any excess flow would then lead into Ridgewood Stream. Our main concern is the distance between the north eastern part of the site, with the excess surface run-off and spring water, to the location of the pond. At present, properties are proposed to be sited at the northern aspect of the site and we would like reassurance that the location of the attenuation pond is accurate to address these issues, and no sub or smaller pond is required at the north eastern part of the development.



Figure 2: Extract from page 23 of the Flood Risk Assessment

3.0 Surface water runoff and boundary line

3.1 We are also aware that some of the surface water run-off could travel across the Town Council's land as it enters into the site from New Road, and the Town Council is not prepared to be held liable for any drainage issues when at present, the Ridgewood House land is not built upon, and the woodland and green open space naturally handles any run off through existing flora and fauna. Once built upon the speed and flow of surface water run-off will be exacerbated.

3.2 Uckfield Town Council would therefore request a meeting with the developer to consider options regarding the existing ditch on the boundary line and adjacent land at the north eastern corner of the site.

4.0 Highway access and pedestrian access

4.1 Concerns are also noted with regards to the proposed entrance into the new development, from Lewes Road, and its nearby proximity to a main entrance into Ridgewood Place. Traffic calming measures have already been agreed for Lewes Road, based on the access points into Ridgewood Place, and may now need adjusting to take account of any further traffic flow onto Lewes Road, as well as ensuring clear visibility and safety. Pedestrian safety is also poor along Lewes Road, and adequate footpaths are required to enable access to the town centre, nearby bus stops, and retail such as Ridgewood Village Post Office.

Holly Goring
Town Clerk