



Peasmarsh Parish Council
c/o Ms Amy Head (Clerk)
15 Brickfields
Main Street
Peasmarsh
East Sussex
TN31 6SS

15th August 2023

Dear Madam,

Demolition of existing dwelling and erection of 41 dwellings, together with associated access, car parking, landscaping (including an attenuation basin) and biodiversity enhancements

Full Planning Application

I am writing to you regarding the abovementioned site, which as you will be aware is allocated for up to 45 dwellings under Policy PEA1 of the Rother Development and Site Allocations Local Plan. In line with this, a full planning application will shortly be submitted for the erection of 41 dwellings on the site, together with associated access, car parking, landscaping (including an attenuation basin) and biodiversity enhancements.

The Applicant will be Quantum Land & Planning Ltd who are an established housebuilder, specialising in delivering high quality family homes and wanted to provide the Parish Council and the people of Peasmarsh advance notice of the application being submitted. I attach a copy of the proposed site layout plan (also reproduced overleaf) and we ask if this could please be uploaded onto the Parish Council's website, along with this letter.

Following the withdrawal of the previous application on the front (northern) part of the site in December 2021, the new Applicant now has control over the whole site allocation area and has since undertaken three detailed pre-application consultations with the Planning Authority, creating a scheme which we feel will deliver the housing allocation in the most sensitive possible way.

During the evolution of the scheme layout, extensive consultations took place with the Council's Design and Landscape Officer, to ensure that the scheme is fully in line with the High Weald Housing Design Guide. The scheme layout incorporates a new central green and amenity space at the front part of the site, creating a more natural vista as one enters the site from the north west. The site will link to the retained (and enhanced) orchard at the southern part of the site connecting in turn to the public right of way to the south west of the site. The associated attenuation basin at the south eastern corner has been specifically designed to provide both a biodiversity and amenity enhancement, as opposed to a heavily engineered structure. The proposed facing materials will comprise a traditional mix of brick, tile hanging, weatherboarding and clay and slate roof tiles.



Key

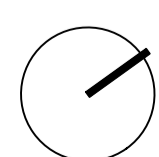
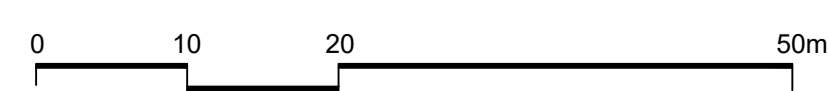
- 5 Bed x 1
- 4 Bed x 8
- 3 Bed x 17
- 2 Bed x 5
- 1 Bed x 10

Total Units 41

Site Boundary

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Notes:



STATUS: Planning
 SCALE: 1:500 @ A1
 DATE: 03/05/2022

DRAWING NO:
 TITLE:
 PROJECT:

01020-PL-150
 Proposed Site Plan_Rev G
 Land south of Main Street, Peasmarsh



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The Parish Council raised three objections to the previous scheme, which the Applicant feels have been addressed as part of this new scheme.

The key concern related to access and highway safety. Following further consultation with East Sussex County Council Highways during the previous application, they raised no objection. The new scheme has been carefully designed in relation to highways impact and the accompanying Transport Statement by Paul Basham Associates has also been attached to this letter.

The second concern was that only part of the site allocation would be delivered. The Applicant has now managed to gain control of the whole site, ensuring that the site allocation can now be delivered in full. In order to deliver a high-quality scheme, it was considered that the full allocation of 45 dwellings could not be achieved, with the scheme delivering a slightly reduced provision of 41 dwellings. We trust that this concern is therefore overcome.

The third matter related to flooding and drainage, with the key concern related to surface water run-off. Extensive analysis and calculations have been undertaken by Paul Basham Associates, with the large attenuation basin comfortably accommodating all surface water run-off generated during a 1-in-100-year rainfall event (plus a 45% allowance to account for climate change). The Applicant also has access rights to a third-party watercourse as the discharge point, where all run-offs will be discharged to at a restricted rate of 12 litres per second (equivalent to the greenfield rate). This was the main concern raised by the Lead Local Flood Authority previously, so it is anticipated that they will no longer raise any objection to the scheme. The basin itself has been designed to avoid being an overly engineered necessity for surface water run-off, but instead to create both biodiversity and amenity value.

Turning to other matters, the scheme has been designed with biodiversity net gain at the forefront. The creation of the new amenity space at the front of the site, new attenuation basin, enhancements to the orchard, planting of extensive new hedgerows at the front and between plots and numerous native trees will ensure that a 10% biodiversity net gain will be delivered.

Overall, the Applicant has worked extensively over the last 18 months to deliver a scheme that meets the housing target for Peasmarsh on this allocated site, in the most sensitive way possible and we really hope that we are secure the support of the Parish Council and local community.

If you require any further information, please contact either myself or the Development Manager, Maisie Bolt of Quantum Homes.

Yours sincerely,

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