

Gladman Presentation to Barcombe Parish Council 10/3

1. Thank you for providing us with the opportunity to speak at your Parish Council meeting to provide you with more details of what we are proposing. I am hoping that this will be the start of a positive relationship as we work up a development scheme on this site, that in working together the positive benefits of housing development in the village can be realised.
2. I thought it would be useful to first provide you with some detail about who we are and details around our ethos. I am sure you have already googled who we are but please do not be put off by what you have likely already read on the internet.
3. Reviews from some objectors do not present the full picture. We know the hundreds of thousands of residents now living in the homes we have brought forward are grateful even without their public support. We wouldn't have received planning permission on these sites if there was not a need for housing, they weren't sustainable developments or didn't deliver real benefits. We keep a record of all community benefits we have delivered, and I would be happy to provide details outside this meeting, if you so wish.
4. Gladman is a family-run business with over 30 years' experience in the land and development industry. From our beginnings in housebuilding, through to commercial and industrial properties, we are proud to have a consistent history of working effectively with Local Planning Authorities to deliver sustainable sites responsibly and efficiently.
5. Despite what you may have heard in the press, or by others, Gladman has actually secured most of its recent planning permissions locally by working with councils and parish councils to deliver the best schemes for their area. Even where Parish and Town Councils have been opposed to the principle of further development in their area, we have sought to develop a strong relationship with them to ensure that our proposals have delivered local benefits that they would have otherwise not been seen.
6. We are driven by empowering communities, strengthening climate resilience, and increasing local economic spending through delivering high quality developments. We want to unlock these benefits by working collaboratively with yourselves and Lewes DC so that we can respond appropriately to your needs and sensitivities.
7. Our goal is to deliver schemes that residents are proud to call home, that integrate seamlessly with existing settlements and that aid in meeting the policy objectives of Local Plans. By working with communities and councils, we want to lead the way in delivering exceptional, high quality development through a transparent and collaborative process while providing significant economic, social, and environmental benefits.

8. At Gladman we take a collaborative approach to design in order to meet local needs. This includes important consideration of first-time buyers and young families, ensuring that they have the opportunity to get onto the housing ladder. By working with local people and the Council, we aim to provide the opportunity for residents to remain in the settlement to which they have an important local connection.
9. I also want to take this opportunity to present you with the facts of where we are at to date:
10. As you quite rightly pointed out in your January update Lewes District will be struggling regarding meeting its housing target from May this year. There was a recent appeal decision published which found that the Council is already struggling in terms of housing delivery.
11. We are still in the early stages of preparing development proposals on the site we are promoting. As I have previously stated in an email to yourselves, we are promoting the land through the emerging Local Plan. It is not anticipated that this will be completed until 2023 as it is a long process, a process in which hard choices will have to be made.
12. We wanted to engage with yourselves at this stage to provide you with a face of one of the options that the council will be considering as part of this process. We feel it is important communities have a voice in the development process and that it is listened to.
13. No decisions on scale or numbers have been made at this stage but I want to reassure you though that our proposal will not cover the entirety of the site, it is not going to be 150 new homes.
14. Of the options we provided in the vision document we shared with yourselves, no decision has been made on which to progress with. I appreciate the Council's position on not commenting on development proposals outside the application process however providing feedback at this early stage outside formal process will help aid a continued dialogue throughout the process.
15. We are looking seriously at the potential for the inclusion of community facilities as part of our development proposal. Whether that be a sports facility to ease current conflict at the recreation ground or a further meeting area for the community. Whatever you feel that is necessary your voice is important so please let us know. If welcomed, we could discuss these ideas at a later date.

Response to questions

The 5th anniversary of the Local Plan in May does not invalidate the adopted Local Plan's policies. These will still be the basis for decision making on planning applications as per planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004). This means that it should not be a free for all for housing sites around the village and the importance of sustainable development will remain.

In terms of affordable housing, in trying to explain this in as jargon friendly way as possible it is useful to consider a planning proposal in terms of old fashioned kitchen scales where a development would be approved if the scales are tipped positively towards the benefits for a development when 'balanced' against the negative impacts. A scheme which came forward without affordable housing would weigh heavily against on these scales and would likely fail the sustainability test in terms of the social objective. It is our intention to ensure these scales remain heavily tipped the positive side.