

APPLICATION NUMBER:	LW/07/0798	ITEM NUMBER:	4
APPLICANTS NAME(S):	Trustees Of Lower Hoddern Farm	PARISH / WARD:	Peacehaven / Peacehaven North
PROPOSAL:	Planning Application for New road junction with Pelham Rise, extended spur road, demolition of existing buildings & construction of eleven commercial units & cycle store		
SITE ADDRESS:	Lower Hoddern Farm, Hoddern Farm Lane, Peacehaven, East Sussex,		
GRID REF:	TQ 4102		



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is located east of Pelham Rise, opposite the junction with Glynn Road. It consists of a range of buildings authorised for various commercial uses, together with a glasshouse and open land. Access is off Pelham Rise by a vehicular track, which runs through the site and continues on to serve a scattering of dwellings, including those at Hoddern Farm Barns.

1.2 This is a full application for new buildings at the site, to be used for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) purposes, replacing some buildings and also retaining others. Overall, the plans are for a commercial development with a combination of retained and new buildings, with 70 parking spaces served by a realigned access from Pelham Rise.

1.3 The application follows the grant of outline planning permission LW/02/1741 on 11 May 2005 for a similar development of B1 and B8 buildings as is now proposed. The report to the Committee on that application (12 February 2003) indicated that the applicant owned both Lower Hoddern Farm and Halcombe Farm, and that both contained buildings converted to business use. That at Halcombe Farm included a business involved in the storage and distribution of imported food products and egg production. The report advised that the intention was that all B1/B8 uses currently spread between the two farms would be concentrated at Lower Hoddern Farm. At Halcombe Farm, following cessation of the commercial uses, some buildings would be demolished and some would be used solely for agricultural purposes. The cessation of uses at Halcombe Farm was secured by a Section 106 Agreement between the Council and the applicant. The applicant has stated that these factors apply to the current proposal.

2. RELEVANT POLICIES

LDLP: – ST03 – Design, Form and Setting of Development

LDLP: – CT01 – Planning Boundary and Countryside Policy

LDLP: – CT03 – Landscape Conservation and Enhancement

3. PLANNING HISTORY

None.

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Recommend approval: Use of a brownfield site will provide local employment. Planning permission should be subject to adequate mature landscaping of the site.

ESCC Highways – Comment that a Travel Plan should be secured by a Section 106 Agreement. Also, 13 parking spaces for disabled persons are proposed, instead of four spaces which would comply with the standard.

South Downs Joint Committee – Raise no objection subject to conditions (materials, landscaping and external lighting to be agreed). Comment that the site is adjacent to the AONB. The replacement of poor quality and unattractive buildings on the site is welcomed in principle.

ESCC Rights Of Way Officer – No objection.

East Sussex County Archaeologist – Recommends that the proposals are subject to a programme of archaeological works, secured by planning condition.

Piddinghoe Parish Council – No objection, but raise concern about possibility of increased traffic using track to C7.

Southern Water Plc – No objections in principle. Recommend that details of the proposed means of foul and surface water drainage be required by condition.

Sussex Police - C.P.D.A. – Make detailed comments about site security, which have been copied to the applicant for information.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Eight letters of objection, on grounds that traffic hazards would increase on a busy and dangerous section of road, the site already has enough commercial units, there are plenty of empty industrial units elsewhere in Peacehaven and Newhaven, the height of the buildings would be excessive, density of buildings seems inappropriate, the unauthorised use of the track leading from the site to the C7 road would increase (it is suggested that the developers provide strengthened barriers to prevent this), increase in noise and disturbance.

5.2 One letter of support, commenting that the new road entrance and the removal of the old asbestos clad buildings would be improvements.

6. PLANNING CONSIDERATIONS

6.1 As indicated above, there is an extant outline permission for commercial development on the site, which expires on 11 May 2008. Up to 11 May 2008 that outline permission could therefore be implemented (subject to the approval of reserved matters and compliance with the relevant conditions and legal agreement). As part of the planning history, the outline permission is a factor in favour of granting the current application, subject to there being no material changes in planning circumstances since the outline permission was granted, and subject to the proposal being acceptable in all other respects. This application has been submitted following a reappraisal of the layout and the likely occupation of the industrial units which it is proposed to provide. The overall floorspace proposed would be similar to that indicated on the outline approval.

6.2 In policy terms the site is outside the Planning Boundary, where new development would normally be unacceptable in principle. In granting the outline permission the Council took the view that the benefits arising from the removal of commercial buildings at Halcombe Farm, in terms of removing traffic generation along Valley Road and Roderick Avenue and improving the local landscape, would be significant, and would outweigh the disadvantages of increasing development at Lower Hoddern Farm. As the Town Council have pointed out in response to the current application, the proposed development would also create local employment opportunities, which is important in Peacehaven in terms of efforts to make the town more 'self-contained'.

6.3 The factors relating to Halcombe Farm are still evident. Commercial uses are still run at Halcombe Farm, and traffic generated by those uses use the unmade up Valley Road and Roderick Avenue to link to Telscombe Road and the local highway network. This is undesirable in landscape terms. These uses, including the food distribution unit, would be relocated to the new development, which would have a direct access off Pelham Rise to the road network and would be closer to the main A259.

6.4 In terms of visual impact, the existing buildings at Lower Hoddern Farm are relatively substantial and are clearly visible from public view. The proposed development would intensify and consolidate commercial development at the site and effectively form an industrial park. The proposed buildings would be typical industrial buildings, having a ridge height from ground level of up to 8.5m. This scale of development was accepted by the Council in approving the outline permission. Around the perimeter of the site planting would be retained and/or provided.

6.5 As with the outline permission, the proposed development would clearly generate additional traffic to and from the site. The site, subject to access improvements which are proposed, has reasonable access onto Pelham Rise, which is a distributor road. The Highway Authority raise no objection in principle to the proposal, including the increase in traffic onto the local road network.

6.6 The application has been subject to a greater level of objection from local residents than was the outline application back in 2002. However, it is considered that the impact on local residents would be acceptable. The proposed development has been designed so that the new building adjacent to Pelham Rise has a low eaves line and a roof pitching away from the road. This will help reduce the visual impact of the development from Pelham Rise and from the residential properties opposite. The B2 (general industrial) unit which is proposed would be sited at the end away from Pelham Rise, and would be occupied by an existing company on the site. Some extra noise and disturbance from commercial vehicle movements would be likely to arise, but the site is already in commercial use with attendant traffic generation, and extra traffic has been accepted in the previous outline permission. The fact

that there are vacant industrial units elsewhere is not a reason to refuse the application.

6.7 Overall, the proposal is considered to be acceptable. As with the outline permission, a section 106 Planning Obligation will be required to secure the works at Halcombe Farm, a Green Travel Plan and the off site highway improvements associated with the development. A draft Obligation has been submitted as part of the application, and this is currently with the Council's Legal Team for comment.

7. RECOMMENDATION

That planning permission be granted, following completion/receipt of a 106 Planning Agreement/Obligation covering matters at Halcombe Farm, the preparation and implementation of a Green Travel Plan, and off site highway works.

The application is subject to the following conditions:

1. Before the development hereby approved is commenced on site, details/samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to **Policy ST3** of the Lewes District Local Plan.

2. Development shall not begin until details of finished floor levels in relation to the existing ground levels have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with these details.

Reason: In the interest of residential amenity and the character of the locality having regard to **Policy ST3** of the Lewes District Local Plan.

3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason; To enhance the general appearance of the development having regard to **Policy ST3** of the Lewes District Local Plan.

4. No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has/have secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that approval.

Reason: To facilitate the recording of finds of archaeological interest having regard to PPG16 of the National Policy Guidance.

5. Development shall not begin until details of foul and surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall be implemented prior to the occupation of the development.

Reason: To secure a satisfactory standard of development having regard to Policy ST3 of the Lewes District Local Plan.

6. Details of external lighting shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. External lighting shall thereafter only be provided in accordance with the approved details.

Reason: In the interests of the character of the countryside, having regard to Policy CT3 of the Lewes District Local Plan.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	18 June 2007	0718
Block Plans	18 June 2007	0718 04
Survey	18 June 2007	0718 01
Location Plan	18 June 2007	0718-P-05
Photographs	18 June 2007	0718-P-06
Photographs	18 June 2007	0718-P-07
Planning Layout	18 June 2007	0718 02
Proposed Elevations	18 June 2007	0718 10
Proposed Floor Plans	18 June 2007	0718 10
Sections	18 June 2007	0718 10
Proposed Elevations	18 June 2007	0718 11
Proposed Floor Plans	18 June 2007	0718 11
Sections	18 June 2007	0718 11
Proposed Elevations	18 June 2007	0718 12
Proposed Floor Plans	18 June 2007	0718 12
Sections	18 June 2007	0718 12
Proposed Elevations	18 June 2007	0718 13
Proposed Floor Plans	18 June 2007	0718 13
Sections	18 June 2007	0718 13

Proposed Elevations	18 June 2007	0718 14
Proposed Floor Plans	18 June 2007	0718 14
Sections	18 June 2007	0718 14
Proposed Elevations	18 June 2007	0718 15
Proposed Floor Plans	18 June 2007	0718 15
Sections	18 June 2007	0718 15
Proposed Elevations	18 June 2007	0718 16
Proposed Floor Plans	18 June 2007	0718 16
Sections	18 June 2007	0718 16
Sustainability Layout	18 June 2007	
Design & Access Statement	18 June 2007	
Proposed Elevations	18 June 2007	EI 07-010102.1
Sections	18 June 2007	EI 07-010102.1
Other	23 August 2007	CONTAMINATION RISK ASSESSMENT
Other	23 August 2007	SITE INVESTIGATION REPORT
Planning Layout	23 August 2007	9233 400 B

Summary of reasons for decision and any relevant development plan policies/proposal:

It is considered that the proposal meets the aims and objectives of Local Plan Policy and respects the character of the location, complying with Policies ST3 and CT3 of the Lewes District Local Plan.