

**Supplementary Report to the Planning Applications Committee**  
**on 10<sup>th</sup> January 2018**

**LW/17/0929**  
**Avondale Hotel, Seaford**

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An additional letter of representation has been received from 22 Stafford Road, raising objections to the planning application for the following reasons:-

Overlooking  
Loss of privacy

Housing Needs and Standards Lead (Lewes and Eastbourne Councils) – Support:

*On behalf of Lewes District Council and in my capacity as Housing Needs and Standards Lead, I write to express the Department's support for the proposed scheme of development.*

*The Applicant has successfully demonstrated to use that the scheme could successfully offer a significant number of emergency housing units. We also consider that by virtue of the site's sustainable location, internal layout and the mix of different sized units proposed, the scheme will provide a house of high quality accommodation for individuals and small families alike.*

*Members should be aware that there is always a need for Emergency Accommodation to allow us to fulfil our statutory duties to these presenting as homeless, and the development of this property would provide far greater capacity for us to ensure clients are placed within the district, and not outside of it. Homelessness is on the increase nationally and we must ensure that we have a range of accommodation options available to tackle this.*

*It is with all the aforementioned in mind, we trust that Members will consider the scheme favourably and in turn, grant full planning permission for this much needed housing type.*

Environmental Health – No objection

I am aware that the site is on a radon affected area, where a basic radon protective measure is required. However, I understand that there is no construction work involved and only change of use. So, I have no objection to raise in relation to land contamination issue.

However, the developer should be reminded that according to the NPPF where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. This statement can be considered as an informative.

[Officer Note]

An additional informative is recommended, to read as follows:-

The applicant is hereby reminded that this site is in an area affected by Radon and that the responsibility for the safe development of the site rests with the developer and/or landowner.

**LW/17/0896**  
**26 Hindover Road, Lewes**

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One further representation of support received, on grounds that:

- The plans are a positive change for the neighbourhood;
- One-bed houses are needed, giving first time buyers the opportunity to climb the property ladder.

**LW/17/0593**  
**Asylum Wood, Greenhill Way**

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This application has been deferred and will be considered at a later date.

**SDNP/17/05815/HOUS**  
**16 St Anne's Crescent, Lewes**

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Five further letters of objection have been received from nearby neighbours, including the occupier of No. 15 St Anne's Crescent (adjacent).

The objections are broadly similar to those raised against the previous refusals: SDNP/17/02835/HOUS and SDNP/17/02836/HOUS. They include loss of light, increase in loss of privacy, impact on structural integrity of terrace, impact on Conservation Area, drainage problems, damp problems, increase in shade causing ecological concerns, setting of precedent, loss of green corridor.

**SDNP/17/00071/FUL**  
**Sussex Police Headquarters, Lewes**

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The following informative should be added:

In view of the nature of the application and the increase in parking the applicant should consider and make provision for electric vehicle charging points across the site.

