

Newlands School

Supplementary Report to the Planning Applications Committee on 6th September 2017

Capacity of School

For information, it is understood that Newlands School had a capacity of 201 pupils (30 of which were boarders).

Car park for playing field

The car park for the playing field is shown on the Indicative Testing Layout to have 28 parking spaces.

Addition to report - Policy

Addition to main report – Section 2: Policy CP9 also relevant, which deals with air quality.

Officer's comment: "The proposed development (by reason of its location, nature or scale) would not impact on an Air Quality Management Area (AQMA) and therefore the application is not required to implement measures set out in any Air Quality Action Plan. However, Policy CP9 does require the development not have a negative impact on the surrounding area in terms of the effect on air quality, to promote walking, cycling and public transport use, and to secure best practice methods to reduce dust and other pollutants arising from the construction phases.

The main source of air pollution at the operational phase (ie when the housing is built) is from vehicle use. The application includes travel plan to discourage future residents from using their cars, provides for the upgrade of local bus facilities (eg real-time passenger information on 3 local bus stops, provides for cycle storage facilities to be delivered for each house, and provides for pedestrian links from the development to the surrounding area. A Construction Environmental Management Plan would control include measures to control dust emission during construction.

Regarding the broader issue of energy consumption, measures to encourage renewable energy use within the dwellings (eg use of solar panels) would be considered at the reserved matters stage".

Affordable housing tenure

Addition to para.6.65 of report: The Housing Policy Officer adds that *"the precise tenure split specified in CP1 is flexible. A high proportion of applications over the past 12 months have been adapted to a tenure split closer to 50/50. Developers have expressed that since the introduction of the Welfare Reform & Work Act 2016 (and the associated rent reduction requirements), they are conscious that housing providers are finding it more difficult to commit to deals with a focus on rented accommodation. Developers generally receive approximately 65 per cent of the*

market value for a shared ownership dwelling and approximately 55 per cent of market value for an affordable rent dwelling. It is therefore more viable for a developer to provide dwellings which are shared ownership relative to affordable rent”.

Additional Condition

Prior to the commencement of development, details of the emergency access onto Manor Road North (the means by which the access not be available for use by general traffic) shall be submitted to and approved by the Local Planning Authority (in liaison with The Highway Authority at East Sussex County Council). The development shall incorporate the approved details (prior to occupation of any of the dwellings) and shall be retained in perpetuity thereafter.

Reason: To ensure that the access is only used by emergency vehicles in the interests of the living conditions of nearby residential properties, in accordance with policy ST3 of the Lewes District Local Plan and the guidance contained within the National Planning Policy Framework.

Conditions

Representations from the Highway Authority and the applicant have been received on the wording of some of the recommended conditions in the report. The representations do not alter the substance of the conditions. If permission is granted, it is recommended that officers have delegated authority to amend the conditions as appropriate. Any significant variations will be reported back to the Committee for consideration.