



Lewes District Council

Planning Applications Committee

6 December 2023

Agenda Item 8

LW/23/0594

Martello Kiosk, The Esplanade
Seaford

Location Plan

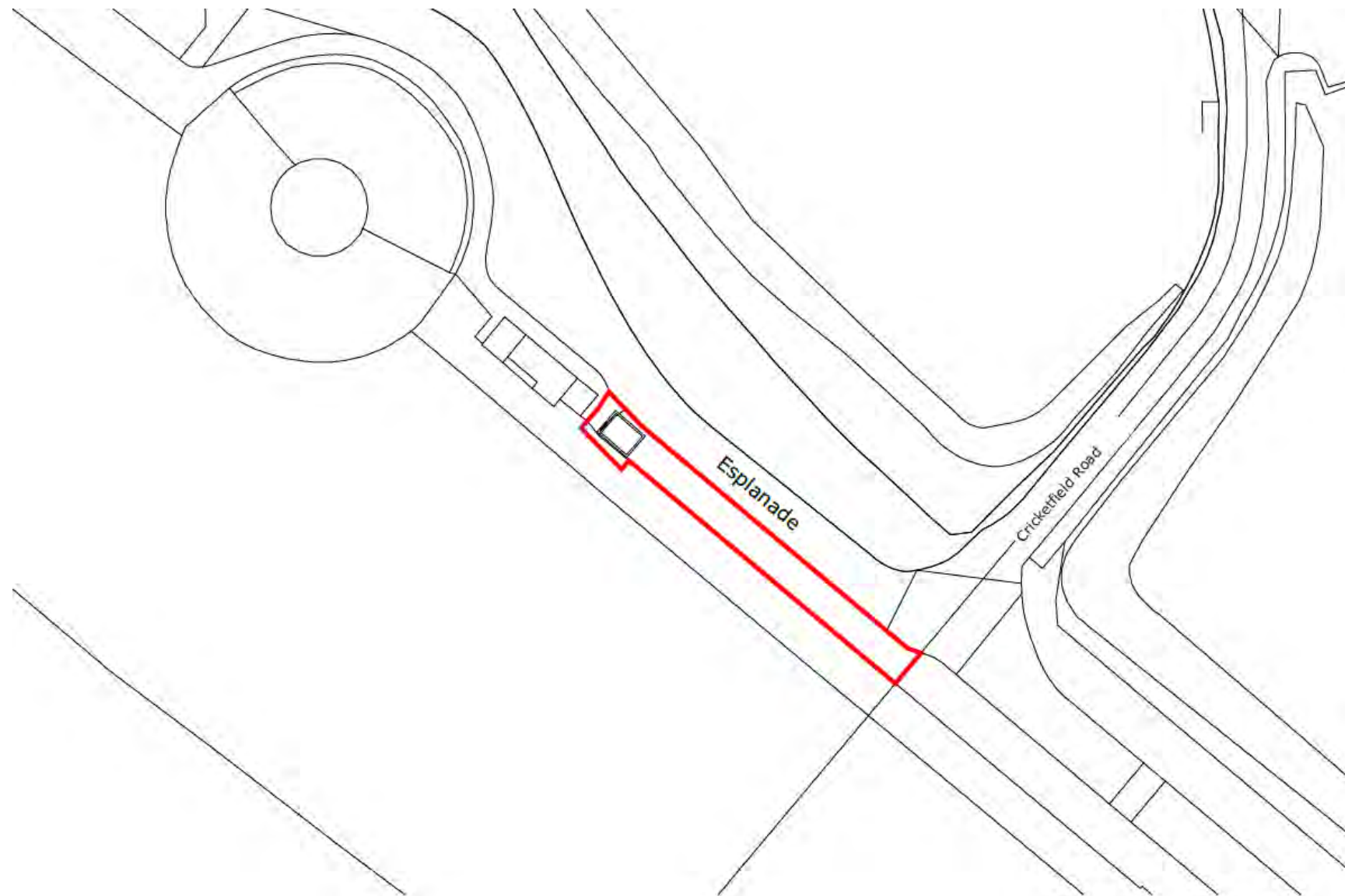




Aerial view of the site (Indicated by the red point).

Proposed Block Plan

Application for Planning
Permission to erect a
detached pre-fabricated
Changing Place facility
for members of the
public with severe
disabilities and
assistants





View SE towards Martello Kiosk (behind the public toilets), taken from the perimeter wall of Martello Tower Nr.74



View to the NW showing the Martello Kiosk, taken from The Esplanade



View SW of the Martello Kiosk, from The Esplanade



View SW from Martello Kiosk towards the English Channel

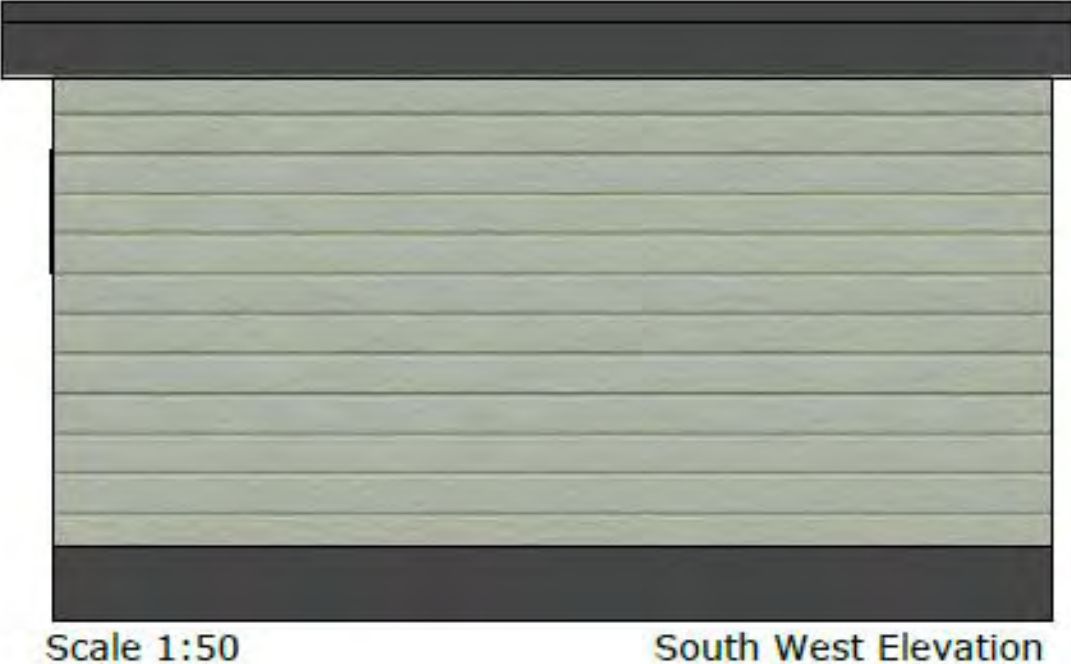


View E from Martello Kiosk, towards Seaford Town



View N from Martello Kiosk, towards Seaford Town

Elevations



Elevations

Page 13



Scale 1:50

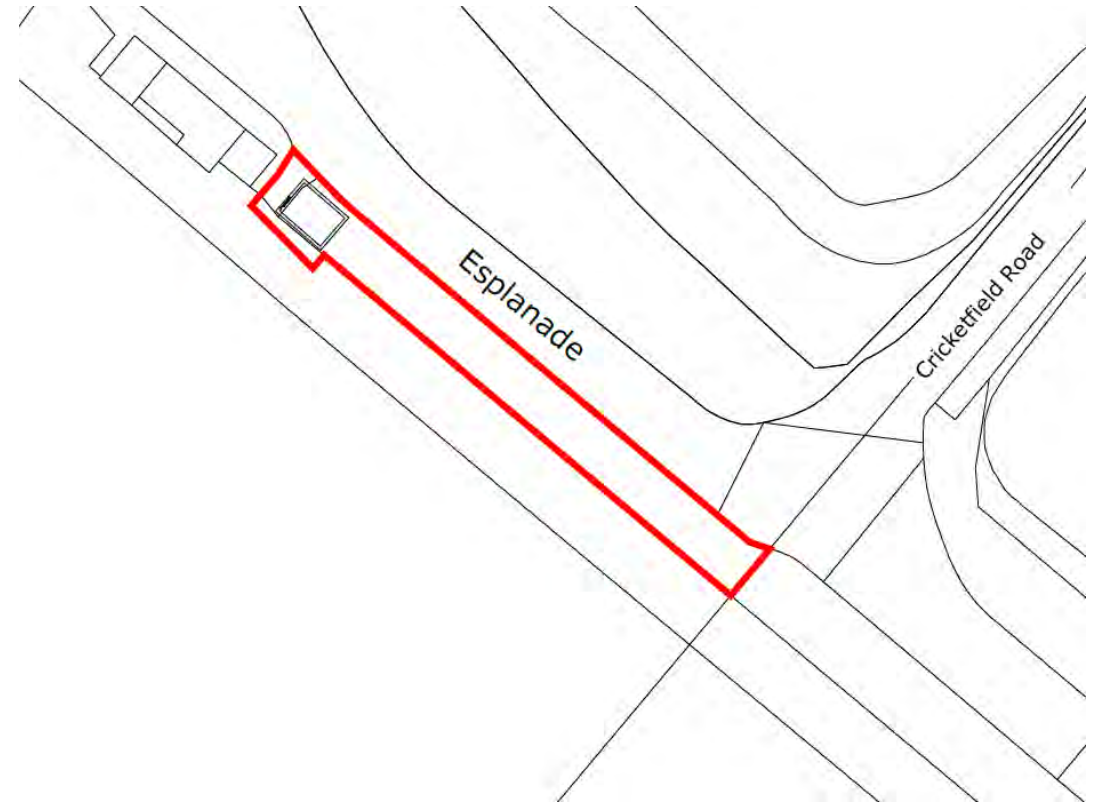
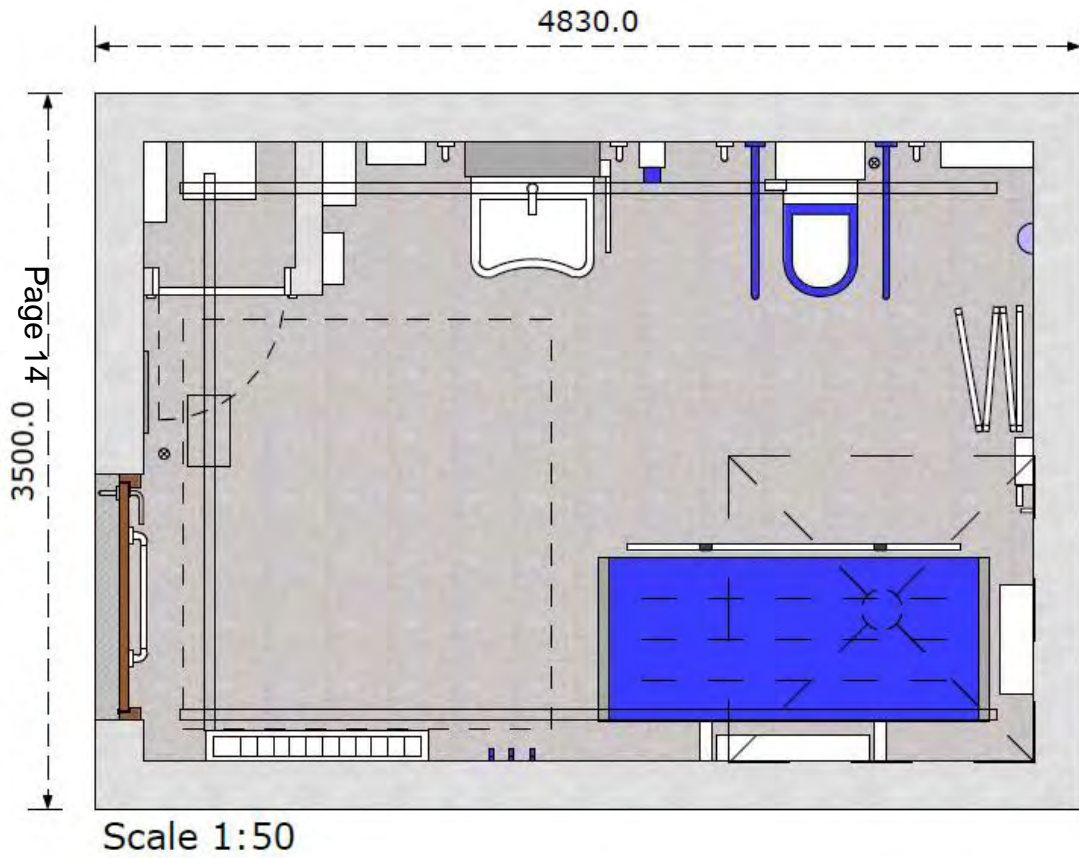
South East Elevation



Scale 1:50

North East Elevation

Floor / Site Plan

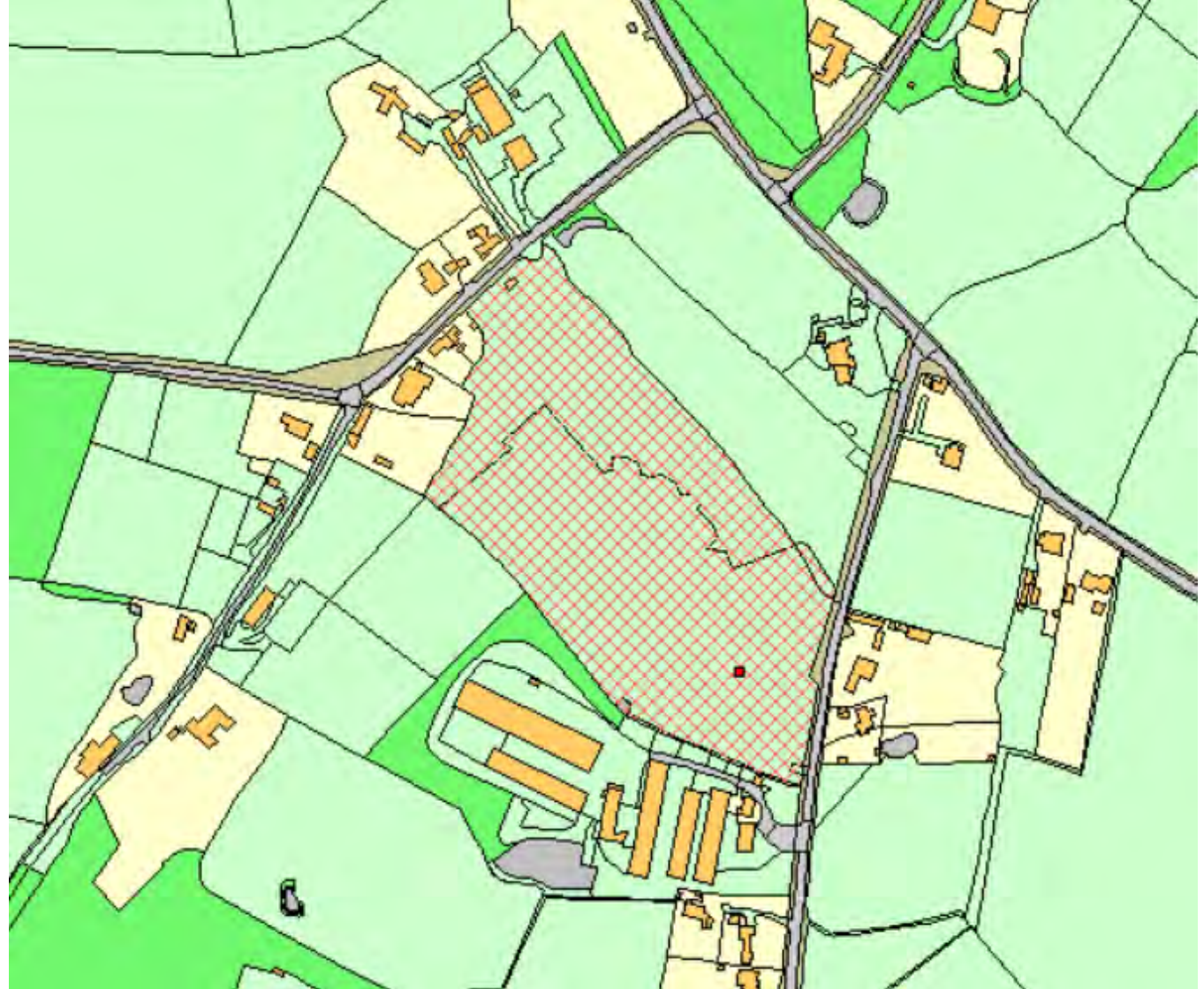


Agenda Item 9

LW/23/0583

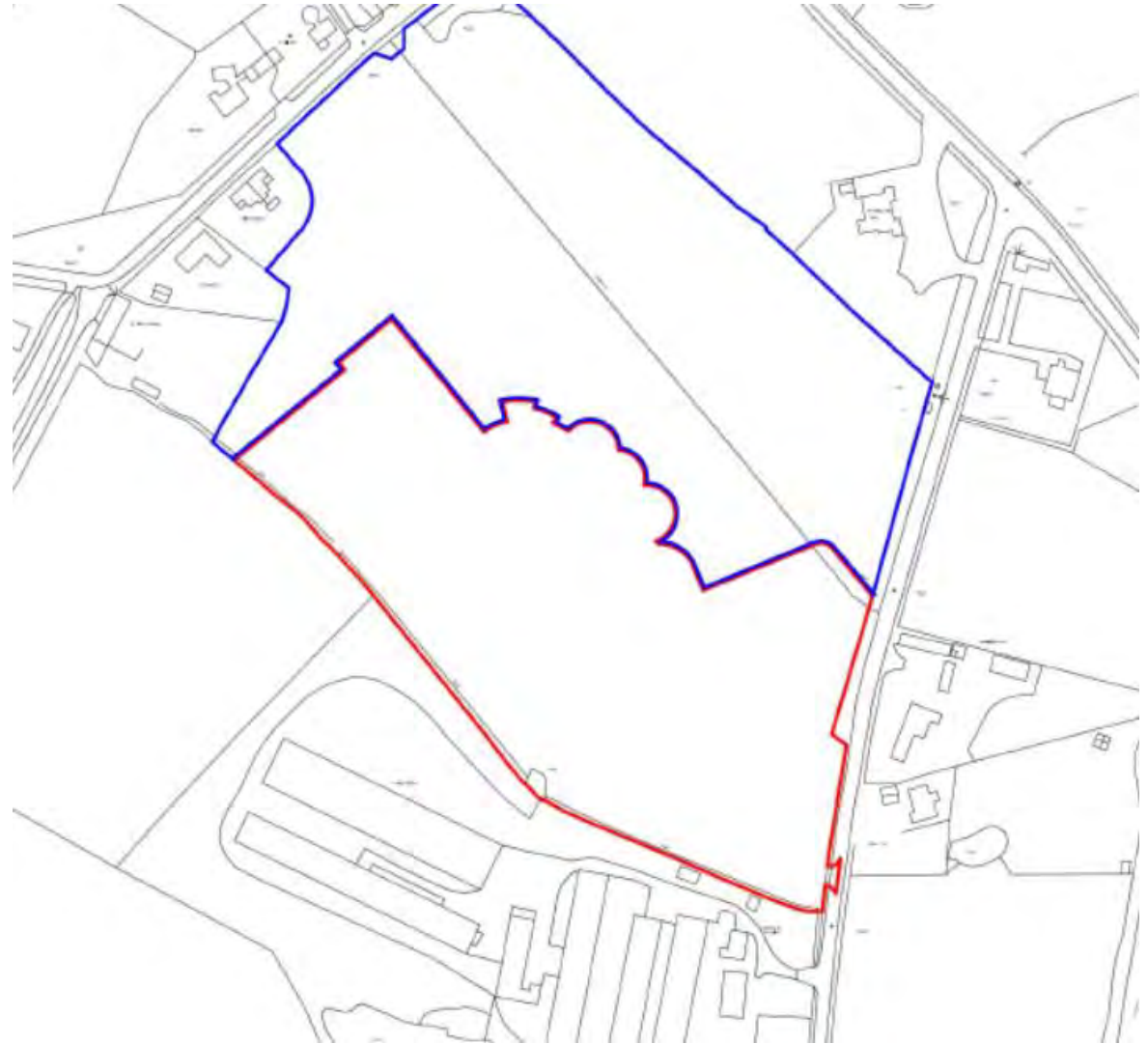
Land North Of The Old Brickworks, Station Road
Plumpton Green, BN7 3DF

Location Plan



Proposed Block Plan

Outline Application with all matters reserved for development of land to provide mixed use leisure and commercial park, including new commercial units, office hub, craft workshops and a wellness/fitness centre





Aerial View of the site (indicated by the grey icon)



View North towards site from existing employment site on Station Road



Wide-Angle view of the site entrance looking Westward, taken from Station Road



View showing boundary screening along Station Road to the East, taken from within the site



Wide-Angle view over the site (from within), looking SW towards existing employment site



View looking NE showing boundary screening, taken from within site



Wide-Angle view to the South towards the site (beyond the trees), taken from Beresford Lane



View looking Eastwards, towards the site showing existing access, taken from St Helena Lane.



Bus stop located to the NE perimeter of the site, taken from Station Road

Masterplan (Indicative)



Site Plan (Indicative)



Aerial View (Indicative)



Agenda Item 10

Planning Appeal Decisions and Analysis

LPAC 6-12-23
Planning Appeal Decisions &
Analysis p37-46
Key Issues Presentation

Key Messages and Issues

1. Appeal loss rates have gone from 11% in 2021 to 44% in 2023
2. Major Application Appeal losses have significantly increased, along with costs.
3. 12 Major appeals have been allowed and 4 dismissed between April 2021 and Nov 2023.
4. Lewes is very likely to be designated as failing the “Quality Decisions on Major Applications” national indicator.

Key Messages and Issues

5. Designation = reputational damage and major applicants will be able to ask the Planning Inspectorate to determine applications with Lewes paying the costs.

6. Lewes will need an “action plan” to recover its position.

12 Major Appeal Losses – 6 were recommended by officers for approval and overturned to refuse by Committee.

7. Officer advice - consider and support the 2021 Interim Statement on Housing Delivery guidance and its 8 Tests. These 8 criteria, are indicative of what will be used for site allocations in the new LP.

Lewes Planning All Appeals

<u>DISMISSED or ALLOWED</u>	<u>21/22</u>	<u>22/23</u>	<u>23/24 To Date 21-11-23</u>
All Appeal Decisions	19	33	18
Appeals Dismissed	17 (89%)	19 (57%)	10 (55%)
Appeals Allowed (lost)	2 (11%)	14 (42%)	8 (44%)

12 Major Appeal Decisions Allowed/Lost 2021 – 2023/24 to date – 4 DISMISSED in RED

	Homes
Sep 22 - 21/0754 Wivelsfield	45
Nov 22 – 21/0937 Broyle Gate Ringmer	100
Dec 22 – 21/0967 Sutton Rd Seaford	36
Dec 22 – 21/ Sutton Rd Seaford DISMISSED	37
Dec 22 – 21/0700 Telephone Ex Newick	36
Dec 22 – 21/0272 Nolands Farm Plumpton	86
Feb 23 – 21/0729 Ditchling Rd Wiv	96
Feb 22 – 22/0104 Lewes Rd, Ringmer DISMISSED	68
Mar 23 – 20/0011 Avery's Ringmer	53
Aug 23 – 22/0356 Con Club Seaford	40
Sep 23 – 22/0255 Round H. Rd Ringmer	53
Oct 23 – 22/0153 Barcombe High St	26
Oct 23 – 22/0472 Harrisons La, Ringmer DISMISSED	75
Oct 23 – 21/0986 Harrisons La, Ringmer DISMISSED	200
Nov 23 – 22/0175 Bennett's Field, Falmer	555 student rooms
Nov 23 – 21/0694 Bishops Lane, Ringmer	68

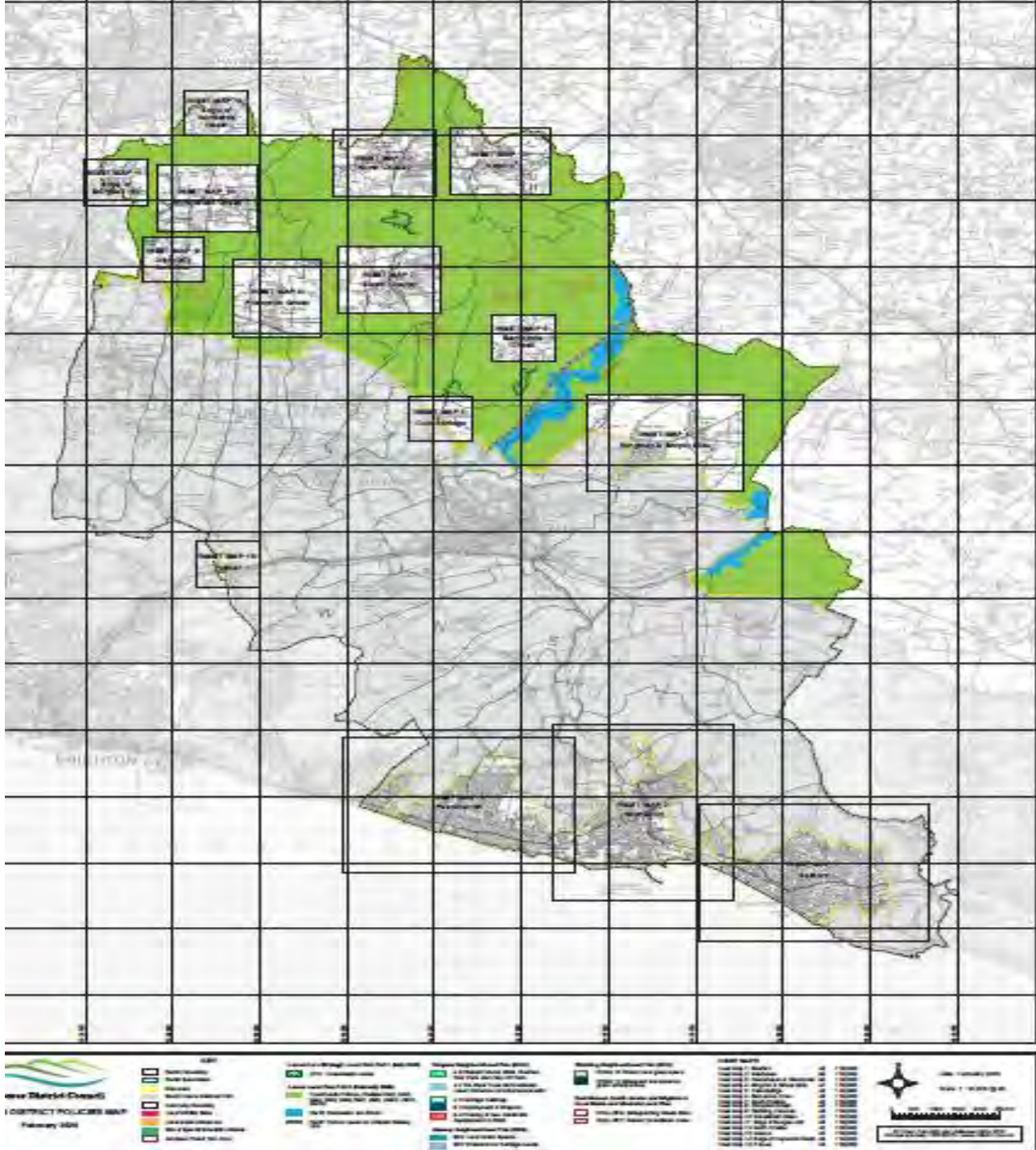
8 Tests in the Interim Policy Statement on Housing Delivery (2021) – Designed to support housing decisions whilst no 5yhls

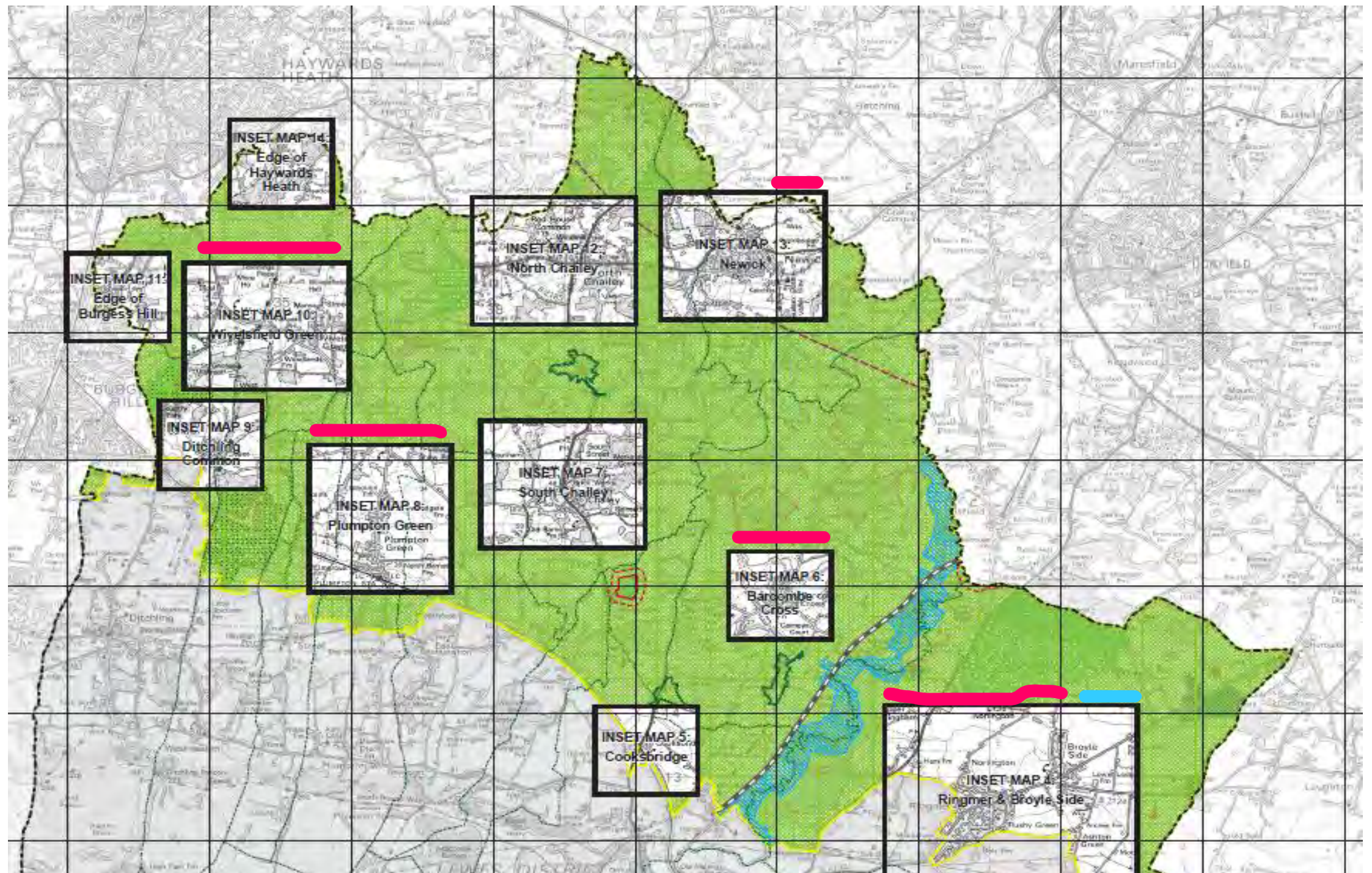
1. Scheme should be contiguous – “next to” the Settlement
2. Appropriate to size, character and reflect the role of the settlement
3. It should be easy to walk and cycle to settlement services
4. Should not create coalescence, (“joins”) between 2 settlements, (actual or perceived)
5. If in the setting of the South Downs NP – the scheme conserves SD special qualities
6. The scheme can deliver Biodiversity Net Gain
7. Makes efficient use of land and is sympathetic to character/distinctiveness of countryside and settlement
8. The scheme can deliver affordable housing and appropriate infrastructure, (on/off site and green)

Spatial Distribution of Lost/Allowed Appeals & the IPSHD 8 Tests

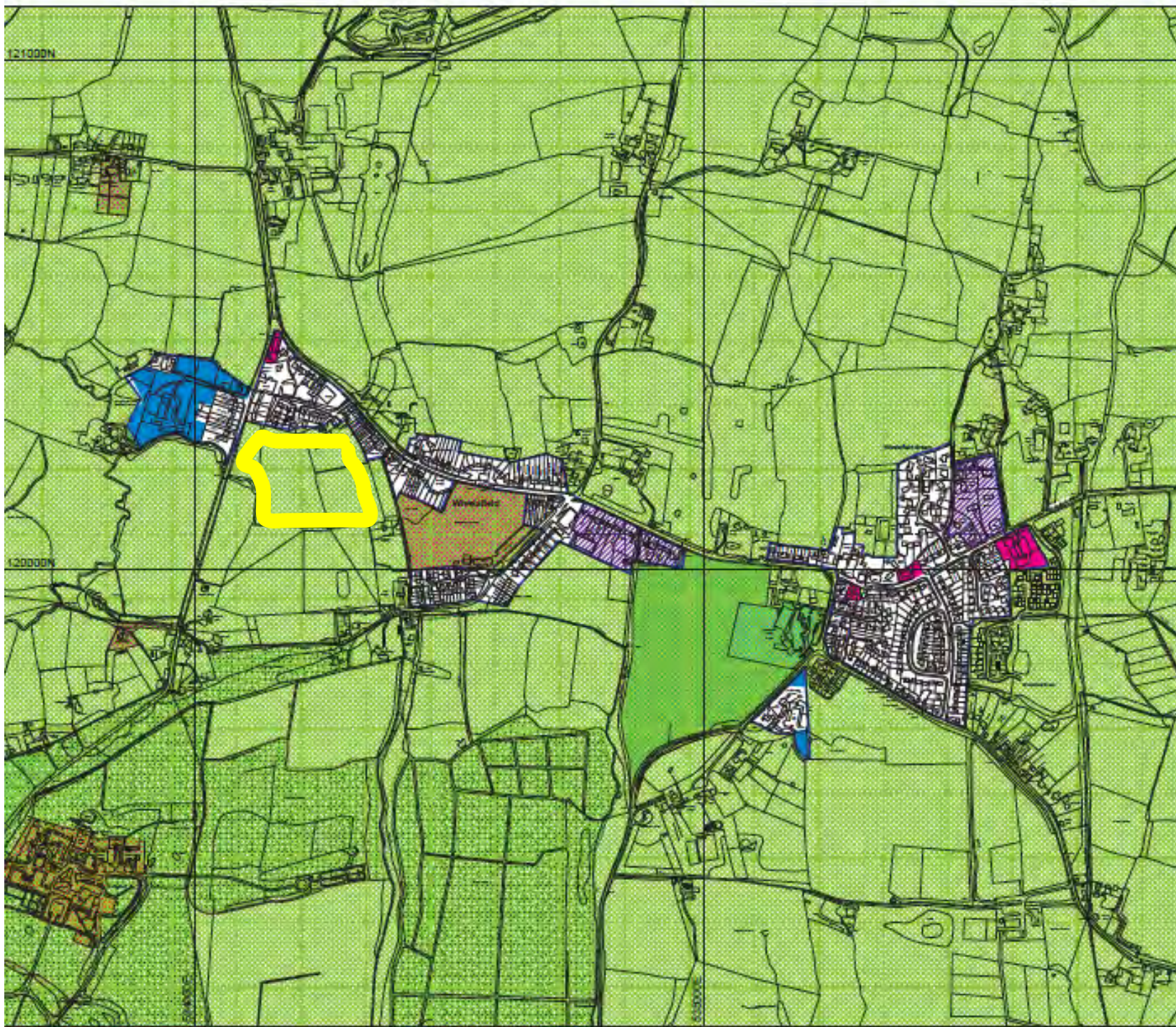
Examples

- Wivelsfield
- Ringmer









Lewes District Council


LEWES DISTRICT POLICIES MAP

Inset Map 10: Wivelsfield Green




Key

-  Parish Boundaries
-  Local Wildlife Site
-  Site of Special Scientific Interest

Lewes Core Strategy: Local Plan Part 1 (May 2016)

-  CP11: Conservation Area



Lewes Local Plan Part 2 (February 2020)

-  DM1: Planning Boundary
-  Countryside Policies (Policies DM2, DM3, DM4, DM5, DM6, DM7, DM9, DM10, DM11, DM12)
-  DM34: Areas of Established Character


Wivelsfield Parish Neighbourhood Plan (2018)

-  Policy 2: Housing Site Allocations
-  Policy 3: Education
-  Policy 4: Community Facilities
-  Policy 7: Local Green Spaces

Ditchling Neighbourhood Plan (2018)

-  CONS 1 Permit development within established boundaries
-  CONS 12 Safeguard and enhance green infrastructure

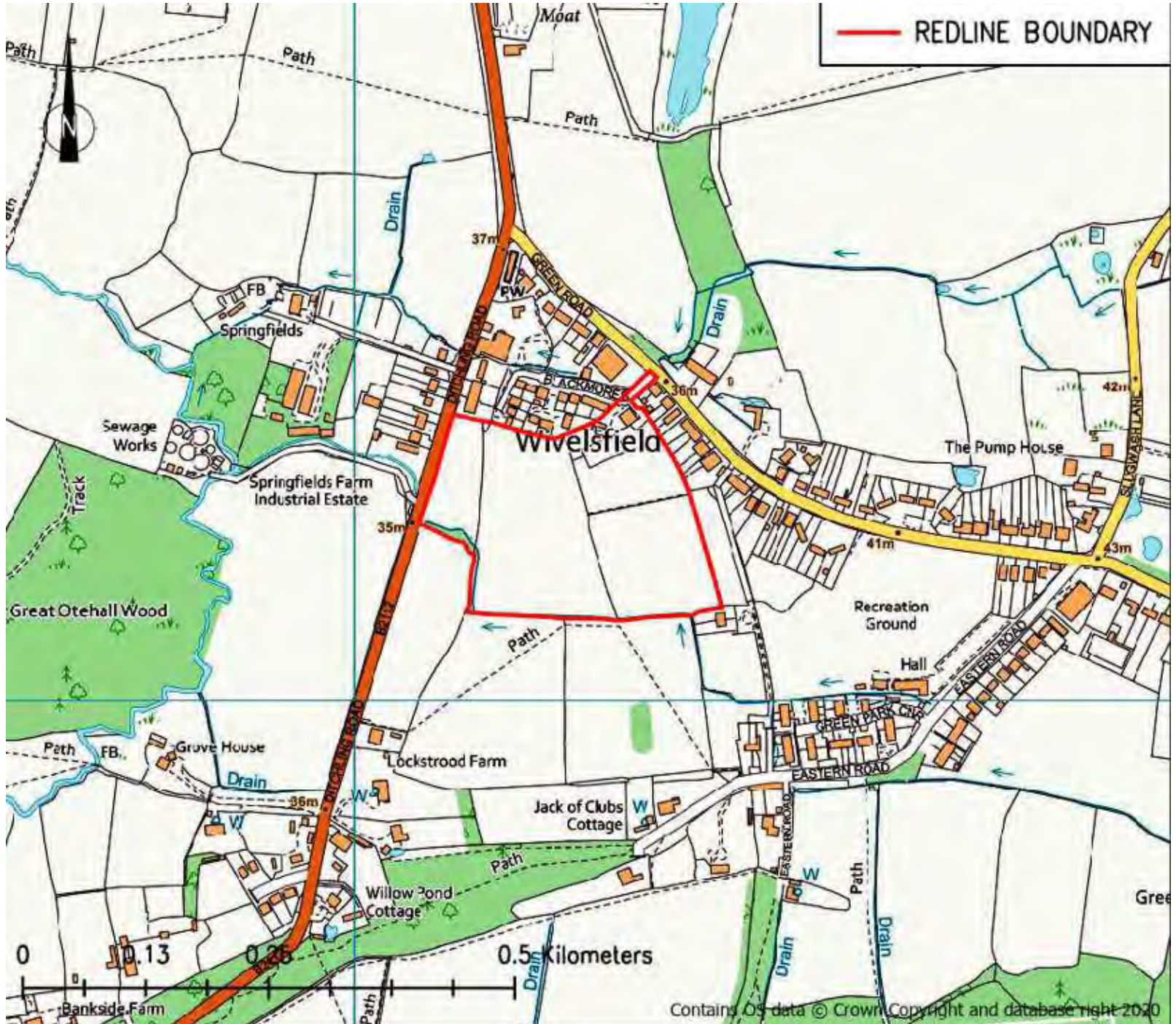
East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan

-  SPS: Existing Industrial Estates



Date: February 2020
 Scale: 1 : 5,000 @ A2
 0 60 120 180 240 m

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Wivelsfield

96 - Allowed





Lewes District Council
LEWES DISTRICT POLICIES MAP
Inset Map 4: Ringers & Broyle Side

Key

- Parish Boundaries
- Play Area
- South Downs National Park
- Lewes Core Strategy: Local Plan Part 1 (May 2016)**
- SPC: Land North of Balgape Lane
- CH1: Conservation Areas
- Lewes Local Plan Part 2 (February 2020)**
- DM1: Planning Boundary
- Countryside Profiles (Profile DM2, DM3, DM4, DM5, DM6, DM7, DM8, DM9, DM10, DM11, DM12)
- DM34: Areas of Established Character
- Relet: Caburn Field, Ringers
- Ringers Neighbourhood Plan (2015)**
- 4.3 Pleash Wood (500); Pleash Park Farm and Clay Hill Farm
- 4.7 Heritage buildings
- 5.1 Employment in Ringers
- 5.2 Retail buildings in Ringers
- 5.4 Education provision
- 6.4 Phasing of new residential development to 2030
- 7.4 Sports pitches and tennis courts
- 7.7 allotments and the community orchard
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan**
- SPC: Existing Industrial Sites

North arrow symbol
 Date: February 2020
 Scale: 1:5,000 @ A1
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Ringmer,
Harrisons Lane

75 – Dismissed
200 - Dismissed

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Lewes Road Ringmer

68 - Dismissed



Dwelling Types		
HOUSE TYPE	TYPE	NO. OF UNITS
A	2-BEDROOM (sp @ 79sqm)	12
B	3-BEDROOM (sp @ 102sqm)	34
C	4-BEDROOM (sp @ 124sqm)	3
D	4-BEDROOM (sp @ 124sqm)	3
Total:		52

Dwelling Sub		
UNIT NO. 1	TYPE	NO. OF UNITS
1 (First Floor)	2-BEDROOM (sp @ 90sqm)	2
2	2-BEDROOM (sp @ 70sqm)	6
Total:		8

Dwelling Sub		
UNIT NO. 2	TYPE	NO. OF UNITS
1 (First Floor)	2-BEDROOM (sp @ 80sqm)	2
2	2-BEDROOM (sp @ 70sqm)	6
Total:		8



MORGAN CARN ARCHITECTS
 BEDFORD PARK DEVELOPMENTS
 LAND SOUTH OF LEWES RD, RINGMER
 MASTERPLAN
 PLANNING
 2103-P-100



Lewes District Council
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North arrow symbol
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Broyle Gate
Lewes Road
Ringmer

100 - Allowed



Bishops
Lane
Ringmer

68 -
Allowed





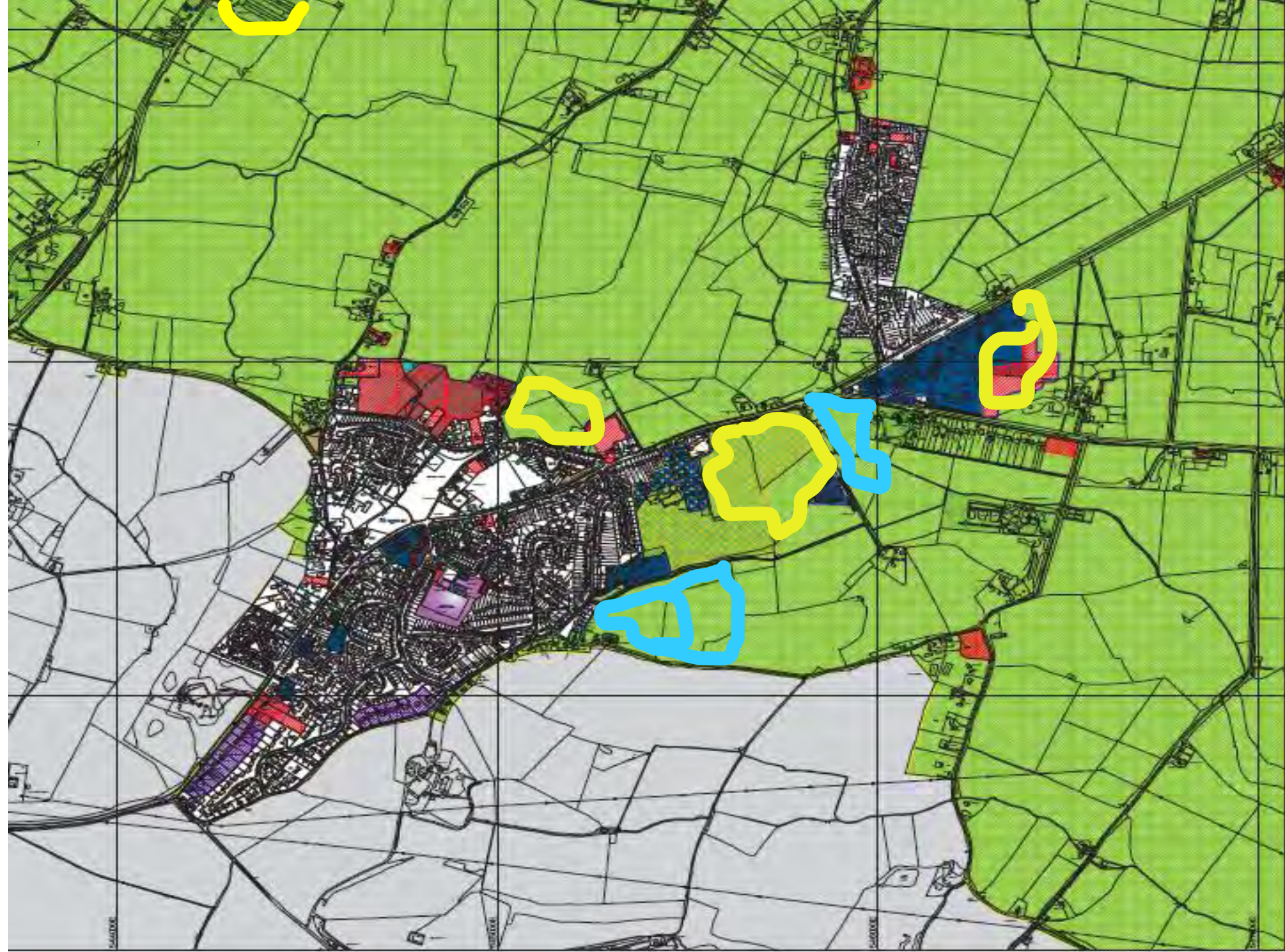
Lewes District Council
LEWES DISTRICT POLICIES MAP
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Roundhouse
Rd
Ringmer

53 - Allowed



Avery's Ringmer

53 - Allowed



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