



# Lewes District Council

Planning Applications Committee

14<sup>th</sup> February 2024

# Lewes Planning Applications Committee

## List of Applications

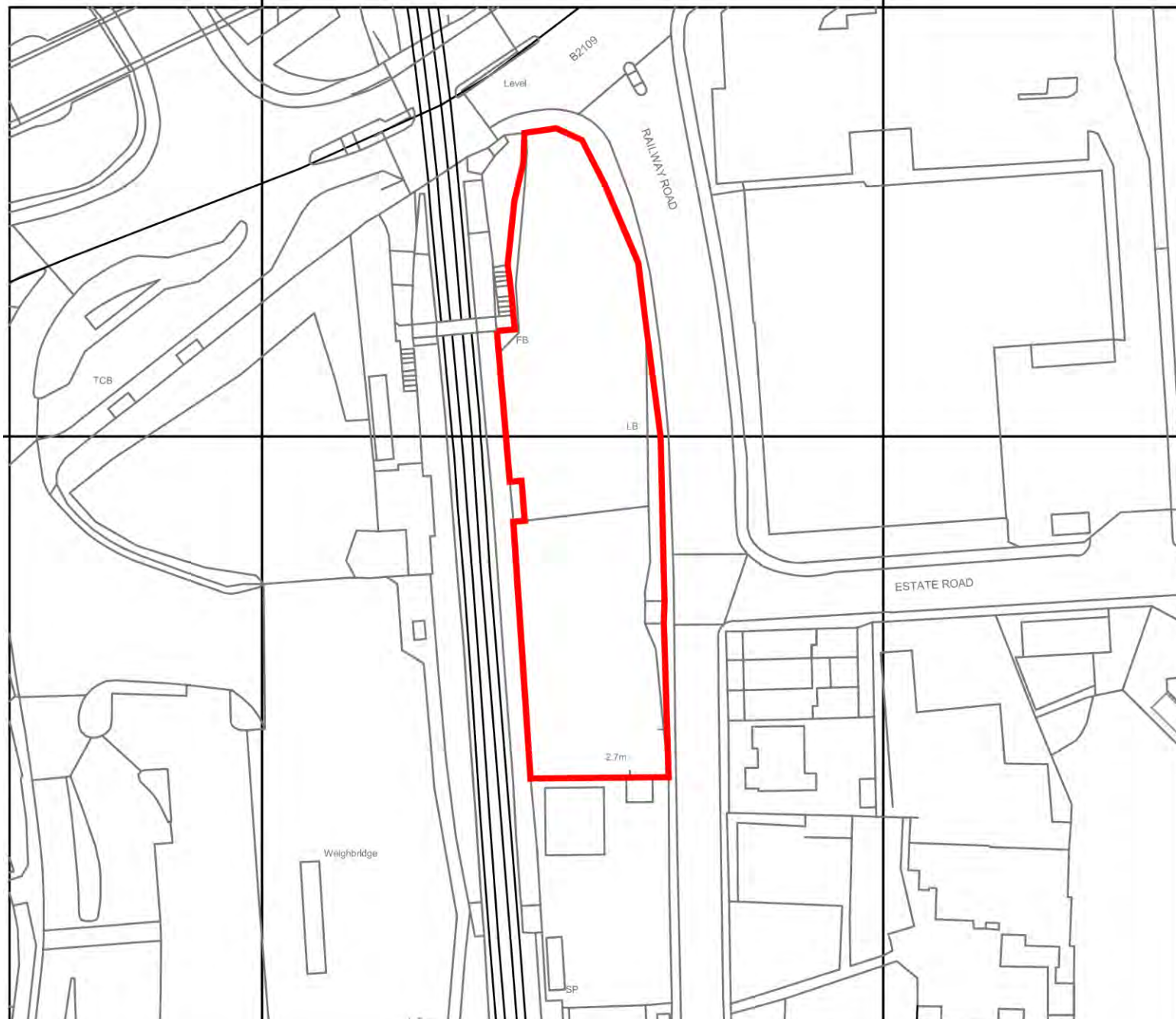
1. LW/23/0757 - Land at Railway Road, Newhaven
2. LW/23/0645 – Kings Court, North Chailey

LW/23/0757

Outline planning application with all matters reserved except access; removal of all existing structures, relocation of vehicle entrances and construction of 33 self-contained flats with associated parking and cycle parking

Land At Railway Road, Newhaven

# LOCATION PLAN



# AERIAL VIEW OF SITE



# VIEW ACROSS SITE FROM NORTH



# VIEW ACROSS SITE FROM EAST



# VIEW ACROSS SITE FROM SOUTH

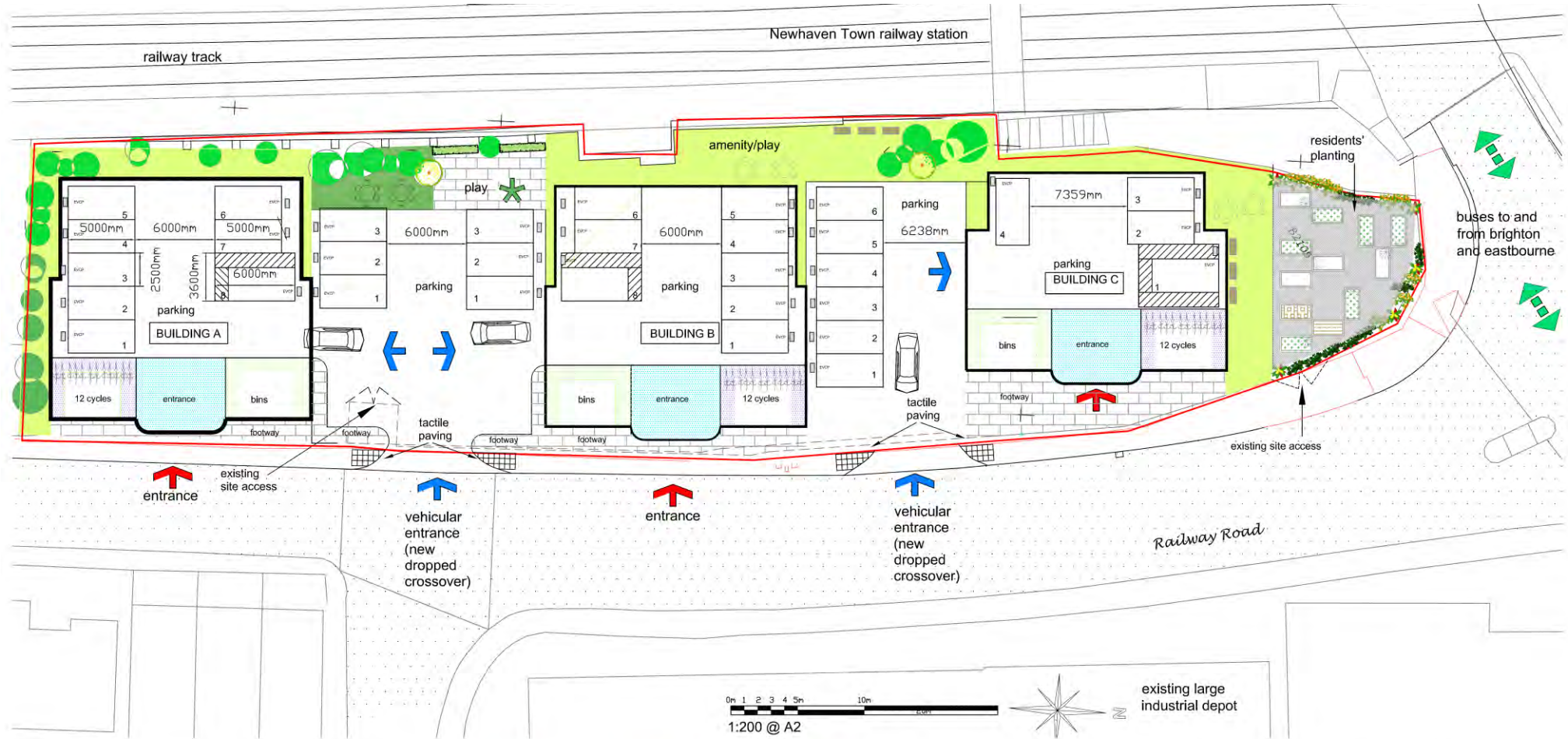




# VIEW ACROSS SITE FROM WEST



# INDICATIVE LAYOUT PLAN

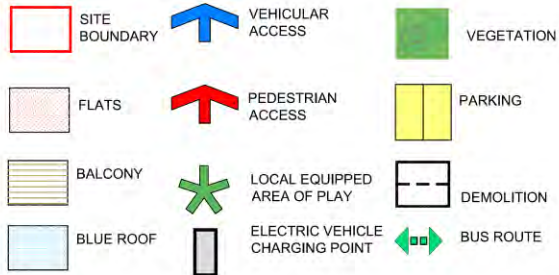


## FLATS:

TOTAL 33 X 2 BED FLATS  
 ALLOWING FOR 40% AFFORDABLE = 14  
 15 X 2 BED 3 PEOPLE = 6 AFFORDABLE  
 9 PRIVATE  
 18 X 2 BED 4 PEOPLE = 8 AFFORDABLE  
 10 PRIVATE

BASED ON ESCC PARKING CALCULATOR  
 TOTAL NUMBER OF PARKING SPACES = 29  
 32 SPACES PROVIDED

CYCLE PARKING: COMMUNAL 0.5 PER UNIT = 17  
 PRIVATE 1 PER UNIT = 33  
 36 SPACES PROVIDED



## FOR OUTLINE PLANNING ONLY

INDICATIVE ONLY, SUBJECT TO DETAIL DESIGN AND PLANNING APPROVAL  
 PLEASE DO NOT SCALE FROM THIS DRAWING. BOUNDARY TO BE CONFIRMED  
 BASED ON SURVEY BY OTHERS

REV. A: 26.10.23. LABEL & DRAWING NO. CHANGED; CROSSOVERS & OTHER HIGHWAY REQUIREMENTS (PARKING, DIMENSIONS ETC.)  
 REV. B: 20.11.23. BLUE OUTLINES REMOVED

**ecotects**  
 ecological architects

a division of bradford & thomas llp chartered architects vernon terrace brighton bn1 3jh  
 t: 07539 887775 e: ecotects@aol.com w: www.ecotects.com c: copyright ecotects

project DEVELOPMENT AT RAILWAY ROAD NEWHAVEN BN9 0AY

drawing GROUND FLOOR VEHICULAR AND PEDESTRIAN PLAN

client SUSSEX AGGREGATE LTD.

scales 1:200@A2 date OCTOBER 2023 dwg no 788 PP 03 rev. B

# INDICATIVE ROOF AND LANDSCAPE PLAN



- KEY
- SITE BOUNDARY
  - FLATS WITH BLUE ROOF
  - PARKING
  - CHILDREN'S PLAY AREA
  - RESIDENTS' PLANTING
  - VEGETATION

FOR OUTLINE PLANNING ONLY  
 INDICATIVE ONLY. SUBJECT TO  
 DETAIL DESIGN AND PLANNING  
 APPROVAL  
 PLEASE DO NOT SCALE FROM THIS  
 DRAWING  
 BASED ON SURVEY BY OTHERS



**ecotects**  
 ecological architects  
 a division of bradford & thomas llp  
 chartered architects  
 31 vernon terrace brighton bn1 3jh

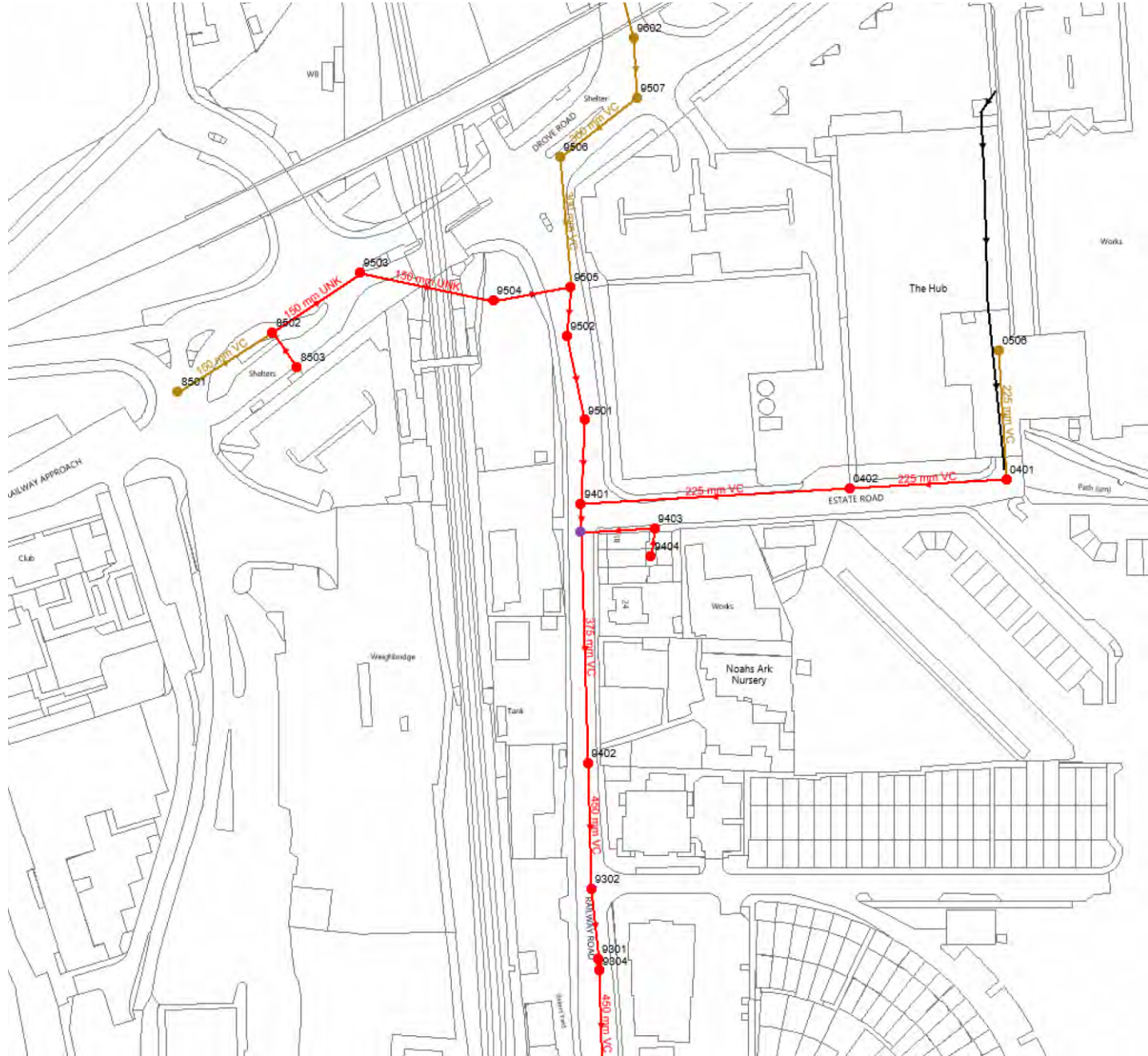
project DEVELOPMENT AT  
 RAILWAY ROAD  
 NEWHAVEN BN9 0NN

client SUSSEX AGGREGATES  
 LTD  
 drawing LANDSCAPING

scales 1:200 @ A1

dwg no 768 PP 06B  
 date NOVEMBER 2023  
 t: 07539 887 775  
 e: ecotects@aol.com  
 w: www.ecotects.com  
 copyright ecotects

# PUBLIC COMBINED SEWER NETWORK



# SITE FRONTAGE ONTO BEACH ROAD



# VIEW TOWARDS SITE FROM PARKER PEN SITE



# EXISTING ACCESS OPPOSITE ESTATE ROAD



# BEACH ROAD FRONTAGE VIEWED FROM NORTH





# VIEW ACROSS SITE FROM FOOTBRIDGE



# NORTHERN END OF SITE VIEWED FROM FOOTBRIDGE



LW/23/0645

Conversion and extension of existing building used as offices and 2 residential flats to provide 9 residential flats

Kings Court, East Grinstead Road, North Chailey, BN8 4DH

# Site Context



- The application site is a former Public House (The Kings Head), located within the planning Boundary of North Chailey.
- Currently mixed resi with x2 offices on the GF.
- Located in the centre of the village, with adjacent residential development (Kings Court) to the east and south.
- The site has previously been given permission for full residential conversion.

# Existing Site from Northwest



# Proposed Development from Northwest

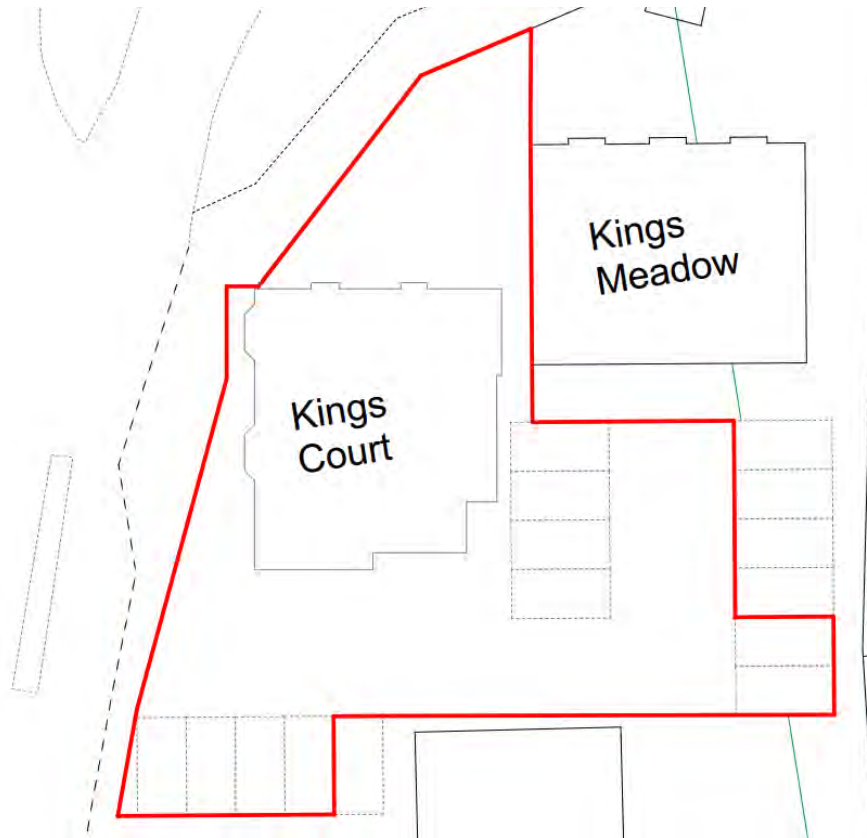
The appearance of the proposed extensions have been sensitively designed to not only blend with the original building and the adjacent recently built residential development but to also address the corner with a bold, modern building.



*Proposed Development from junction*

# Site Location & setting

## Existing Site Plan



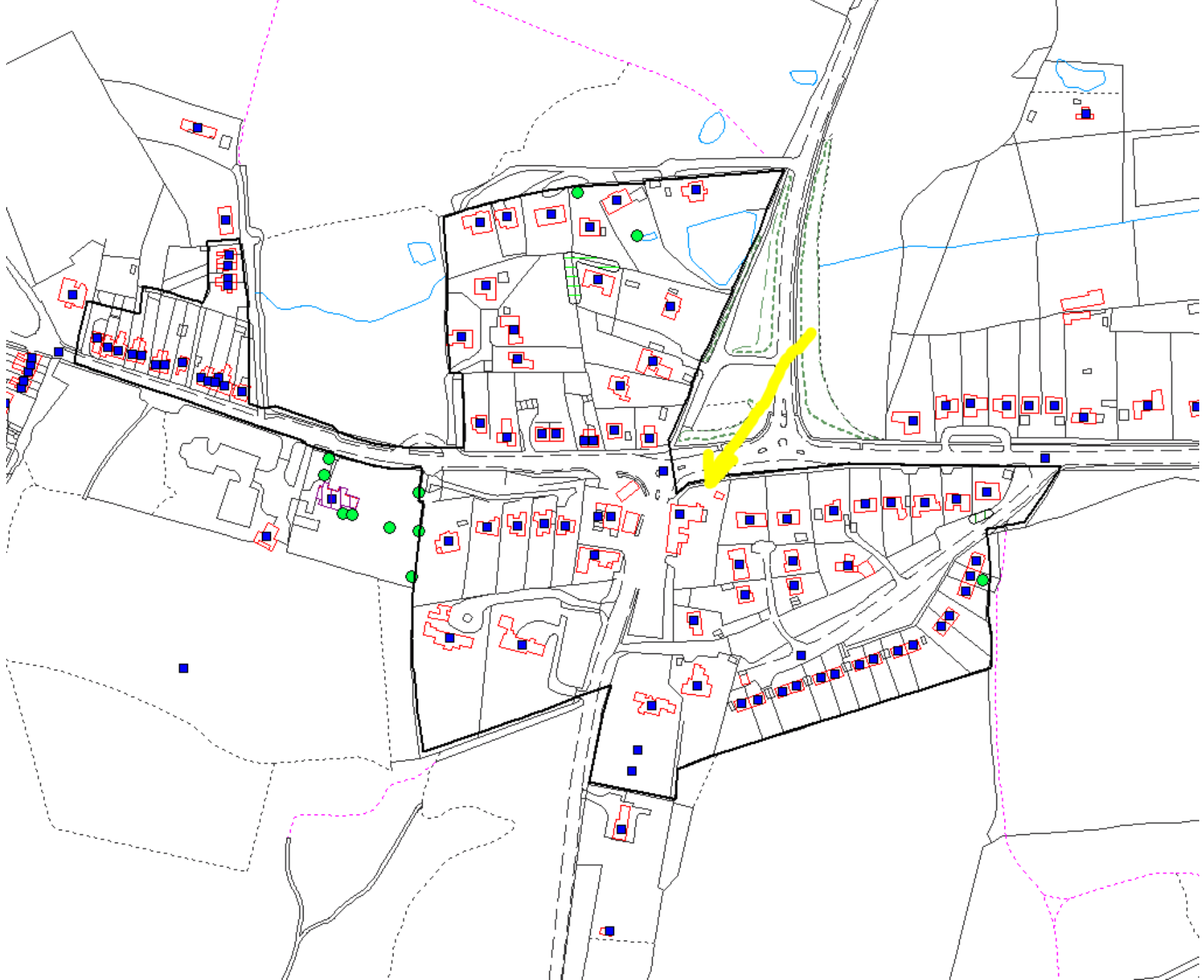
## Proposed Block Plan

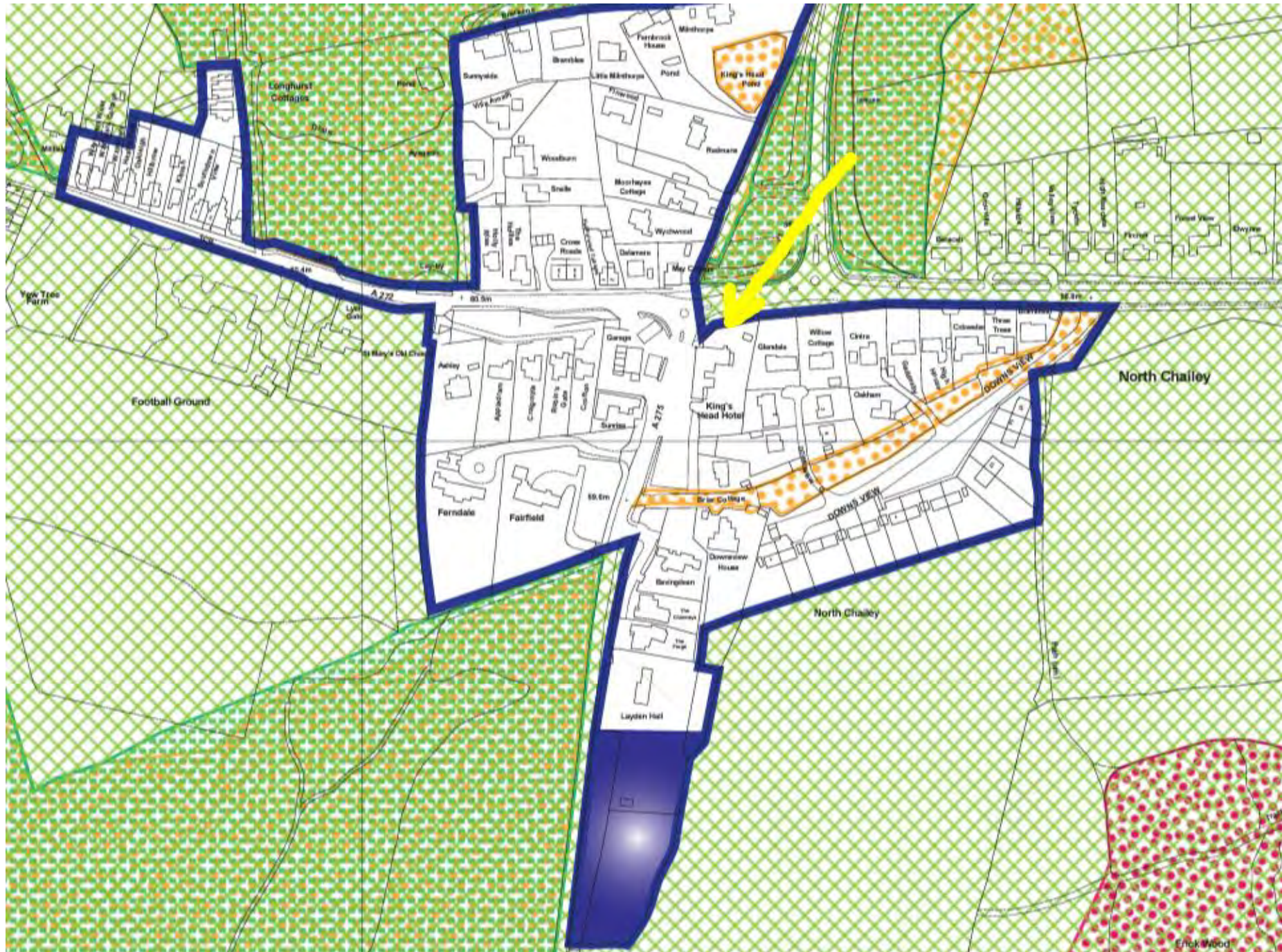


# Constraints

- NO TPO's or TPO GROUPS (ME)
  - NOT Area of Established Character (ME)
  - Not in a Conservation Area (ME)
  - Not Listed or otherwise designated (ME)
  - NOT close to Ancient Woodland (ME)
  - NO PROW in vicinity (ME)
  - NOT in Flood Zone 2 or 3 (ME)
  - NOT Contaminated Land
- **IT IS FULLY WITHIN THE PLANNING BOUNDARY**







# Site Photos



# Proposed Dwellings



# Proposed floorplans (GF / FF / SF)



# Proposed Street scene

The appearance of the proposed extensions have been sensitively designed to not only blend with the original building and the adjacent recently built residential development but to also address the corner with a bold, modern building.



*Proposed Development from junction*