



Lewes District Council

Planning Applications Committee

17 April 2024

Lewes Planning Applications Committee List of Applications

1. LW/23/0304 – Beach Road & Transit Road, Newhaven
2. LW/23/0750 – Lewes Road, Newhaven

LW/23/0304

**Land between Beach Road and Transit Road,
Newhaven**

***126 new homes, commercial and parking on
the ground floor and associated infrastructure***

Aerial View of Site.



































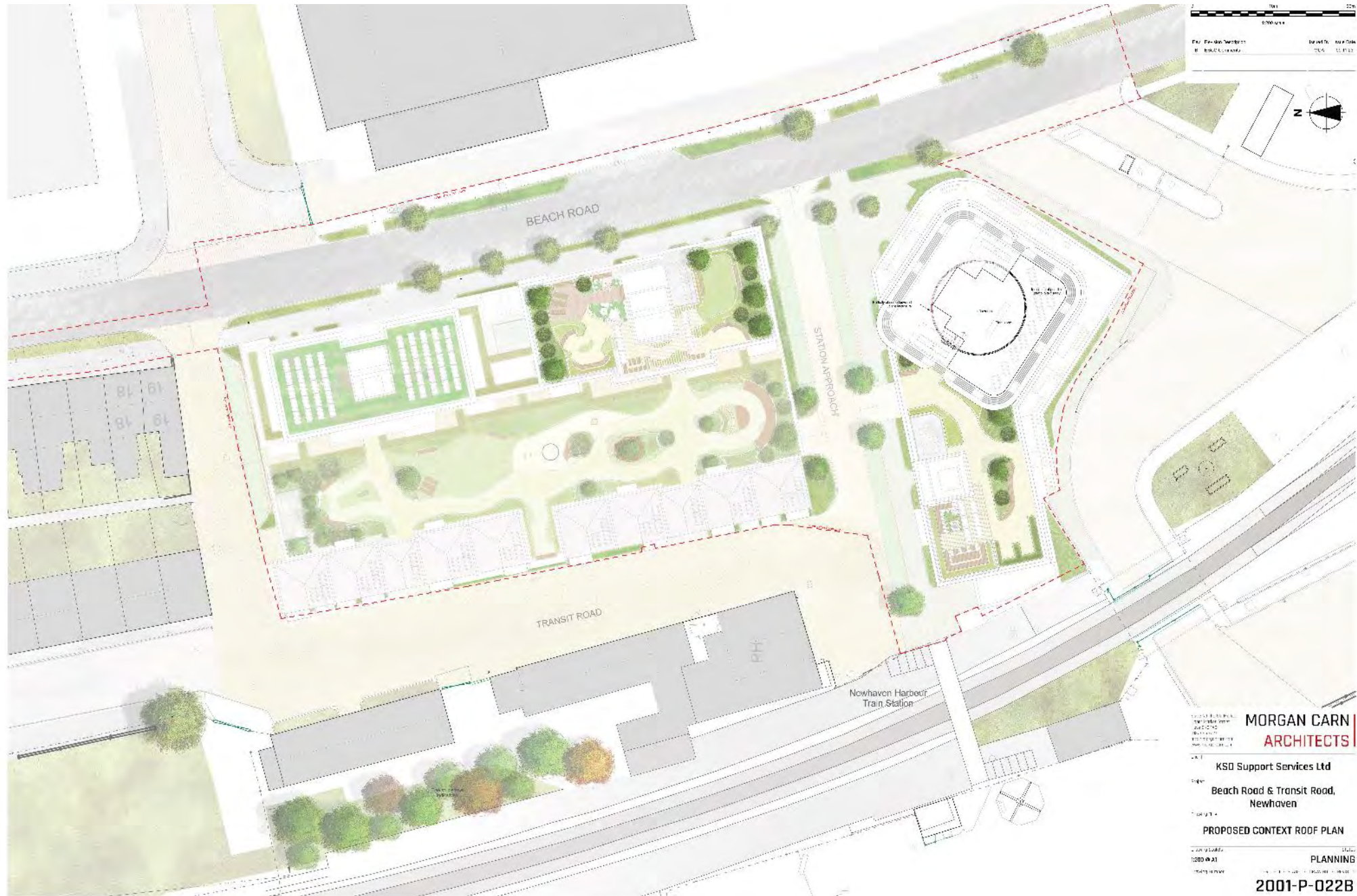








Site Plan



MORGAN CARN ARCHITECTS
KSD Support Services Ltd
Beach Road & Transit Road,
Newhaven
PROPOSED CONTEXT ROOF PLAN
PLANNING
2001-P-022B

Ground Floor Plan Showing Parking, Duplex Units and Commercial Space



Site Plan for Previously Approved LW/17/0205



morgan lewis partnership
architects

2000 Bankers Building
275 West End Avenue
New York, NY 10023
Tel: 212 512 2000
Fax: 212 512 2001
www.mlp.com

KSD

BEACH ROAD NEWHAVEN

PROPOSED SITE SECOND FLOOR PLAN

PLANNING

1603-P-008-B

Typical Layouts for Upper Floor Flats



Transit Road Frontage



West Context Elevation - Transit Road
Scale: 1:200



West Context Elevation - Transit Road
Scale: 1:500

2015-10-02
10/02/2015
10/02/2015
10/02/2015
10/02/2015

MORGAN CARN
ARCHITECTS

Client:
KSD Support Services Ltd

Project:
**Beach Road & Transit Road,
Newhaven**

Drawing ID:
**CONTEXTUAL WEST ELEVATION -
TRANSIT ROAD**

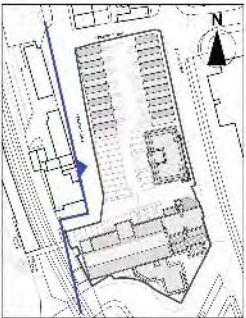
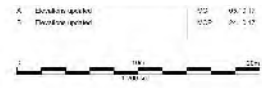
Drawing Status: **04/04/2015**
PLANNING
Drawing Ref: **1001-13100-01**
Scale: 1:500 - 10/02/15 - 10/02/15

2001-P-090

Transit Road Frontage – LW/17/0205



PROPOSED WEST SITE ELEVATION (TRANSIT ROAD) 1:200



KEY PLAN 1:1000



KSD

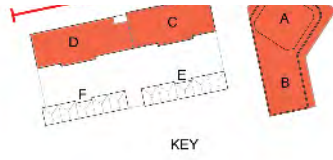
BEACH ROAD NEWHAVEN

PROPOSED WEST SITE ELEVATION

PLANNING

1603-P-011-B

Beach Road Frontage



1:200 scale	
Plan	Section



East Context Elevation - Beach Road
Scale 1:200



East Context Elevation - Beach Road
Scale 1:200



MORGAN CARN ARCHITECTS

KSD Support Services Ltd
Beach Road & Transit Road,
Newhaven

CONTEXTUAL EAST ELEVATION - BEACH ROAD

PLANNING

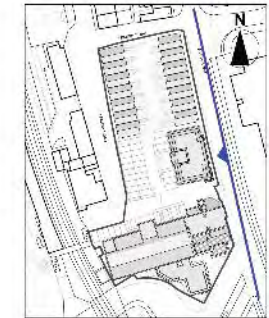
2001-P-091

Beach Road Frontage – LW/17/0205

X Location: 022 08-12-10
Y Position: 022 08-12-10
1:1000



PROPOSED EAST SITE ELEVATION (BEACH ROAD) 1:200



KEY PLAN 1:1000

morgan dean partnership
architects

Make a Mark | 77 Seaford Way | Brighton | BN1 6SE
01273 827732 | info@morgan-dean.com | www.morgan-dean.com

KSD

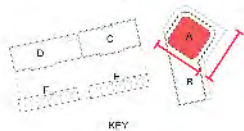
BEACH ROAD NEWHAVEN

PROPOSED EAST SITE ELEVATION

PLANNING

1603-P-010-B

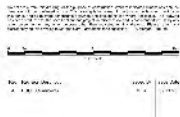
Tower Elevations



Five Marker Building, Elevation - Block A (facing south-west)
Scale 1:50



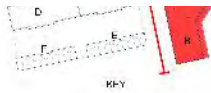
Five Marker Building, Elevation - Block A (facing north-west)
Scale 1:50



- MATERIAL KEY**
- 01. WHITE CERAMIC TILE
 - 02. LIGHT GREY, CLAY TILE
 - 03. LIGHT GREY, CLAY TILE
 - 04. LIGHT GREY, CLAY TILE
 - 05. WHITE BRICK
 - 06. RED BRICK
 - 07. LIGHT GREY, CLAY TILE
 - 08. LIGHT GREY, CLAY TILE
 - 09. LIGHT GREY, CLAY TILE
 - 10. LIGHT GREY, CLAY TILE
 - 11. LIGHT GREY, CLAY TILE
 - 12. LIGHT GREY, CLAY TILE
 - 13. LIGHT GREY, CLAY TILE
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 - 100. LIGHT GREY, CLAY TILE

KSD Support Services Ltd
Deach Road & Transit Road,
Newtown
PROPOSED MARKER BUILDING
ELEVATION (Block A & B)
PLANNING

View South from Station Approach



North Elevation Block H & E
Key: C

- MATERIAL KEY**
- CL: BRICK (CONCRETE BLOCK)
 - CL: GLENE BINE A: CLASH TO PAINT
 - CL: GLENE BINE B: CLASH TO PAINT
 - CL: GLENE BINE C: CLASH TO PAINT
 - CL: GLENE BINE D: CLASH TO PAINT
 - CL: GLENE BINE E: CLASH TO PAINT
 - CL: GLENE BINE F: CLASH TO PAINT
 - CL: GLENE BINE G: CLASH TO PAINT
 - CL: GLENE BINE H: CLASH TO PAINT
 - CL: GLENE BINE I: CLASH TO PAINT
 - CL: GLENE BINE J: CLASH TO PAINT
 - CL: GLENE BINE K: CLASH TO PAINT
 - CL: GLENE BINE L: CLASH TO PAINT
 - CL: GLENE BINE M: CLASH TO PAINT
 - CL: GLENE BINE N: CLASH TO PAINT
 - CL: GLENE BINE O: CLASH TO PAINT
 - CL: GLENE BINE P: CLASH TO PAINT
 - CL: GLENE BINE Q: CLASH TO PAINT
 - CL: GLENE BINE R: CLASH TO PAINT
 - CL: GLENE BINE S: CLASH TO PAINT
 - CL: GLENE BINE T: CLASH TO PAINT
 - CL: GLENE BINE U: CLASH TO PAINT
 - CL: GLENE BINE V: CLASH TO PAINT
 - CL: GLENE BINE W: CLASH TO PAINT
 - CL: GLENE BINE X: CLASH TO PAINT
 - CL: GLENE BINE Y: CLASH TO PAINT
 - CL: GLENE BINE Z: CLASH TO PAINT

DATE: 10/10/2018	SCALE: 1:50
PROJECT: NEWHAVEN HARBOUR TRAIN STATION	CLIENT: KSD SUPPORT SERVICES LTD
DESIGNER: PHANNING	PROJECT NO: 2001-P-068A

KSD Support Services Ltd
 Rearr Road & Transit Road,
 NEWHAVEN

PHANNING
 ARCHITECTS
 2001-P-068A

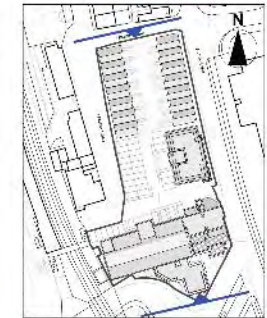
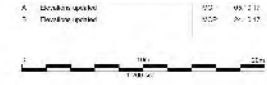
Tower Elevations - LW/17/0205



PROPOSED NORTH SITE ELEVATION (TRANSIT ROAD) 1:200



PROPOSED SOUTH SITE ELEVATION 1:200



KEY PLAN 1:1000



KSD

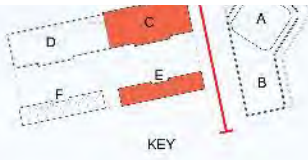
BEACH ROAD NEWHAVEN

PROPOSED NORTH & SOUTH SITE ELEVATIONS

PLANNING

1603-P-012-B

View North from Station Approach



Rev.	Revision Description	By	Date
A	Initial Issue	MEG	14/10/22



South Elevation - Block C & E
Scale: 1:100

MATERIAL KEY

- 01. MEDIUM GREY/BROWN BRICK
- 02. WHITE METAL CLADDING PANELS
- 03. LIGHT ANODISED ALUMINIUM PANELS AND LOUVERS
- 04. METAL CORNICES WITH BROWN COLOUR CLADDING
- 05. WHITE BRICK BANDING
- 06. MID GREY PVC ALL GLAZING & DOORS WITH METAL FINISH
- 07. LIGHT BROWN PVC ALL GLAZING & DOORS WITH METAL FINISH
- 08. FADING BRICK DETAILING WITH ALUMINIUM RECESSED PANELS
- 09. RECONSTITUTED LIGHT STONE BANDS AND CORNICES
- 10. PATINATED COPPER GREEN COLOUR METAL CLADDING AND LOUVERS
- 11. GREY SINGLE PLY MEMBRANE ROOF
- 12. LIGHT GREY PVC ALL LOUVERED PLANT ENCLOSURE

ALL MATERIALS, DETAILS AND SYSTEMS ARE TO COMPLY WITH THE LOCAL REGULATIONS

KSD Support Services Ltd

Beach Road & Transit Road, Newhaven

PROPOSED SOUTH ELEVATION

PLANNING
2001-P-062A

Model Showing View from Approach to harbour (includes approved Marina development)



Page 37

Marina Berths

Visualisation Looking South Over Development



Visualisation Showing Beach Road and New Station Approach



Visualisation Showing View Into New Station Approach Showing Commercial Unit



Visualisation of Transit Road Street Scene



Overshadowing Impact Diagram (existing conditions)

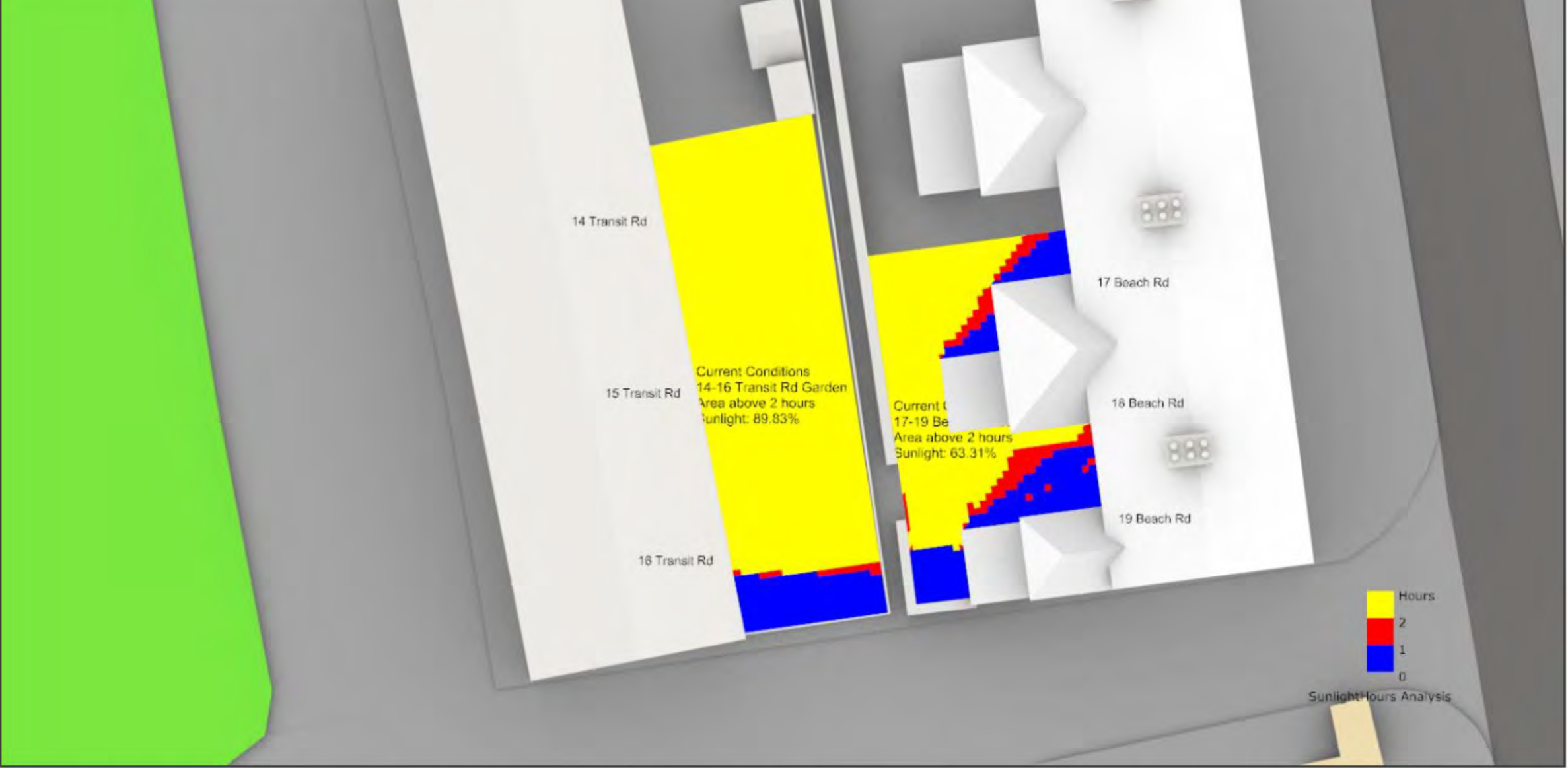


Figure 9 - Detailed shadow range analysis from 07:00 to 17:00 on 21st of March for the assessed surrounding gardens. Area of garden receiving more than 2 hours of direct sunlight highlighted with yellow - Existing conditions.

Overshadowing Impact Diagram (following development)

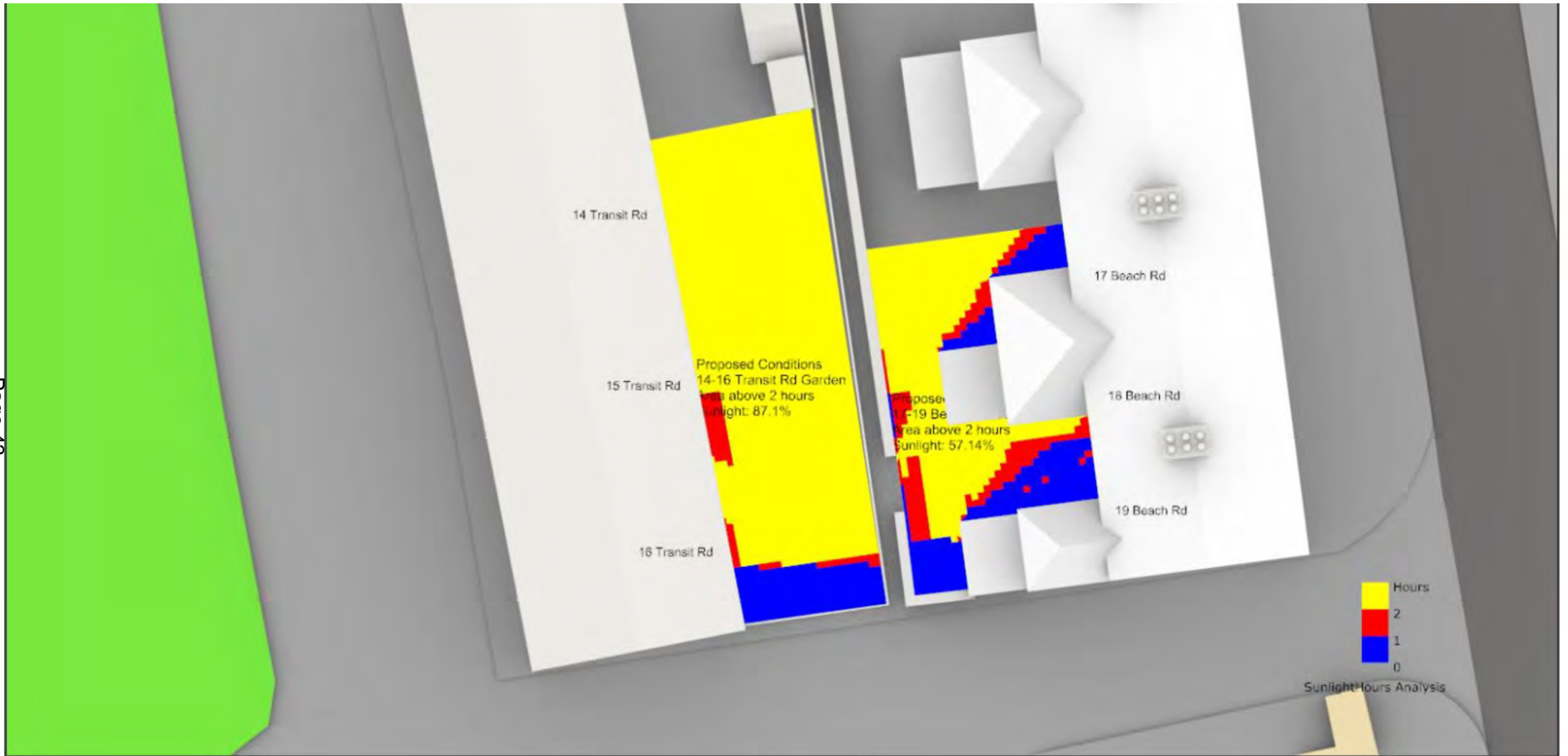


Figure 10 - Detailed shadow range analysis from 07:00 to 17:00 on 21st of March for the assessed surrounding gardens. Area of garden receiving more than 2 hours of direct sunlight highlighted with yellow - Proposed Development.

Visualisation of Development Approved at Newhaven Marina



Visualisation of Development Approved at Newhaven Marina.



Modelled View from Denton Hill



Existing view



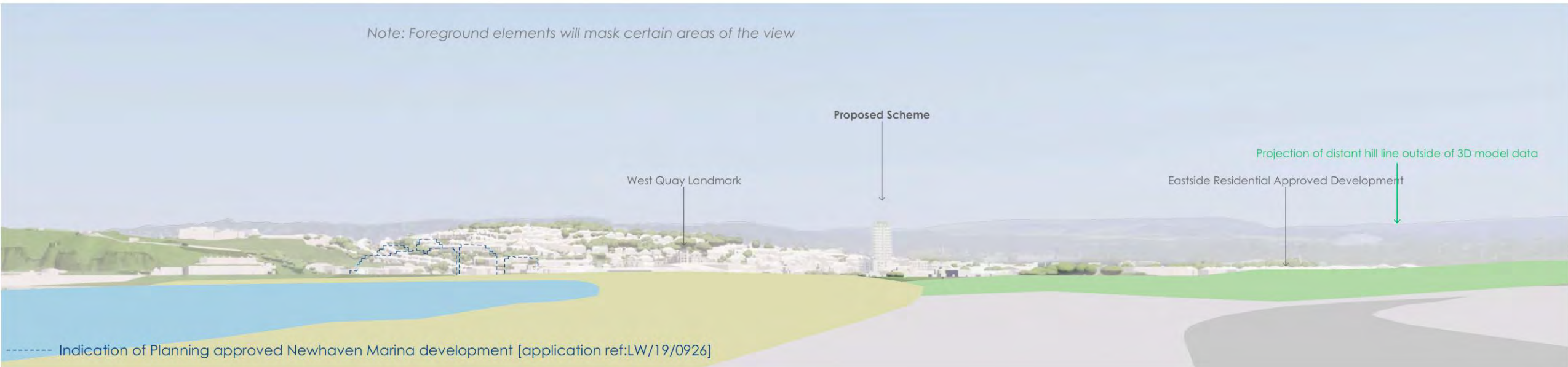
Proposed model view

Modelled View from Bishopstone



Page 40
Existing view

Note: Foreground elements will mask certain areas of the view



----- Indication of Planning approved Newhaven Marina development [application ref:LW/19/0926]

Modelled View from A259 to the East

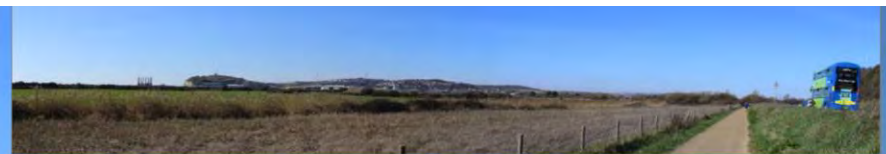


Page 48
Existing view



----- Indication of Planning approved Newhaven Marina development [application ref:LW/19/0926]

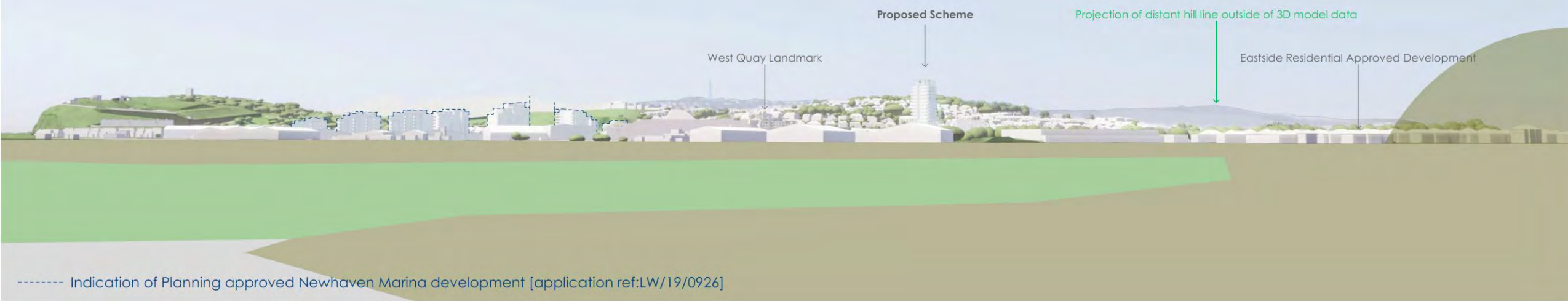
Modelled View from East



Page 49

Existing view

Note: Foreground elements will mask certain areas of the view

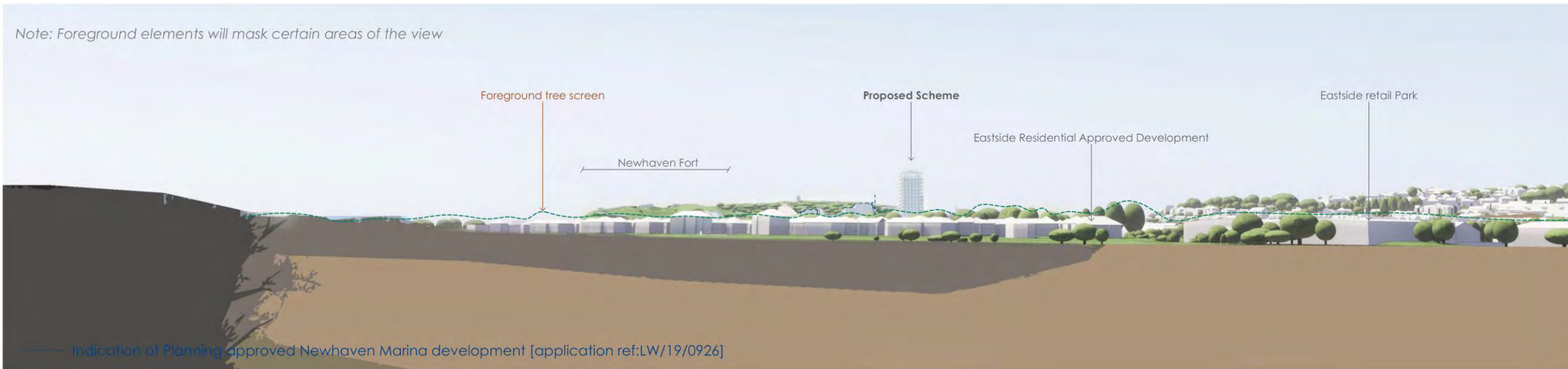


----- Indication of Planning approved Newhaven Marina development [application ref:LW/19/0926]

Modelled View Across Ouse Estuary Nature Reserve



Page 50
Existing view



Modelled View Across Tide Mills



Page 5 of 6

Existing view

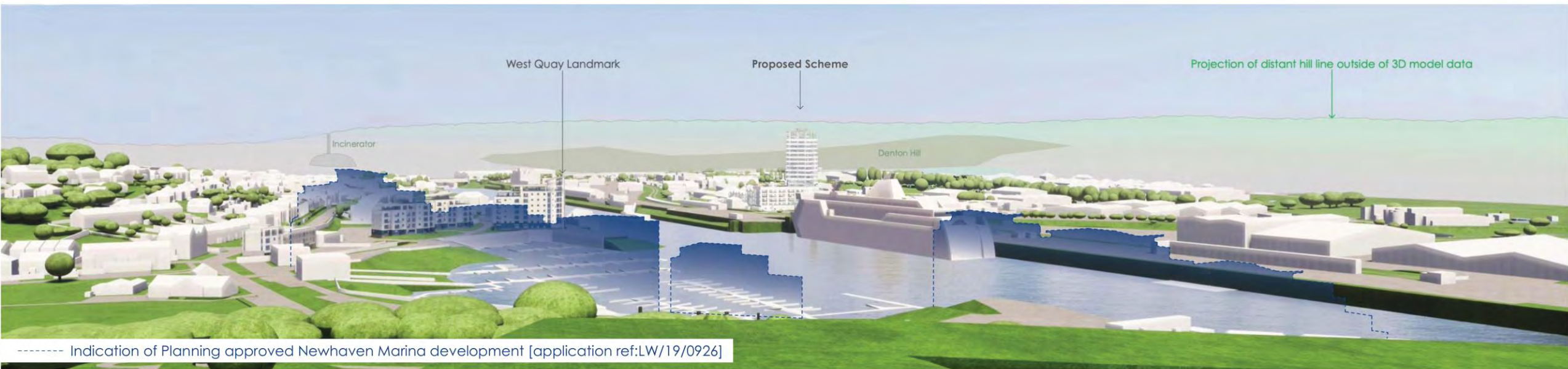
Note: Foreground elements will mask certain areas of the view



Modelled View from Newhaven Fort



Existing view



----- Indication of Planning approved Newhaven Marina development [application ref:LW/19/0926]

Modelled View from Swing Bridge



Existing View



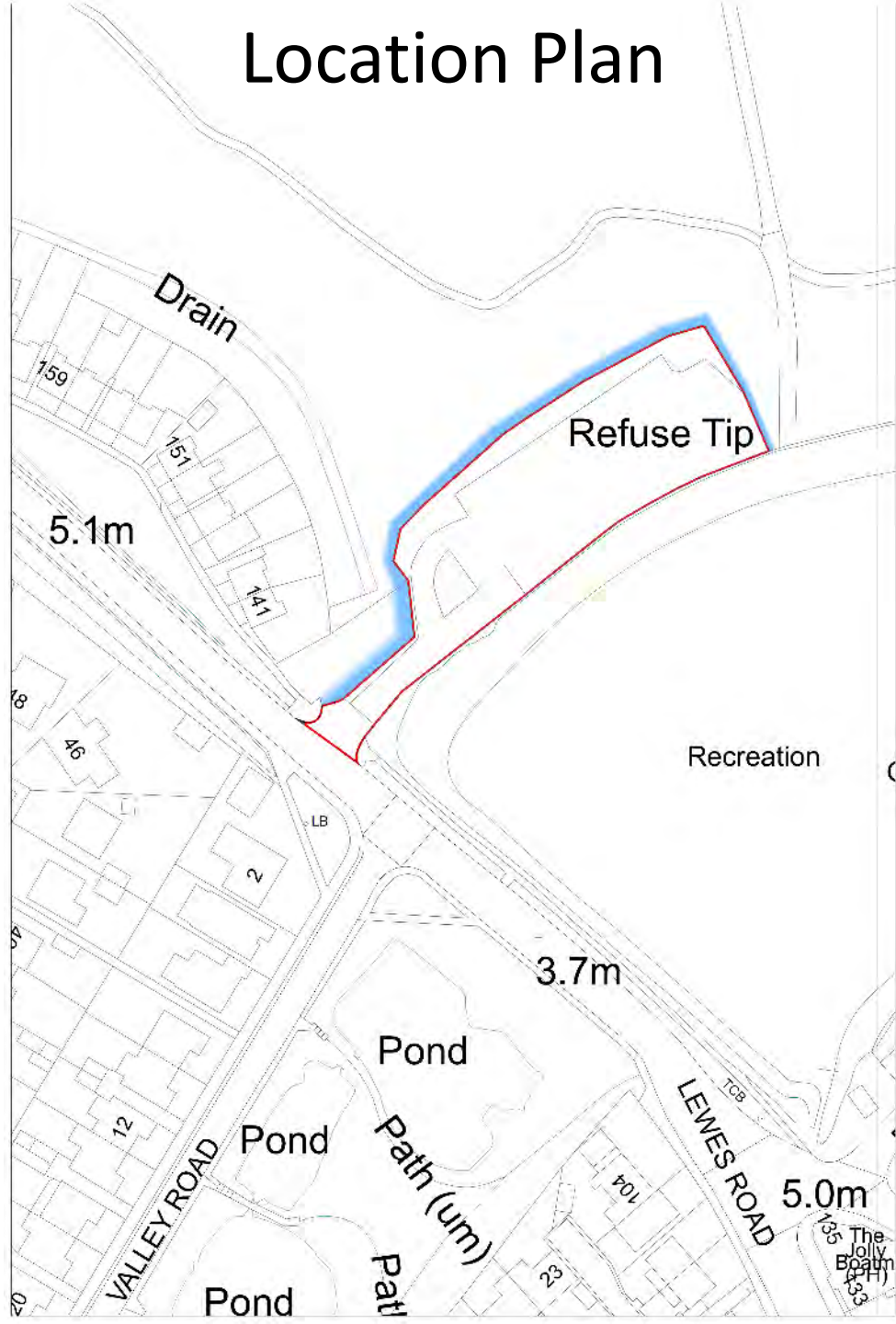
----- Indication of Planning approved Newhaven Marina development [application ref:LW/19/0926]

LW/23/0750

Change of use to a food waste collection and transfer site (no public access), this includes creation of 16 parking spaces for electric vehicles and chargers on existing hard standing, location of two mobile compactors, and creation of a fix vehicular ramp to enable tipping into waste compactors, replacement of the boundary fence, creation of a footpath to the southern side of the entrance road and additional soft landscaping

Former Newhaven Household Waste Recycling Site, Lewes Road, Newhaven

Location Plan



Aerial View Of Site



Birds Eye View Towards Site from south west



Birds Eye View Towards Site from east



Birds Eye View Towards Site from south



Site Access Viewed from Valley Road Mini Roundabout



Site Access Showing Lewes Road Dwellings and Car Park



View Towards Site Across Recreation Ground



View Towards Site from Egrets Way



View Towards Rear of Site from east



Rear of Site Showing Emergency Access



From Towards Site from Footpath to north



View Towards Site from Raised Ground to north



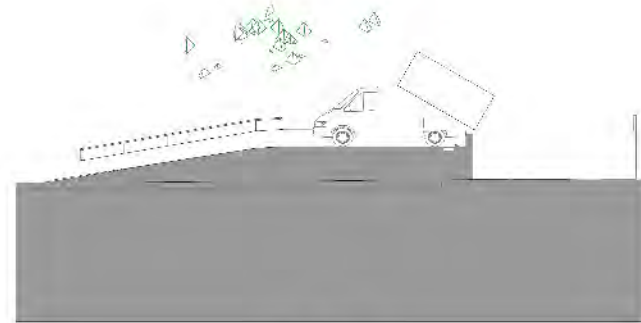
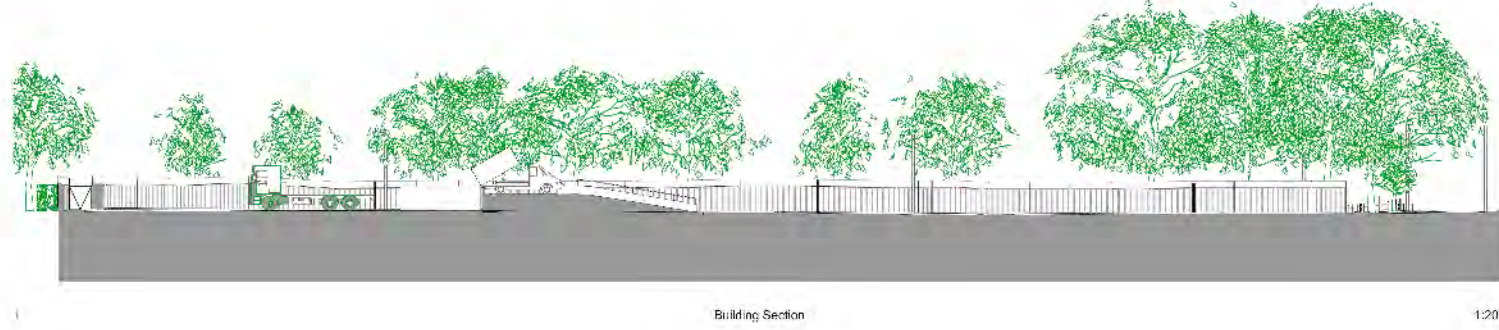
View Towards Site from Valley Ponds



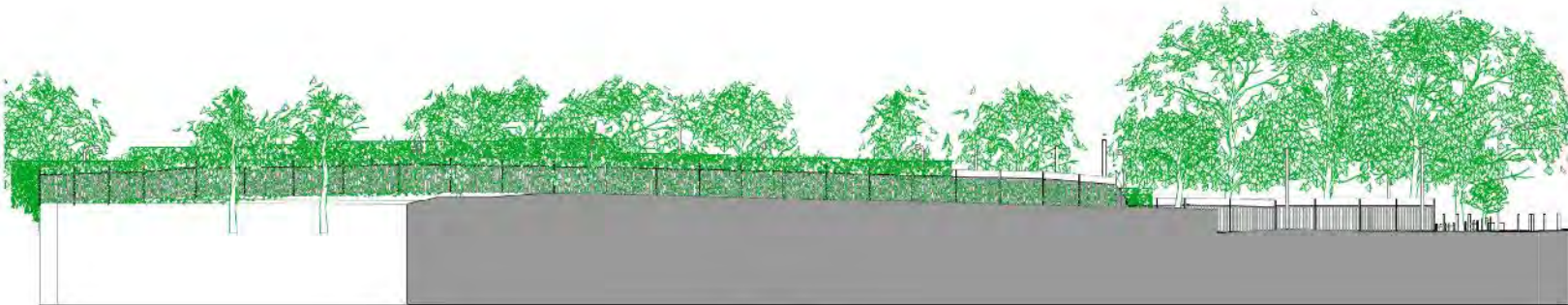
Proposed Site Layout



Proposed Sections



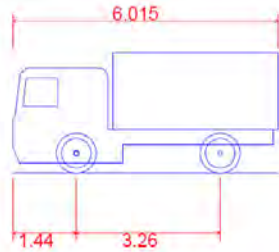
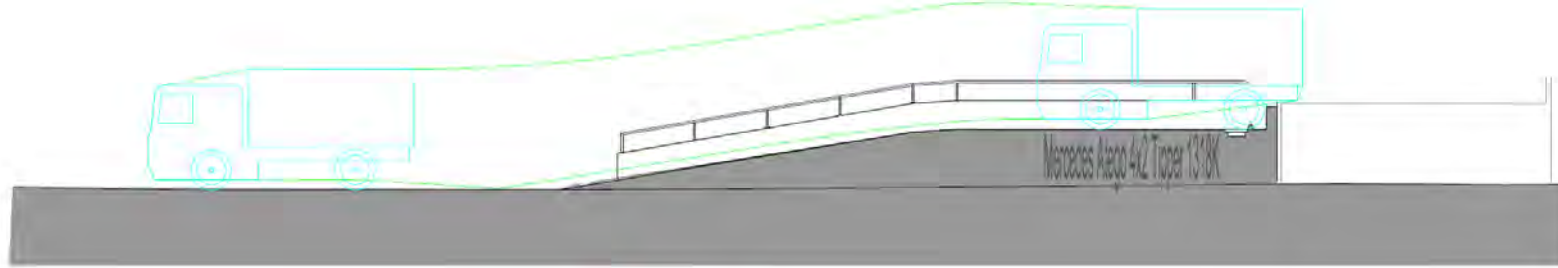
Proposed Sections Including Fencing



Example of Proposed Fencing



Section Drawing of Proposed Ramp



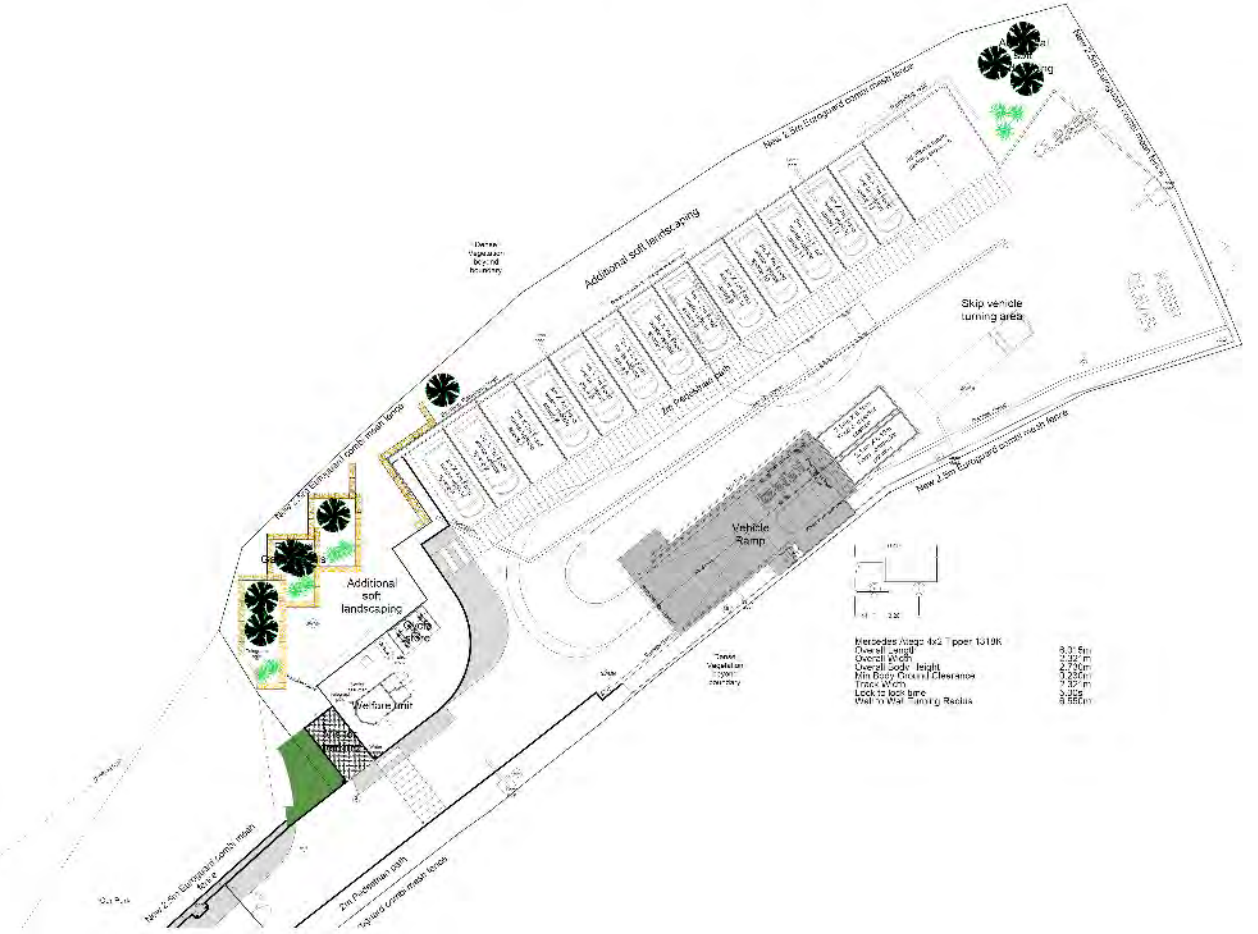
Mercedes Atego 4x2 Tipper 1318K	
Overall Length	6.015m
Overall Width	2.321m
Overall Body Height	2.730m
Min Body Ground Clearance	0.230m
Track Width	2.321m
Lock to lock time	5.00s
Wall to Wall Turning Radius	6.550m

SCALE 1:200



Tracking Diagrams for Waste Collection Vans

SCALE 1:200
 0m 5m 10m 15m 20m



Tracking Diagrams for Skip Collection Lorry



External Lighting Isolines

