



Working in Partnership



Supplementary report to Lewes District Council Planning Applications Committee

Report date: 8th October 2024

Meeting date: 9th October 2024

- A. Agenda Item 9 - LW/23/0752 - Land north of Lewes Road, Ringmer
(Pages 9 - 70)**
- B. Agenda Item 10 - LW/24/0178 - Land east of Ditchling Road, Wivelsfield
(Pages 71 - 114)**
- C. Agenda Item 11 - LW/23/0606 - 16 - 18 High Street, Newick, BN8 4LQ
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- D. Agenda Item 12 - LW/24/0467 - 4 - 7 Hythe Close, Seaford, East Sussex,
BN25 3UD
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- A. Agenda Item 9 - LW/23/0752 - Land north of Lewes Road, Ringmer
(Pages 9 - 70)**

- A1. List of Highway Conditions**
- A2. Off-site Highway Works**
- A3. Corrections to Approved Plans**
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A1. List of Highways Conditions

Further to the observations made in para. 10.23 of the Officer Report, a full schedule of Highways Conditions has now been provided. The recommended conditions are listed below and will be attached to any approval granted:

1. Development shall not commence until such time as the visibility splays including pedestrian visibility at the access works and for the highway works are agreed with the Highway Authority.

Reason: In the interests of road safety.

2. No individual dwelling/flat shall be occupied until the parking areas serving that dwelling/flat have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use. The proposed parking spaces shall measure at least 2.5m by 5m (add an extra 50cm where spaces abut walls or fences).

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

3. No individual dwelling/flat shall be occupied until turning spaces for vehicles associated with that dwelling/flat have been provided and constructed in accordance with the approved plans and the turning spaces shall thereafter be retained for that use and shall not be obstructed.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

4. No individual dwelling/flat shall be occupied until cycle parking storage areas for use by the occupants of that dwelling/flat have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority and the areas shall thereafter be retained for that use.

Reason: In order that the development site is accessible by non car modes and to meet the objectives of sustainable development

5. No development shall commence until such time as temporary arrangements for access and turning for construction traffic has been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To secure safe and satisfactory means of vehicular access to the site during construction.

6. No part of the development shall be occupied until the road(s), footways and parking areas serving that part of the development have been constructed, surfaced, drained and lit in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

7. Prior to the commencement of development, a scheme for surface water drainage to prevent the discharge of surface water from the approved development onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority.

Reason: To ensure the appropriate management of surface water on and adjacent to the highway and prevent an increased risk of flooding

8. No part of the development shall be occupied until visibility splays 2.4 metres x 90 metres have been provided at the proposed new site vehicular access onto Lewes Road [B2192] in accordance with the approved plans. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 600mm.

Reason: In the interests of road safety.

9. No part of the development shall be occupied until the roads, footways and parking areas serving that part of the development have been constructed, surfaced, drained and lit in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development.

10. No development shall take place, including demolition, on the site until an agreed pre commencement condition survey of the surrounding highway network has been submitted and approved in writing by the Local Planning Authority. Any damage caused to the highway as a direct consequence of the construction traffic shall be rectified at the applicant's expense.

Reason: In the interests of highway safety and the amenities of the area.

A2. Off-Site Highway Works

A full schedule of off-site highway works have also now been provided, these being as follows:

- 1) Access from Lewes Road (B2192) including road markings etc as shown illustratively on plan No. 18-244-210 Revision F.
- 2) Widening of footway along the whole of the site frontage of the development on the northern side of Lewes Road (B2192) to 3 metres with land dedicated as highway.
- 3) Widening of footway along the southern side of Lewes Road (B2192) between the proposed controlled crossing point and Harrisons Lane to 3 metres (with pinch points as necessary).
- 4) A pedestrian survey (details to be agreed prior to commencement of development) to be undertaken to inform, the type and location of, a new controlled crossing point on Lewes Road (B2192) as shown illustratively on drawing No. 18-244-210 revision F.
- 5) Provision of signs on the public highway directing public to reach /use car and car club bay whilst bay remains in operation in this location.
- 6) Provision of real time passenger information signs at Chamberlaines Lane bus stops [west and east bound] and Kings Academy stops (west and east bound).
- 7) Improvements to The Kings Academy stop eastbound and Chamberlains Lane stops [east and west bound] require bus stop clearway markings along with bus shelters if sufficient land is available [and subject to Parish Council agreement].
- 8) Permissive public route through the site for public to reach/use the car and car club bay whilst bay remains in operation in this location

- 9) Residential Travel Plan developed in accordance with ESCC Travel Plan Guidance for developers (Feb 2020).
- 10) Travel Plan auditing fee of £6,000.
- 11) Traffic Regulation Order contribution of £6,000 towards any parking restrictions required in the vicinity of the site.
- 12) Bus service contribution of £1,350 per residential dwelling towards improvements to bus services in the area.
- 13) Contribution of £20,000 towards safety measures in the area and/or widening the footway from the western site boundary towards Bishops Lane.

A3. Correction to Approved Plans:

The list of approved plans at para. 11 of the Officer Report includes some typographical errors which are corrected as follows:-

- Highways and Site Access General Arrangements Proposed Works Plan 18-244-210F – Should be: 18-244/ 210 F
- Floor Plans (P8-15) H134-THA-PP-B006-D-A-0003 P03 – Should be: H134-THA-PP-B006-D-A-0001 P03
- Elevations (P8-15) H134-THA-PP-B006-D-A-0003 P02 – Should be: H134-THA-PP-B006-D-A-0003 P03

A4. Plans not Approved (following plan was not included in the approved plans list in error):

- Elevations (P92) H134-THA-PP-B069-D-A-0002 P02

The drawings referred to above will be included in the schedule on the decision notice.

A5. Additional representations received

Since the committee agenda was published on 28th September, an additional 20 letters of objection have been received. The points raised in these letters are consistent with those summarised in section 7.1 of the officer report.

B. Agenda Item 10 - LW/24/0178 - Land east of Ditchling Road, Wivelsfield (Pages 71 - 114)

B1. Clarity on the delivery of allotment gardens and additional condition

Prior to the full occupation of the development hereby approved, the allotment/community garden facilities shall be provided in accordance with details submitted to and approved by the Local Planning Authority which should include, but not be limited to, the following:-

- Individual plot sizes;
- Details of all associated buildings and structures;
- Access arrangements;
- Cycle storage facilities;
- Boundary treatments;
- Management and maintenance programme;
- Details of who the plots would be available to;

Thereafter the facilities shall be provided and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of visual and environmental amenity, accessibility and community benefit in accordance with LLP1 policies CP10 and CP11, LLP2 policy DM25, para. 135 and 180 of the NPPF and WNP policies 6 and 8.

C. Agenda Item 11 - LW/23/0606 - 16 - 18 High Street, Newick, BN8 4LQ (Pages 115 - 136)

- C1. Sustainability condition**
- C2. Additional Communal Cycle parking condition**
- C3. No Gated Access condition**
- C4. Connection to Public Right of Way condition**
- C5. Proposed Housing Mix**
- C6. Additional representations received**

C1. Sustainability Condition

Prior to the first occupation of any part of the development, full details of all sustainability measures to be provided as part of the development, following the principles set out in the submitted Energy and Sustainability Strategy, shall be submitted to, and approved by the Local Planning Authority and the development carried out and maintained in full accordance with the approved details.

Reason: In order to ensure suitable sustainability measures are incorporated into the development and maintained in accordance with LLP1 policy CP14, LLP2 policy DM20 and para. 157 of the NPPF.

C2. Additional Communal Cycle Parking Condition

No development above slab level shall be commenced until details of shared communal cycle parking is provided on an updated Site Layout Plan to be submitted to and approved in writing by the LPA.

Reason: in the interest of promoting alternative transport options to residents, in accordance with Core Policy 13 of the Lewes District Joint Core Strategy and the NPPF.

C3. No Gated Access from Newick High Street Condition

Notwithstanding the submitted plans, any permission issued would be on the basis that there would be no gated access to the site from the High Street, (ie no gates of any description). This would be to support the integration of the proposed development into the village of Newick and the aims of para. 8 b) and 96 of the NPPF.

Reason: In order to ensure the proposed development meets objectives to contribute to inclusive and cohesive communities and promote social interaction in accordance with LLP1 policy CP11, LLP2 policy DM25 and para. 8 b) and 96 of the NPPF.

C4. Development Connection to Public Right of Way NWK/11/2 condition

Prior to the first occupation of the development hereby approved, a strategy to improve pedestrian connectivity from the development to the Public Right of Way to the east of the site (NWK/11/2) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To promote permeability and connectivity in accordance with LLP1 policies CP11 and CP13, LLP2 policy DM25 and para. 96, 114 and 116 of the NPPF.

C5. Information on proposed Housing Mix

The housing Mix is:

5x 1 bed (26%)

6x 2 bed (31%)

8x 3 bed (42%)

Core Policy 1(1) of the LDLP Part one states the aim to “provide a range of dwelling types and sizes to meet the identified local need, based on the best available evidence. This need will generally include 1 and 2 bedroom homes for single person households and couples with no dependents.”

In this instance, over half of the development is smaller (1 and 2 bed) units.

C6. Additional Letters of Objection

Since the committee agenda was published on 28th September, an additional three letters of objection have been received, with comments raised being consistent with those summarised in para. 4.1 of the officer report.

D. Agenda Item 12 - LW/24/0467 - 4 - 7 Hythe Close, Seaford, East Sussex, BN25 3UD (Pages 137 - 142)

No further comments or information.