

A. Agenda Item 8 - LW/23/0752 – Counsel Opinion on Land north of Lewes Road, Ringmer (Pages 9 - 100)

A1. Housing Mix

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C1. No further comments

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D1. No further comments

Supplementary Report – Lewes District Council Planning Applications Committee (LDC PAC) - 6 November 2024

A. Agenda Item 8 - LW/23/0752 – Counsel Opinion on Land north of Lewes Road, Ringmer (Pages 9 - 100)

A1. Housing Mix

Lewes Road 23-0752 Assessment of Scheme against Lewes Housing Need Assessment 2023 and Ringmer Neighbourhood Plan

Scheme Overall Mix (in report)	LHN Housing Needs Assessment 2023 % Page 10 Table E-2	Ringmer NP Requirements
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Policy 6.2 Affordable Housing
“majority to be 2 and 3 bed”

Policy 9.7 Types of Residential
“High proportion 2-3 bed
And some 1-2 bed”

Overall Housing Mix (in report)

18 x 1 bed flats – All AH	(19%)	12
14 x 2 bed flats – all AH	(15%)	
9 x 2 bed dwellings	(9%)	
Combined 2 bed	(24%)	38
31 x 3 bed (including 6 AH)	(33%)	36
23 x 4 bed dwellings	(24%)	13.5

Affordable mix (in report)

• 18 x 1 bed flats	(47%)	55.2
• 14 x 2 bed flats	(37%)	30.7
• 6 x 3 bed dwellings	(16%)	13.3

“Live” Lewes Housing Waiting List Figures (Feb 2024):

1 bed – 263

2 bed – 119

3 bed – 190

4 bed – 39

5 bed – 2

From the above it can be seen that the current proposal going before Planning Committee does the following:

- a) Meets Ringmer Plan Policy of “high proportion of 2-3 bed, (57%) and also some 1-2 bed (19-34%)” of residential types
- b) Meets Ringmer Plan Policy that AH should be “majority 2 and 3 bed” (53%)
- c) Over achieves on Lewes Housing Needs Assessment for 1 bed (19%, not 12%), but note Housing Waiting List needs.
- d) Under achieves on Lewes Housing Needs Assessment for 2 bed (24% not 38%)
- e) Broadly meet LHN for 3 bed, (33% - 36%)
- f) Over achieves LHN on 4 bed, (23 in numbers rather than 14 – 24% not 13.5%)
- g) Under achieves LHN on 1+2 bed (43% not 50%)
- h) Under achieves LHN on 1+2+3 bed (76% not 86%)
- i) Broadly meets LHN on Affordable Housing sizes
- j) Lewes Housing Waiting List seeks more 1 bed than any other category and then generally 1-3 beds.

Lewes LPA process for negotiating Housing Mix and Affordable Housing

LLP1 Core Policy 1 on Affordable Housing sets out the Lewes policy aims which are 40% AH for 10+ schemes, and that 40% split two thirds Affordable Rent and one third shared ownership, preferable all on site. Core Policy 2 Housing Type, Mix and Density

explains that “need will generally include 1- and 2-bedroom homes”, it does not say that need will be for “mainly small homes”, though the preamble to the policy indicates this is an important need.

Both policies offer “flexibility” to take account of location and delivery and CP1 Affordable Housing explains...”the local planning authority will negotiate the appropriate tenure split on a site by site basis based upon the latest evidence of needs in the site locality”. This allows the LPA to take account of not only latest research, (e.g. 2023 Lewes Housing Needs Assessment), but also liaison with Lewes Housing Service professionals. So, at the planning stage, officers sensibly simply seek 40% AH and a generally agreed housing mix. Should the scheme be approved with AH, this is the trigger for the s106 agreement negotiations to take into account the important views of Housing Service professionals and any latest research.

Conclusion

The LPA Officer view is that the 23-0752 proposal is broadly in line with Council Policy and Housing Need.

It is worth noting that on 23-0752 there is no objection from Lewes Housing Services.

B. Agenda Item 9 - LW/23/0304 – Beach/Transit Roads, Newhaven (Pages 101 - 154)

B1. Accessible Housing – Additional Condition

B2. Commercial Loading, Unloading and Car Club Spaces

B3. Safety

B4. Noise and Odour

B1. Accessible Housing - Additional Condition

Prior to any development on site, details of accessible and adaptable housing on site covering

Category 1 Visitable dwellings M4 (1)

2 Accessible and adaptable M4 (2)

3 Wheelchair M4 (3)

Are to be submitted and agreed by the LPA in writing.

Reason: To comply with LLP1 DM25 (8) accessibility and design and the NPPF 96,123 and 135

B2. Commercial Loading, Unloading and Car Club Spaces

Prior to any development on site, details of the proposed commercial loading and unloading along with the location of associated parking; car club parking and commercial storage, to be submitted to and approved in writing by the LPA.

Reason: To comply with LLP1 DM25 (8) accessibility and design and the NPPF paras 96,123 and 135

B3. Safety

Prior to any development on site, further details of the proposed design of Transit, Beach and Station Approach Roads in relation to Fire and Rescue appliances, (including “special appliances”), emergency access and egress arrangements, (including access and access landing points) and a full and final assessment by Health and Safety Executive Gateway One and the East Sussex Fire and Rescue Service, along with any appropriate access and road design changes. This to be submitted to and approved in writing by the LPA

Reason: To comply with LLP1 DM25, safety, accessibility and design and the NPPF paras 96,123 and 135

B4. Noise and Odour and Overall Recommendation

Members are asked to note that the application recommendation contains 2 Noise conditions (para 10.27 and 10.28); and 1 Odour condition (para 10.34). There are comments on Noise and Odour issues in para 8.8 of the report.

Change the Recommendation from:

“Approve subject to section 106 legal agreement and the conditions listed in this report and subject to the Council’s Environmental Officers providing confirming appropriate noise mitigation measures can be achieved by condition/planning obligation”

Change to:

“Approve subject to section 106 legal agreement and the conditions listed in this report and subject to the Council’s Environmental Officers providing confirming appropriate **Noise and Odour** assessment and mitigation measures can be achieved by condition/planning obligation”

C. Agenda Item 10 - LW/24/0620 – Fort Road Recreation Ground Pavilions, Newhaven

No further comments

D. Agenda Item 11 - LW/24/0562 – Variations to Conditions 1, 6, 19,20, 22 of permission LW/21/0351

No further comments