

Supplementary report to the Planning Applications Committee
on 7 July 2021

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Newhaven

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The applicant has been in discussion with the Secured by Design Officer at Sussex Police regarding the potential to maintain rear access to properties from Station Road.

The officer has stated that the rear access could be maintained without security concerns being raised provided the gate serving it is controlled (lockable), that 1.8 metre high close boarded fencing is in place along the northern (side) boundary of plot 7 and that the rear fencing at plot 1-6 (which would flank the access) are 1.5 metres high with a 0.3 metre high trellis above as this would allow for natural surveillance of the access from windows at plots 1-6 whilst also maintaining a suitable height to provide security to safeguard against potential anti-social behaviour and crime.

In response to this it is recommended that condition 3 is omitted and that condition 14 is amended as below (alterations shown in bold):

Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- Details of all hard surfacing;
- Details of all boundary treatments **including means to control access to rear pathway and to allow for suitable levels of natural surveillance as well as provision of mammal gates to allow for foraging animals to cross the site. Submitted details to be assessed by the Secured by Design Officer;**
- Details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees;
- Ecological and biodiversity enhancements clearly showing biodiversity net gain across the site;

All ecological/biodiversity enhancements shall be maintained in place in perpetuity. All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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Reason: To ensure the development incorporates sympathetic landscaping that amalgamates with surrounding landscaping, is appropriately and sympathetically screened and provides a secure and safe environment for future occupants in accordance with section 12 of the revised NPPF, policies CP10 and CP11 of the Lewes District Local Plan part one and policies DM25 and DM27 of the Lewes District Local Plan part two, policy NE1 of the Newhaven Neighbourhood Plan and the Biodiversity Net Gain Technical Advice Note (TAN).

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Error in paragraph 1.1 - it should read: '....facilitating a net gain of **up to 12** residential units.....'

It is understood the applicant has agreed to make a financial contribution of £100,000 towards the construction of a footway connecting the site with Cooksbridge. This is on the understanding that the exact route & specification will be decided by the Parish Council and constructed by others within 5 years, otherwise it will be returned to the applicant.

This contribution was not requested by ESCC Highways as it was not considered to be necessary or proportionate to require pedestrian/cycling infrastructure be provided for a development of the size proposed.

It should also be noted that the contribution alone would not secure such infrastructure in full. As such, the financial contribution should not be used by members as a determinative factor when assessing the application.

Additional comments have been submitted by the Lead Local Flood Authority (LLFA) stating that further details on the design, capacity and maintenance of the drainage system would be required before they can confirm if it is suitable to serve the site.

It is recommended that condition 18 is amended to read:

Prior to the commencement of any construction works, full details of the proposed means of providing foul and surface water disposal for each sub-phase of the development, to show the detailed design and capacity of the system, and to include a maintenance plan for the drainage system has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The approved drainage works for each sub-phase of the development shall then be completed prior to the completion or occupation of any dwelling that forms part of that sub-phase.

Reason: To ensure the appropriate management of foul and surface water on and adjacent to the highway and prevent an increased risk of flooding, in accordance with para. 163 of the Revised NPPF and Policy CP12 of the Lewes District Local Plan Part 1.

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Ringmer

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Amended recommendation:

Grant Planning permission, subject to conditions, and if necessary subject to a S106 agreement to secure the off-site highway works.

The reason is to ensure that the Council is not duplicating the works already secured and being undertaken under application LW/16/0704.