

Supplementary report to the Planning Applications Committee
on 11th October 2023

SDNPA/23/02127/HOUS – 50A North Way Lewes (Pages 7 - 12)

Nothing further to report.

**SDNP/23/02873/FUL – Land Opposite 40 Neville Road Lewes
(Pages 13-28)**

A further response has been received from a local resident highlighting in summary the following points:

- The cell coverage is greater than 50m radius and is more likely 500m indoor coverage and 2000m outdoor coverage.
- In view of the above the site search area should have been larger.
- Search for alternative sites has been inadequate.
- The declaration of conformity with the International Commission on Non-Ionizing Radiation Protection is not sufficient and should be queried.
- Without access restrictions and/or barriers and signage as necessary, the public may unknowingly enter the Public Exclusion Zone (where exposure may exceed the relevant guidelines)
- No explanation has been provided as to why the mast as built is 45cm in diameter as opposed to 35cm in diameter.
- Impact on individuals with protected characteristics under the Equalities Act

OFFICER COMMENTS

The applicant has confirmed that the 5G mast has not yet been switched on.

The World Health Organization states that the main conclusions from its own reviews are that electro-magnetic field (EMF) exposures below the limits recommended in the ICNIRP international guidelines do not appear to have any known consequence on health.

A number of studies have been conducted where electromagnetic hypersensitivity (EHS) individuals were exposed to EMF similar to those that they attributed to the cause of their symptoms in order to elicit symptoms under controlled laboratory conditions.

The majority of studies indicate that EHS individuals cannot detect EMF exposure any more accurately than non-EHS individuals. Well controlled and conducted double-blind studies have shown that symptoms were not correlated with EMF exposure.

It has been suggested that symptoms experienced by some EHS individuals might arise from environmental factors unrelated to EMF. Examples may include “flicker” from fluorescent lights, glare and other visual problems with VDUs, and poor ergonomic design of computer

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workstations. Other factors that may play a role include poor indoor air quality or stress in the workplace or living environment.

There are also some indications that these symptoms may be due to pre-existing psychiatric conditions as well as stress reactions as a result of worrying about EMF health effects, rather than the EMF exposure itself.

EHS is characterized by a variety of non-specific symptoms that differ from individual to individual... The symptoms are certainly real and can vary widely in their severity... Whatever its cause, EHS can be a disabling problem for the affected individual. EHS has no clear diagnostic criteria and there is no scientific basis to link EHS symptoms to EMF exposure. Further, EHS is not a medical diagnosis, nor is it clear that it represents a single medical problem. (Source WHO)

Public Health England (PHE) has issued precautionary advice to discourage the non-essential use of mobile phones by children. This precautionary advice recognises that exposures are much higher when mobile phones are held to the head to make voice calls than in other situations, though still within the guidelines. Similar advice is not considered necessary by PHE with the lower exposures that occur from Wi-Fi equipment, smart meters, and mobile phone base stations.

SDNP/23/02859/HOUS & SDNP/23/02684/LIS – Southease Place Cottage, Church Lane Southease (Pages 29 – 34)

The Neighbour and an Acoustic technician for and on behalf of the applicant have submitted their views/commentary post the publication of the agenda.

The neighbour has sought clarity over the methodology and conclusion drawn by the acoustic report.

The Acoustic technician has responded to these queries and concluded that no further mitigation is required.

This conclusion is not supported by the neighbour.

LW/22/0796 – Cliff Gardens Seaford (Pages 35 – 42)

South Downs National Park Consultation response received:

A consultation response has been received from the South Downs National Park outlining issues of exterior lighting and native planting.

Errata:

Para 5.3 refers to a bridge and it's railings. It is not proposed to construct a bridge, this paragraph should have been deleted from the final report.

Para 8.3.3 relates to the materials for the planters, The application states that the planters will have Corten steel surrounds to raised planters. The applicant

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has clarified that that the tops of the Corten steel planters will have oak capping.

Additional Comments

Additional Objections:

Since the agenda was published, communications have been received from 8 individuals raising a number of concerns, which are summarised below: -

- Money should be spent elsewhere;
- The area should be left undeveloped as a wildlife corridor;
- The area should be formed into a refuge for plants, insects, and foxes;
- Loss of parking introducing parking pressure elsewhere;
- The proposed planting will quickly die and become an eyesore; The material is not hard-wearing enough for the sensitive location.
- Inadequate democratic processes by the Town Council
- Limited opportunity for community to engage with the process.

Additional Support Comments:

3 additional support comments have been received, which expressed that the proposed development improves the appearance of the area, would be better for local wildlife and would dissuade motor homes from parking close to the seafront.

OFFICER COMMENTS

Money should be spent elsewhere.

This is not a material consideration relating to the proposed development. Officers can only appraise proposals for development as submitted, and have no sway in recommending where funds are allocated / used.

Wildlife / development concerns

The development site is an unmade gravel road, with grass fringes on either side. It does not form a principal habitat for protected species, and is not covered by a special designation or protection order.

The development would see the installation of native raised planting which has the potential to provide some biodiversity net gain on the site by introducing a selection of native planting.

It is intended that the project will integrate with the existing Cliff Gardens project to the east of the site.

Highways / Parking Concerns

It is noted that there is no objection from ESCC Highways (subject to the imposition of conditions).

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As highlighted in the report, the proposed development would support the development of the seafront for pedestrians and cyclists, which is an aim of the Seaford Neighbourhood Plan Policy SEA6.

Poor Materials and planting choice

The final details of the materials will be secured by Condition 4, which requires details and samples of all materials to be submitted to the LPA for consideration.

A further condition requiring further details of native planting, and the lighting scheme is considered appropriate, in light of the consultation response received from the South Downs National Park Authority.

Democratic Issues with the Town Council

This is not a planning consideration in terms of the assessment of the development which has been proposed. Residents have been afforded the ability to comment on this application and those representations have been taken into account and addressed.

Proposed Additional Conditions:

1. (5) No exterior lighting shall be installed until relevant details have first been submitted to and approved in writing by the Local Planning Authority in conjunction with South Downs National Park Authority.

Any external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the SDNP, occupiers of adjoining properties and to comply with policies DM25.

2. (6) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for native planting of the development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies DM25

LW/23/0276 – Land at 1 South Coast Road, Peacehaven (Pages 43 – 80)

Pedestrian Crossings:

During members briefing, clarification on pedestrian crossing arrangements on the A259 was sought.

It is confirmed that no new pedestrian crossings would be formed, with the puffin crossing approx. 60 metres to the west of the site and the uncontrolled

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dropped kerb crossing (with central refuge island) approx. 50 metres to the east of the site being available for use.



The application is accompanied by a stage 1 Road Safety Audit (RSA) which did not identify any concerns regarding crossing arrangements for pedestrians. ESCC Highways reviewed and accepted the RSA and have not made any request for additional pedestrian crossings.

It should also be noted that the site has two pedestrian only access points, that the footway to the front of the site would be widened and that the existing wide dropped kerb crossovers on the northern boundary would be largely stopped up, other than where the vehicular access to the site would be provided.

Article 4 Direction:

In response to neighbour comments, an additional slide has been included in the presentation to show the part of the site that is included within the area subject to the Harbour Heights Article 4 Direction.

This direction removes permitted development rights for the erection, construction, improvement or any other alterations of gates, fences, walls or other means of enclosure and for the formation, laying out and construction of a means of access to a highway. It does not prohibit the erection of any of the listed features where planning permission is granted.

**LW/23/0268 – 2 Norlington Villas, Norlington Lane, Ringmer
(Pages 81 – 96)**

Nothing further to report.

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**Tree Preservation Order No 6 2023 – Crouch Gardens, Bramber Road,
Seaford (Pages 97 – 110)**

Nothing further to report.