

Supplementary report to the Planning Applications Committee
on 6th December 2023

Agenda Item 8 - LW/23/0594 - Martello Kiosk, Esplanade, Seaford, East Sussex (Pages 11 - 16)

Clarification on points:-

- Level Access - The applicant has confirmed that the changing place facility will have level access into the facility as per the design and access statement – section 4.3. The 180mm dimension on the elevation denotes the base of the pod which will be below ground level.
- Access - Access will be via RADAR key.
- Alternative Sites - The closest alternative changing spaces facility is some distance away in the town centre on Warwick Road. This is not convenient for those who are using the seafront. The provision of facilities on the Esplanade is considered to accord with Policy SEA6 of the Seaford Neighbourhood Plan which supports development which would open the seafront up to recreational uses.
- Loss of Kiosk - Re: the displaced kiosk, the design and access statement outlines that it is in a poor state of repair. Whilst it is not within the scope of this application for it to be replaced, it is understood that a programme of works to renovate the Public Toilets to the NW of this site is reported to include provision of a refreshment kiosk.

Agenda Item 9 - LW/23/0583 - Land North Of The Old Brickworks, Station Road, Plumpton Green, East Sussex, BN7 3DF (Pages 17 - 36)

A **CONSULTATION RESPONSE** has been received from **the LDC Regeneration team** – offering SUPPORT for the proposed development, commenting that the proposed development is expected to provide 120 new FTE jobs within the district. The development will provide mixed uses and varied employment opportunities, while retaining and improving community and leisure facilities for residents.

The commercial units have been designed to accommodate the growth of local businesses needing additional, efficient space to operate within; there is an identified lack of such premises within the district which this development helps to address. In summary, Regeneration is supportive of the application.

OFFICER RESPONSE – These comments are noted. The provision of approx 120 FTE Jobs, together with additional Leisure and community facilities is considered to be a significant material benefit of the scheme.

A **CONSULTATION RESPONSE** has been received from **ESCC Highways**, offering an OBJECTION to the proposed development in terms of sustainability of the location. They commented that they would require a contribution towards the bus network to mitigate the harm.

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OFFICER RESPONSE – Paragraph 122 of the National Planning Policy Framework (NPPF) outlines that applications should only be refused on highways grounds where “*there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*”.

This consideration is elaborated upon in Para. 123 of the NPPF, which highlights that developments should give priority firstly to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport. The proposed scheme would include a cycling hub and makes provision for enhanced links from within the site to an adjacent bus stop which would provide convenient access to the wider public transport network.

In their Consultation response, it is clear that Plumpton Parish Council are resistant to development from the northern edge of the village (north of ‘The Police House’) along Station Road towards the site and the neighbouring employment site. The proposal would respect this opinion of the Parish Council by shaping the site so that it would function as a node, rather than a pathway.

The proposed development of this facility would provide much-needed services in this rural location adjacent to an existing employment site. It is considered that, if approved – it has the potential to reduce car borne journeys and outward migration from Plumpton and surrounding villages into Burgess Hill Haywards Heath and Lewes Town to find employment and leisure facilities.

It is considered that the development cannot sustain the monies asked by the Highways Authority; however, as the scheme would be CIL liable, then CIL funds should deliver enhanced bus improvements.

External Lighting Control

it is considered appropriate to apply a condition to control external lighting, requiring that:

“Prior to the occupation of any of the units hereby approved a scheme for external lighting shall be submitted to and approved in writing by the Local Planning Authority. The 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 dark night sky amenity of this countryside location and to comply with policies DM25”

Agenda Item 10 - Planning Appeal Decisions and Analysis (Pages 37 - 46)

Nothing further to report.