

Supplementary report to the Planning Applications Committee
on 5 October 2022

SDNP/22/00694/FUL

Pages 5 - 20

Northeast Farm, Whiteway Lane, Northeast, BN7 3EX

In paragraph 8.4 it says that “the site was visited by the case officer and the enforcement officer. However, no unauthorised uses were observed”. It should be clarified that this relates to the yard area where the application buildings are located not to other buildings accessed off Whiteways Lane.

SDNP/19/02125/FUL

Pages 21 - 34

Downlands House, Underhill Lane, Westmeston, BN6 8XE

The Ditchling Society has raised concerns about the timing of documents being displayed on the website and the lack of consultation on the amended plans and asks for consideration of the application to be deferred to allow a proper time for consultation and responses.

SDNP/22/01125/FUL

Pages 35 - 56

Land west of Lewes Road, Westmeston, East Sussex

No updates.

SDNP/22/02707/FUL

Pages 57 - 74

130 South Street, Lewes, East Sussex, BN7 2BS

Consultation Responses

5 further objections were received to the consultation on the amended plans on the following grounds:

- The proposals as submitted address concerns raised by the Conservation Officer but no account is taken of any of the objections raised by neighbours and therefore previous objections stand;
- The proposals will impact on the business and trading of the Snowdrop Inn;
- No appropriate or professional light or noise impact studies have been undertaken by the applicant to assess the impact of this building on neighbours or businesses and there will be significant loss of natural light to the Snowdrop trading areas;
- The building is substantially larger than any other building west of its location, and wider and bulkier than the Buildings of Townscape Merit adjacent at Nos. 126 and 128. It is bulky and overbearing and intrudes on the amenity of its nearest neighbours;
- The balcony at the rear is too large and significantly overlooks neighbouring properties. It is proposed along the full length of the building, extending well beyond the rear building line of 132A at first-floor level and the balcony is still likely to result in overshadowing of the garden;

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- The proposed two-storey building close to the boundary with 132A, combined with the large first-floor balcony will be overbearing and result in a sense of enclosure to the residents of 132A;
- The design criticisms of the Conservation Officer are well made. The inherent problem in the application is how to shoehorn a pre-fabricated building into a diverse, idiosyncratic conservation area.
- The dwelling should be made smaller to reflect the current mass of the existing building and centred within the plot. The balcony should be inset at least 2m away from the south-eastern edge of the first floor and reduced in depth by 0.6m;
- This dwelling will be under construction for a minimum of 9 months and there have been no detailed management plan proposed or submitted;
- South Street is a turning area for many vehicles that access the street;
- Fails to address the issues of environmental impact in demolishing existing dwelling and transportation and construction of new building and the net Carbon gains and losses based against a retrofit of existing dwelling. Will it help or hinder the Net Zero by 2030 targets set by SDNPA and LDC?
- A detailed and comprehensive construction impact management be a condition of the planning application and grant to be approved prior to construction commencing.

One further letter of support was received on the following grounds:

Comments:

1) The new house will enhance the street, being constructed of materials that are in keeping with the south end of the street, to a design that complements the houses around it. It will not shout out, as the Rusty House does, but rather it will speak softly to the community. It restores glimpses of the distant downs to passers-by.

2) The house it replaces does not enhance the street. It is mostly remarkable for the cheapness of the materials and a horrendous steeply sloping roof of poor-quality concrete tiles that overwhelms passers-by and limits any views of the westerly downs.

3) Lewes needs eco houses. I have spoken to the applicants. This is not a vanity project. They have a deep conviction to the principles of eco construction that will hopefully make the house a local landmark, an example that more of us should follow.

4) The construction technique will cause far less disruption to the street than a conventional build. It will be quicker and cleaner.

5) Lewes is a town with a remarkable and lovely history, but it has survived and thrived because it adapts to change. There was once a railway alongside South Street, at least two pubs other than The Snowdrop as well as several warehouses. In time these were replaced. The Eco House is a positive

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development, pointing to a future where the built environment complements the natural environment.

I believe that the Eco House has the potential to improve the lives of the residents of South Street and Lewes. It will sit well in the SDNP because of its eco credentials. It is a high-quality building. It represents a vision for the future of Lewes that I and many others believe is important and positive.

Additional Documents Received

An Overshadowing Report was submitted on 28th September which considers if there will be any impact on the courtyard of the Snowdrop Inn. This report concludes that there will be a slight increase in overshadowing, but the courtyard will still receive direct sunlight for over 2 hours to >50% of the area, which is in accordance with the British Research Establishment guidance, and the average area receiving sunlight remains compliant with that BRE guidance.

A Construction Environment Management Plan was submitted on 30th September which sets out the methodology to undertake the proposed works. This includes:

- A proposal to seek permission to access South Street from the south end directly from the A26 for the unloading of the new house modules;
- The house will be delivered over a period of maximum two weeks. All deliveries for the prefabricated house is just in time to avoid storage requirements on site as well as waiting HGV outside the site;
- Defined working hours - 0800 to 1800 hours weekday, Monday to Friday; 0800 to 1300 hours on Saturdays; Sunday and bank holidays, no works permitted;
- On occasions when heavy wide loads will be delivered, the times of delivery will be carefully managed and the principal contractor or the project manager will be in attendance to supervise the delivery.
- Delivery and removals from site including all materials and plants will take place during construction hours only.

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