



# Lewes District Council

## Planning Applications Committee

17 April 2024

# Lewes Planning Applications Committee List of Applications

1. LW/23/0304 – Beach Road & Transit Road, Newhaven
2. LW/23/0750 – Lewes Road, Newhaven

**LW/23/0304**

**Land between Beach Road and Transit Road,  
Newhaven**

***126 new homes, commercial and parking on  
the ground floor and associated infrastructure***

Aerial View of Site.



































Rooms To Let







**STATOM GROUP**  
E071 DSW  
REMEDIATION,  
GROUNDWORKS,  
STRUCTURES

L15

P8 TBE

P

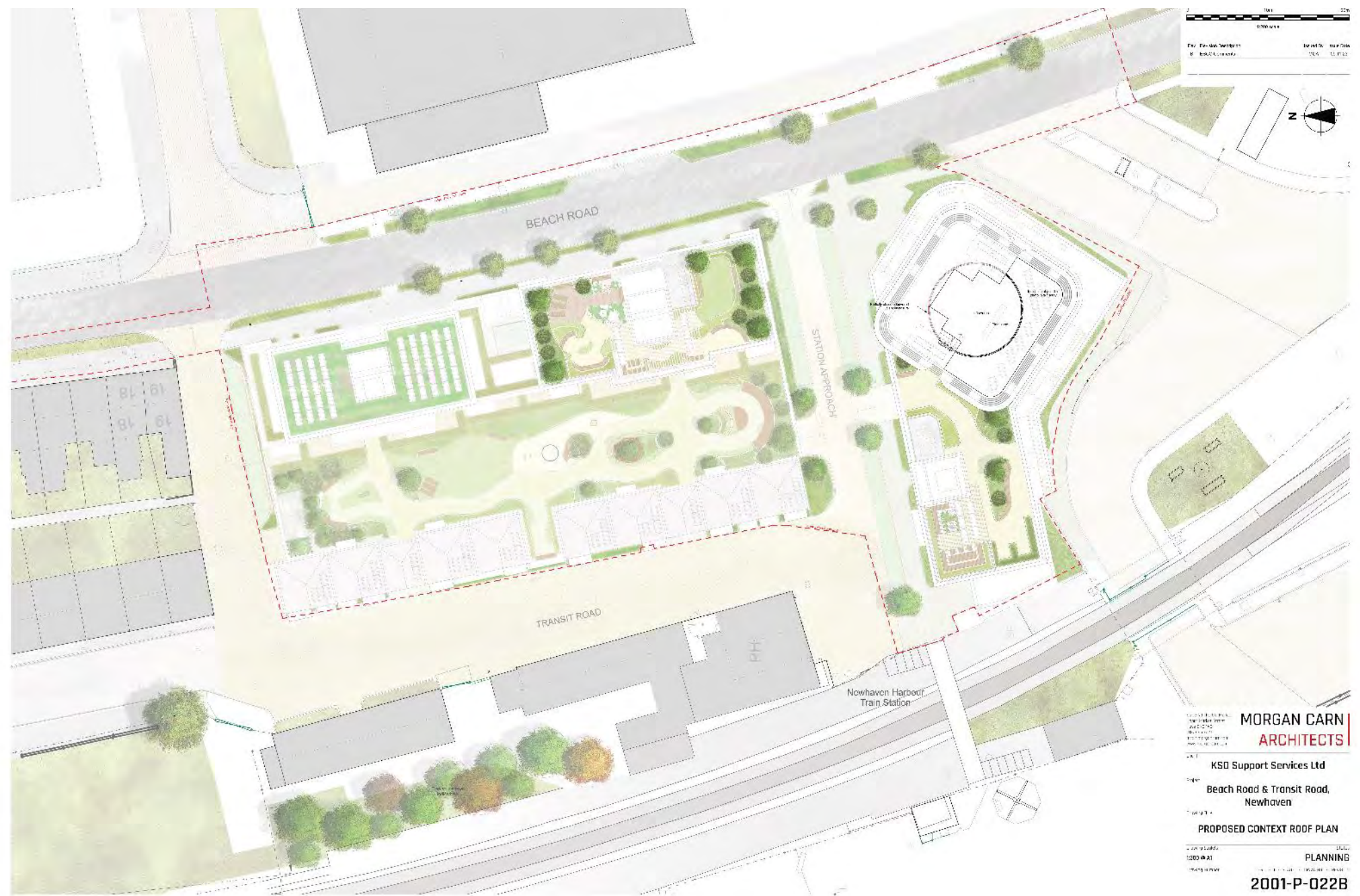




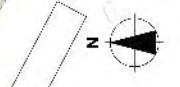




# Site Plan



0 10 20  
Scale  
Proj: Beach Road & Transit Road  
Scale: 1:1000  
Date: 11.11.22



**MORGAN CARN**  
**ARCHITECTS**  
KSD Support Services Ltd  
Beach Road & Transit Road,  
Newhaven  
**PROPOSED CONTEXT ROOF PLAN**  
PLANNING  
2001-P-022B

# Ground Floor Plan Showing Parking, Duplex Units and Commercial Space



**MORGAN CARN ARCHITECTS**  
 KSI Support Services Ltd  
 Beach Road & Transit Road,  
 Newhaven  
 PROPOSED GROUND FLOOR PLAN  
 PLANNING  
 2001-P-042B

# Site Plan for Previously Approved LW/17/0205



# Typical Layouts for Upper Floor Flats



**MORGAN CARN**  
ARCHITECTS

KSD Support Services Ltd  
Rear 8 Road & Transit Road,  
Newhaven

PROPOSED SECOND FLOOR PLAN

PH ANNEX  
2001-P-044B

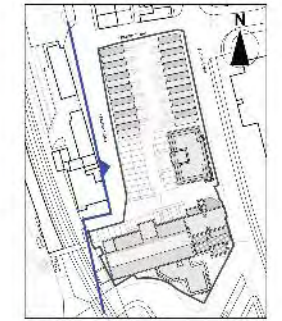


# Transit Road Frontage – LW/17/0205

A Location plan  
 B Floorplan (partial)  
 012 08.12.16  
 012P 26.11.17  
 1"=100'  
 0 100 200  
 Feet



PROPOSED WEST SITE ELEVATION (TRANSIT ROAD) 1/200

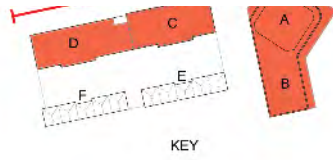


KEY PLAN 1:1000

morgan | dean | partnership  
**architects**  
 Make a Mark | 275 North Main Street | Suite 1000  
 949.441.1111 | www.morgan-dean.com | Architecture  
 KSD

BEACH ROAD NEWHAVEN  
 PROPOSED WEST SITE ELEVATION  
 PLANNING  
 1603-P-011-B

# Beach Road Frontage



|             |         |        |
|-------------|---------|--------|
| 1:200 scale |         |        |
| Plan        | Section | Detail |
|             |         |        |
|             |         |        |



East Context Elevation - Beach Road  
Scale 1:200



East Context Elevation - Beach Road  
Scale 1:200



**MORGAN CARN**  
**ARCHITECTS**

**KSD Support Services Ltd**

**Beach Road & Transit Road,  
Newhaven**

**CONTEXTUAL EAST ELEVATION -  
BEACH ROAD**


1:200 scale  
1:200 1:500 @ A1  
1:1000 1:2000

**PLANNING**

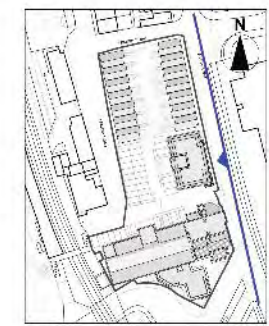
**2001-P-091**

# Beach Road Frontage – LW/17/0205

X Location: 022 08-12-10  
Y Position: 020 08-15-07



PROPOSED EAST SITE ELEVATION (BEACH ROAD) 1:200



KEY PLAN 1:1000

**morgan dean partnership**  
**architects**

Make a Room | 27 Starbuck Avenue | Eighth | San Diego  
607 78 27 72 | info@morgan-dean.com | Architecture

**KSD**

**BEACH ROAD NEWHAVEN**

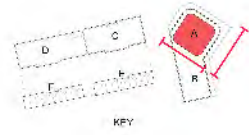
**PROPOSED EAST SITE ELEVATION**

**PLANNING**

**1603-P-010-B**



# Tower Elevations



Tower Marker Building, Elevation - Block A (facing south-west)  
Scale 1:50



Tower Marker Building, Elevation - Block A (facing north-west)  
Scale 1:50



- MATERIAL KEY**
- 01. WHITE CERAMIC TILE
  - 02. LIGHT GREY CONCRETE
  - 03. LIGHT GREY CONCRETE
  - 04. LIGHT GREY CONCRETE
  - 05. LIGHT GREY CONCRETE
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  - 100. LIGHT GREY CONCRETE

KSD Support Services Ltd  
 Deach Road & Transit Road,  
 Newtown  
 PROPOSED MARKER BUILDING  
 ELEVATION (Block A & B)  
 PLANNING



# Tower Elevations - LW/17/0205

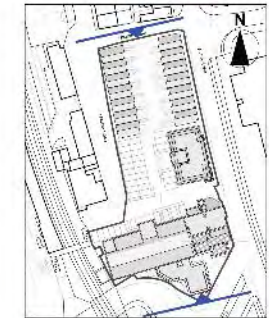
A. Location: 072 - 08-12-10  
 1. Project: 072P - 08-15-07  
 Scale: 1" = 100'-0"



PROPOSED NORTH SITE ELEVATION (TRANSIT ROAD) 1:200



PROPOSED SOUTH SITE ELEVATION 1:200



KEY PLAN 1:1000

Morgan, Chen, Partnership  
**architects**

Make a Room | 77 Berkeley Street | Boston | MA 02108  
 617.267.2732 | info@mcpa.com | www.mcpa.com

KSD  
 BEACH ROAD NEWHAVEN  
 PROPOSED NORTH & SOUTH SITE ELEVATIONS  
 PLANNING  
 1603-P-012-B

# View North from Station Approach



South Elevation - Block C & E  
Scale: 1:100

### MATERIAL KEY

- 01. MEDIUM GREY/BROWN BRICK
- 02. WHITE METAL CLADDING PANELS
- 03. LIGHT BROWN/RED BRICK WITH WHITE POINTS
- 04. MEDIUM GREY/BROWN COLOUR CLADDING
- 05. WHITE BRICK BANDING
- 06. MID GREY PVC ALU GLAZING & DOORS WITH BRASS/STAINLESS STEEL
- 07. LIGHT BROWN/RED BRICK WITH WHITE POINTS
- 08. FACING BRICK WITH WHITE ALTERNATE RECESSED PATTERNS
- 09. RECONSTITUTED LIGHT STONE BANDS AND CORNICES
- 10. PATINATED COPPER GREEN COLOUR METAL CLADDING AND LOUVERS
- 11. GREY SINGLE PLY MEMBRANE ROOF
- 12. LIGHT GREY PVC ALU LOUVERED PLANT ENCLOSURE

ALL MATERIALS, DETAILS AND SYSTEMS ARE TO COMPLY WITH THE BUILDING REGULATIONS

| Rev. | Description        | By  | Date     |
|------|--------------------|-----|----------|
| 1    | Issue for Approval | MEG | 14/10/22 |

**KSD Support Services Ltd**

**Beach Road & Transit Road, Newhaven**

**PROPOSED SOUTH ELEVATION**

PLANNING  
2001-P-062A

Model Showing View from Approach to harbour (includes approved Marina development)



Marina Berths

# Visualisation Looking South Over Development



# Visualisation Showing Beach Road and New Station Approach



Visualisation Showing View Into New Station Approach Showing Commercial Unit





# Visualisation of Transit Road Street Scene



# Overshadowing Impact Diagram (existing conditions)

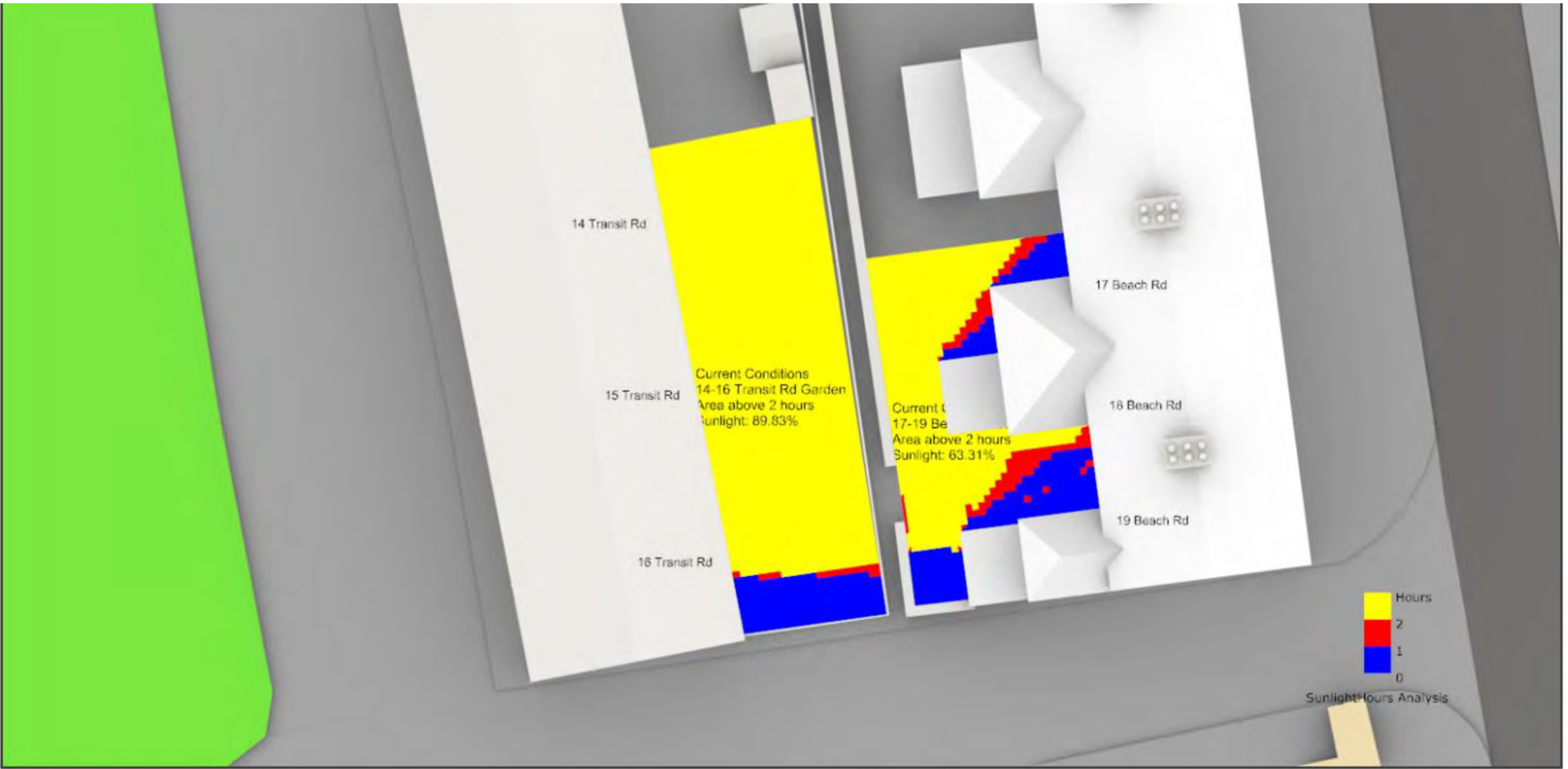


Figure 9 - Detailed shadow range analysis from 07:00 to 17:00 on 21<sup>st</sup> of March for the assessed surrounding gardens. Area of garden receiving more than 2 hours of direct sunlight highlighted with yellow - Existing conditions.

# Overshadowing Impact Diagram (following development)

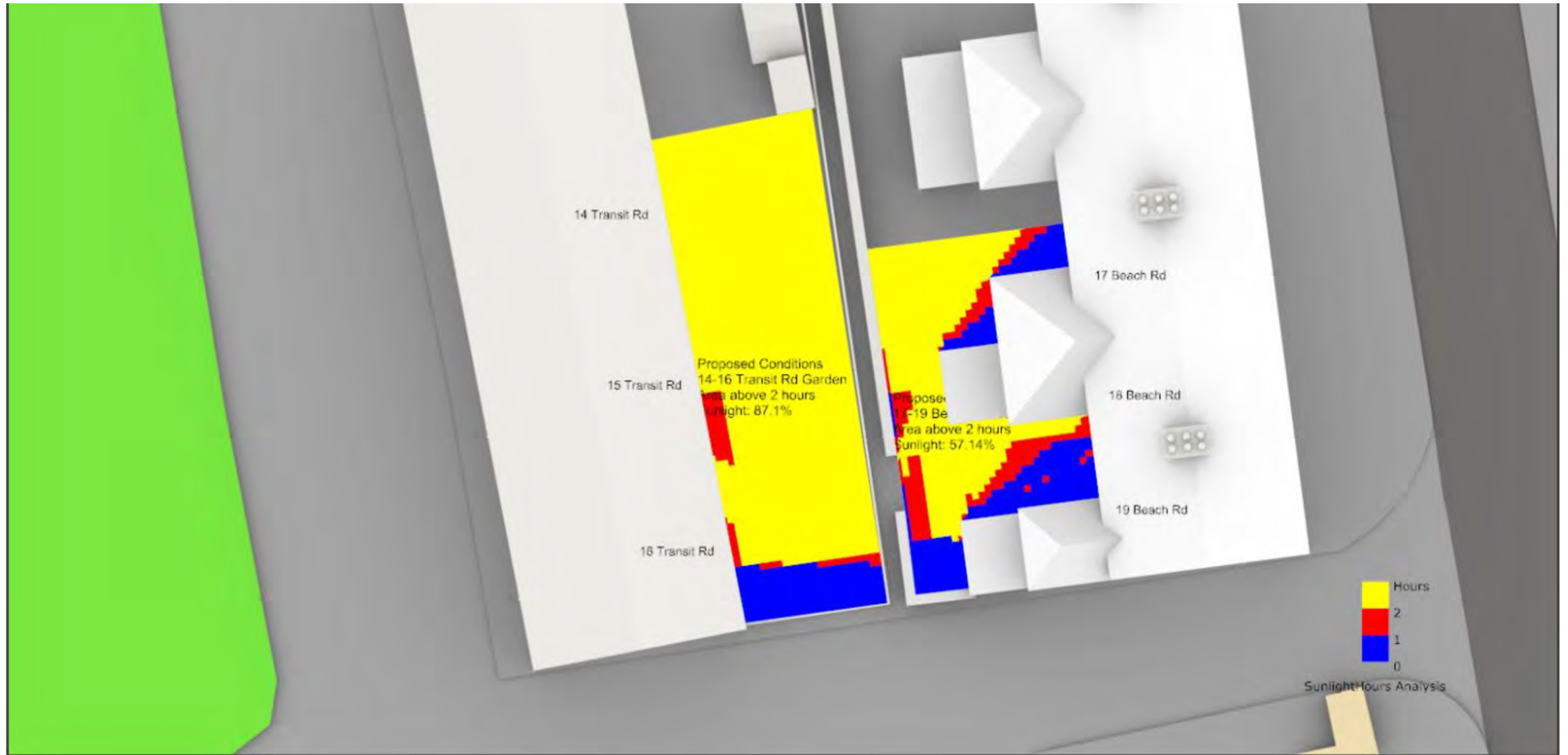


Figure 10 - Detailed shadow range analysis from 07:00 to 17:00 on 21<sup>st</sup> of March for the assessed surrounding gardens. Area of garden receiving more than 2 hours of direct sunlight highlighted with yellow - Proposed Development.

# Visualisation of Development Approved at Newhaven Marina



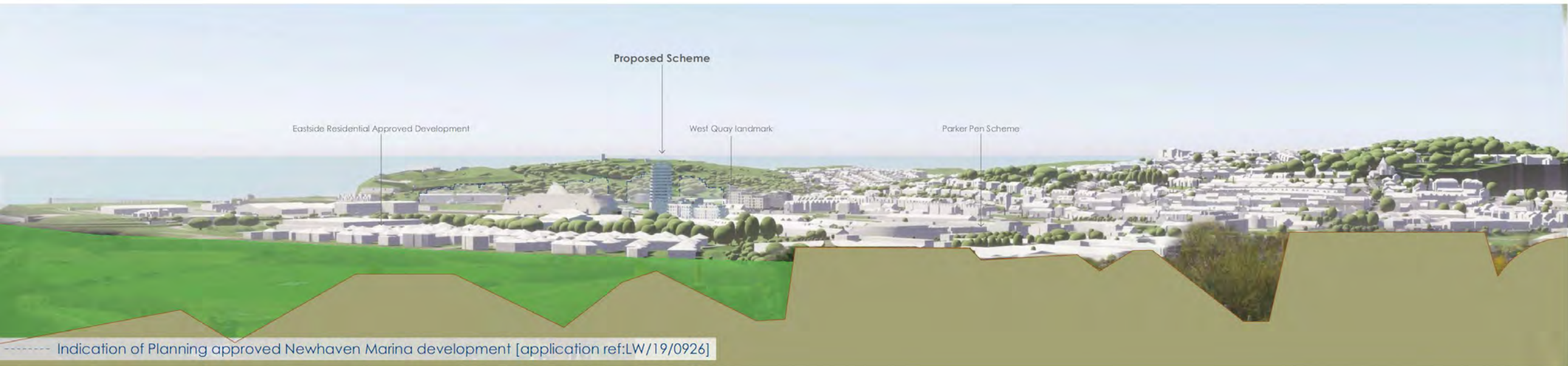
# Visualisation of Development Approved at Newhaven Marina.



# Modelled View from Denton Hill



Existing view



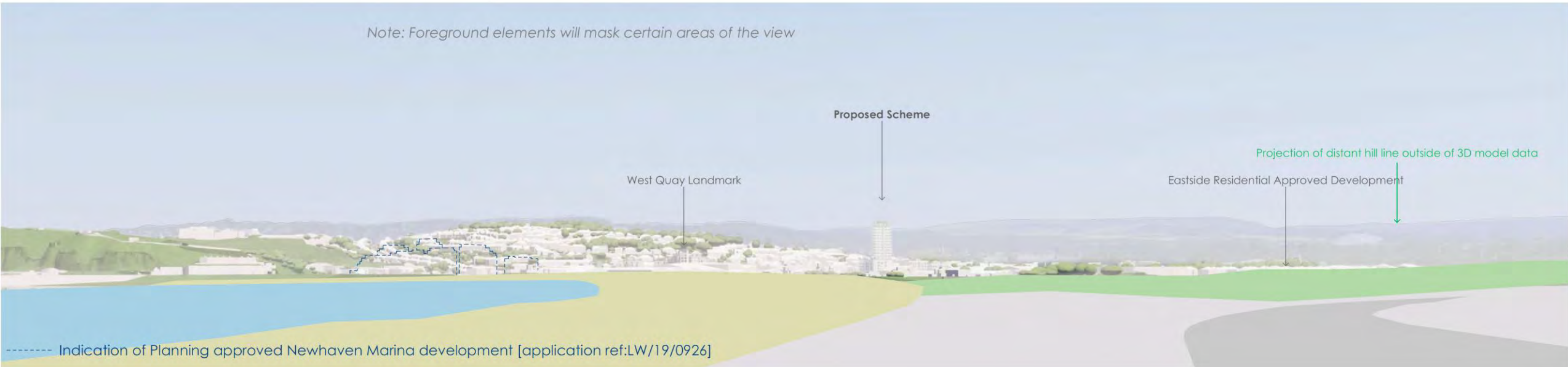
Proposed model view

# Modelled View from Bishopstone



Existing view

*Note: Foreground elements will mask certain areas of the view*



----- Indication of Planning approved Newhaven Marina development [application ref:LW/19/0926]

# Modelled View from A259 to the East



Existing view



----- Indication of Planning approved Newhaven Marina development [application ref:LW/19/0926]



# Modelled View from East



Existing view

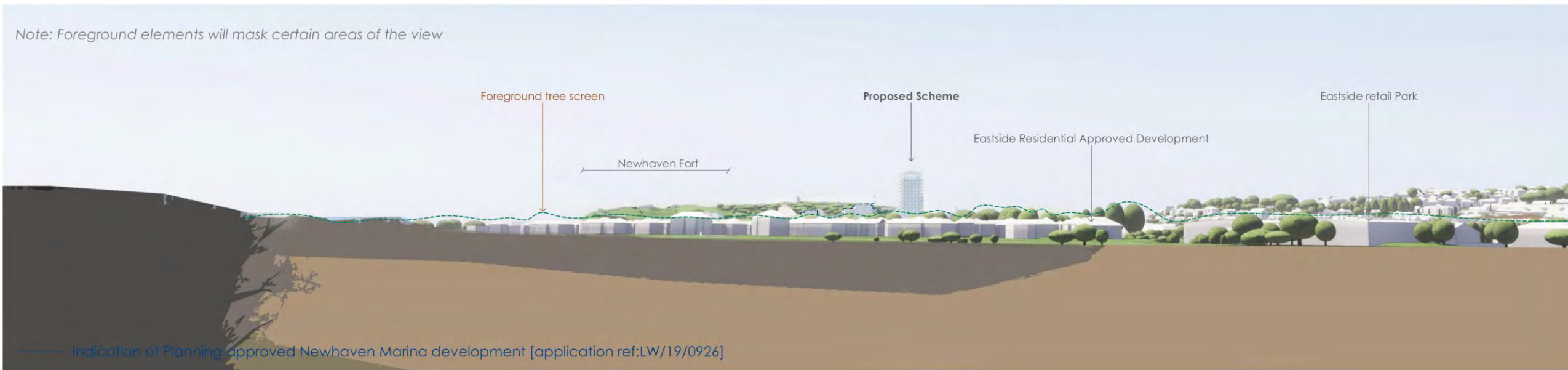


----- Indication of Planning approved Newhaven Marina development [application ref:LW/19/0926]

# Modelled View Across Ouse Estuary Nature Reserve



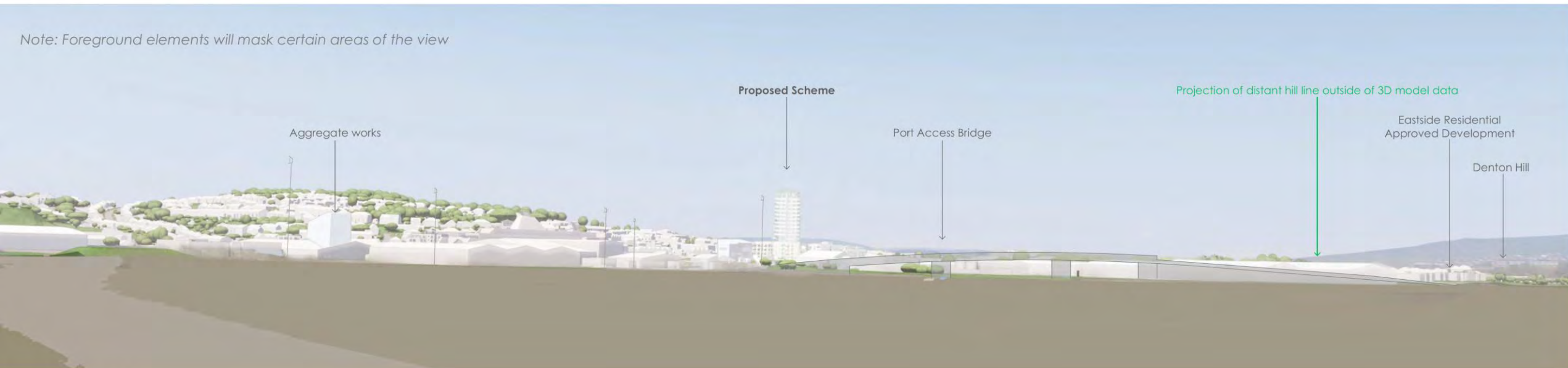
Existing view



# Modelled View Across Tide Mills



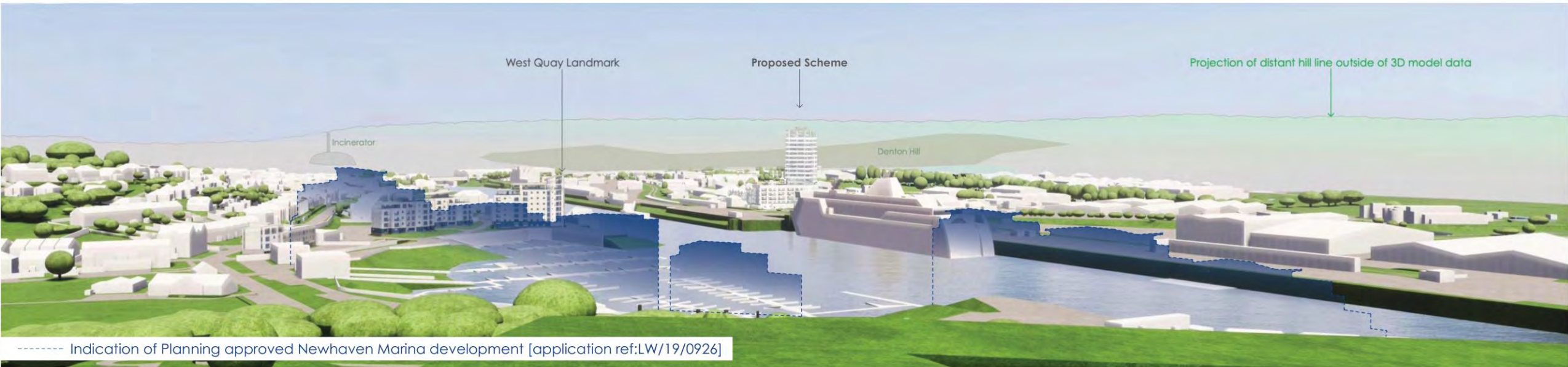
Existing view



# Modelled View from Newhaven Fort



Existing view



----- Indication of Planning approved Newhaven Marina development [application ref:LW/19/0926]

# Modelled View from Swing Bridge



Existing view



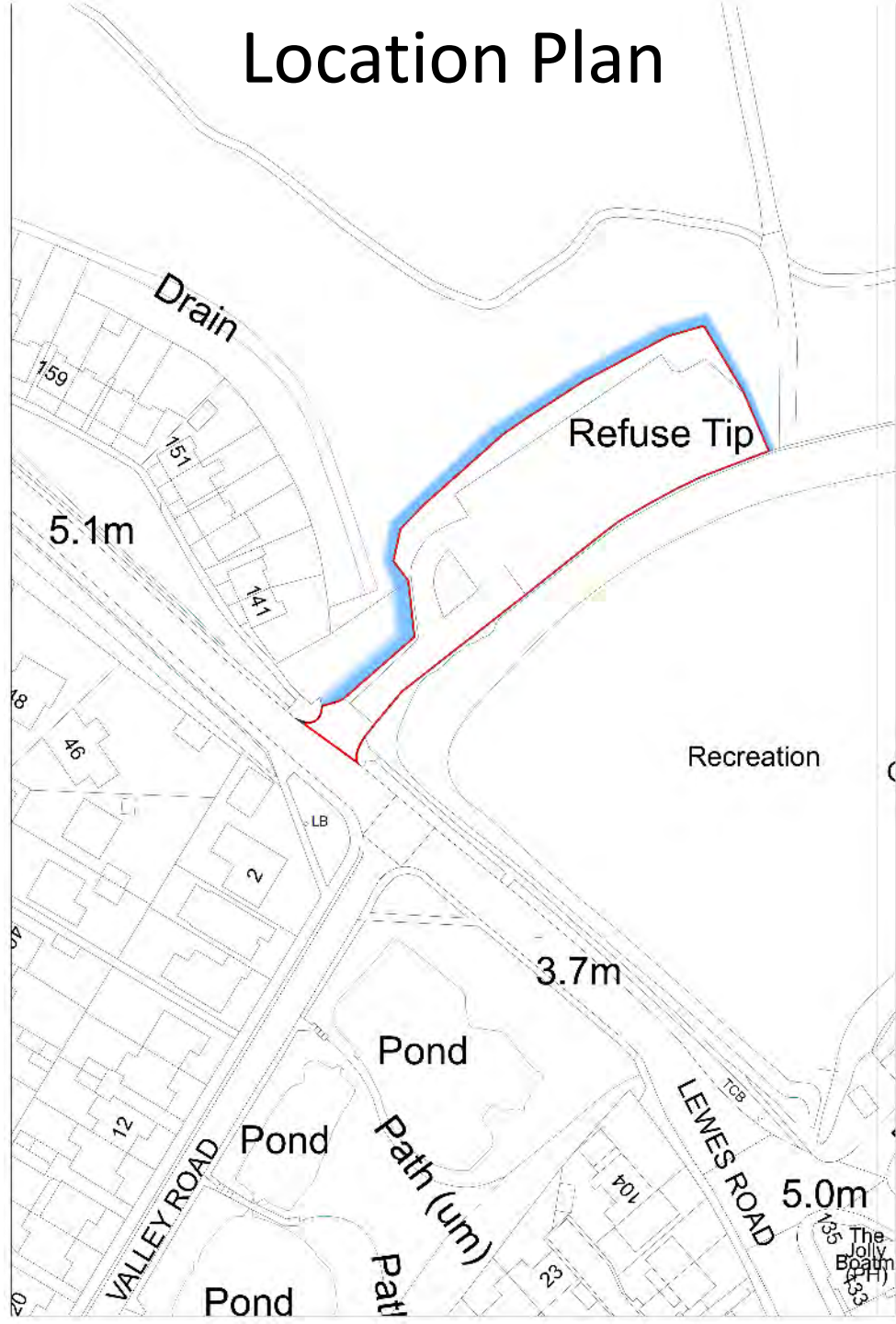
----- Indication of Planning approved Newhaven Marina development [application ref:LW/19/0926]

**LW/23/0750**

**Change of use to a food waste collection and transfer site (no public access), this includes creation of 16 parking spaces for electric vehicles and chargers on existing hard standing, location of two mobile compactors, and creation of a fix vehicular ramp to enable tipping into waste compactors, replacement of the boundary fence, creation of a footpath to the southern side of the entrance road and additional soft landscaping**

**Former Newhaven Household Waste Recycling Site, Lewes Road, Newhaven**

# Location Plan



# Aerial View Of Site





# Birds Eye View Towards Site from south west



# Birds Eye View Towards Site from east



# Birds Eye View Towards Site from south



# Site Access Viewed from Valley Road Mini Roundabout



# Site Access Showing Lewes Road Dwellings and Car Park



# View Towards Site Across Recreation Ground



# View Towards Site from Egrets Way



# View Towards Rear of Site from east





# Rear of Site Showing Emergency Access



# From Towards Site from Footpath to north



# View Towards Site from Raised Ground to north



# View Towards Site from Valley Ponds



# Proposed Site Layout



# Proposed Sections



Building Section

1:200



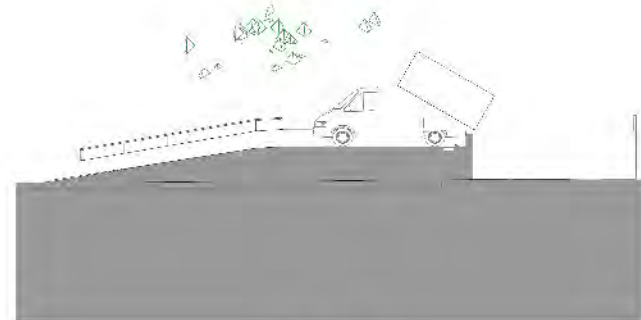
Building Section

1:200

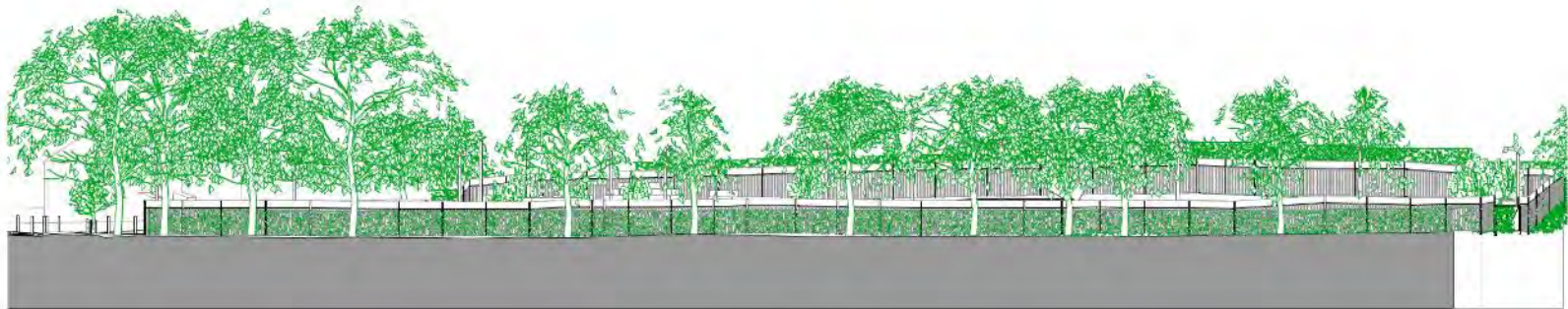


Building Section

1:200



# Proposed Sections Including Fencing



1

E-01 South Elevation

1:200



2

E-02 East Elevation

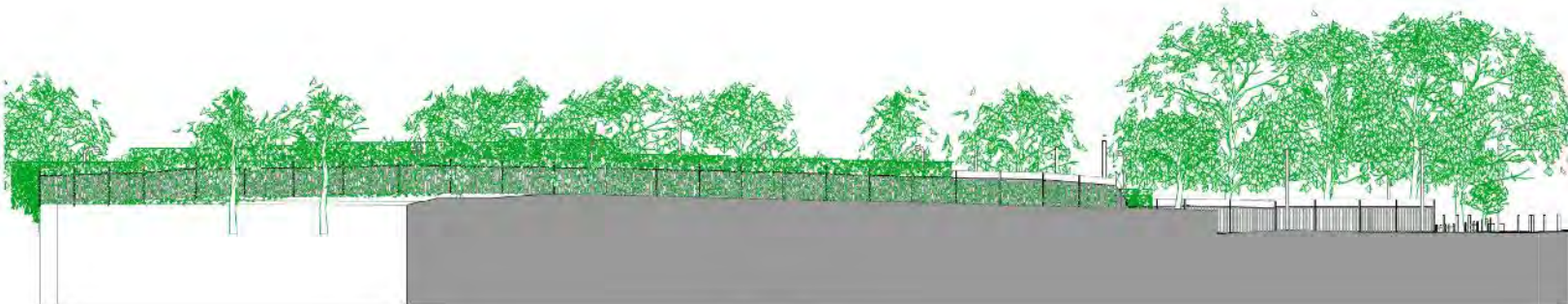
1:200



4

E-04 West Elevation

1:200

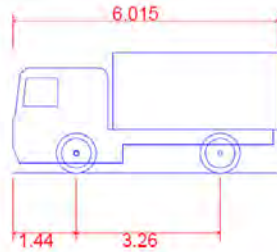
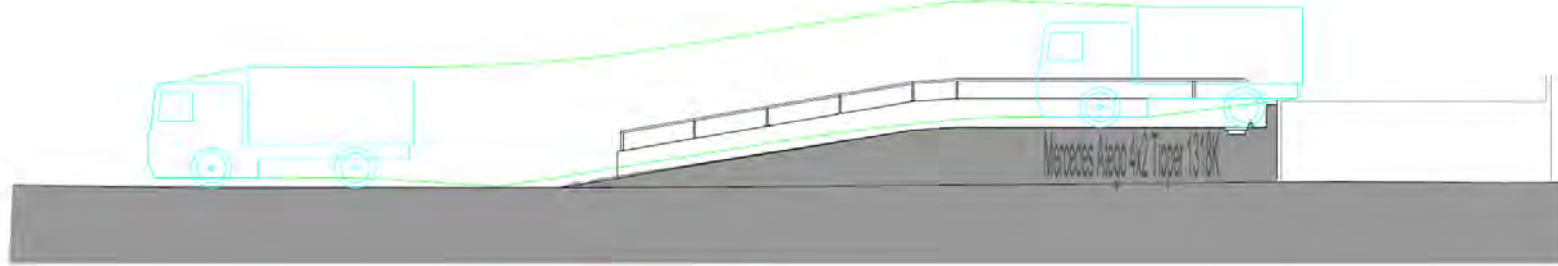


# Example of Proposed Fencing



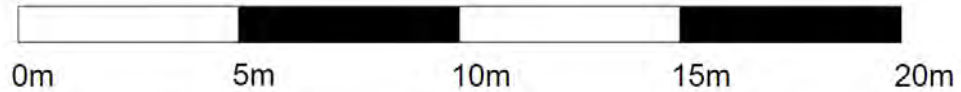


# Section Drawing of Proposed Ramp



|                                 |        |
|---------------------------------|--------|
| Mercedes Atego 4x2 Tipper 1318K |        |
| Overall Length                  | 6.015m |
| Overall Width                   | 2.321m |
| Overall Body Height             | 2.730m |
| Min Body Ground Clearance       | 0.230m |
| Track Width                     | 2.321m |
| Lock to lock time               | 5.00s  |
| Wall to Wall Turning Radius     | 6.550m |

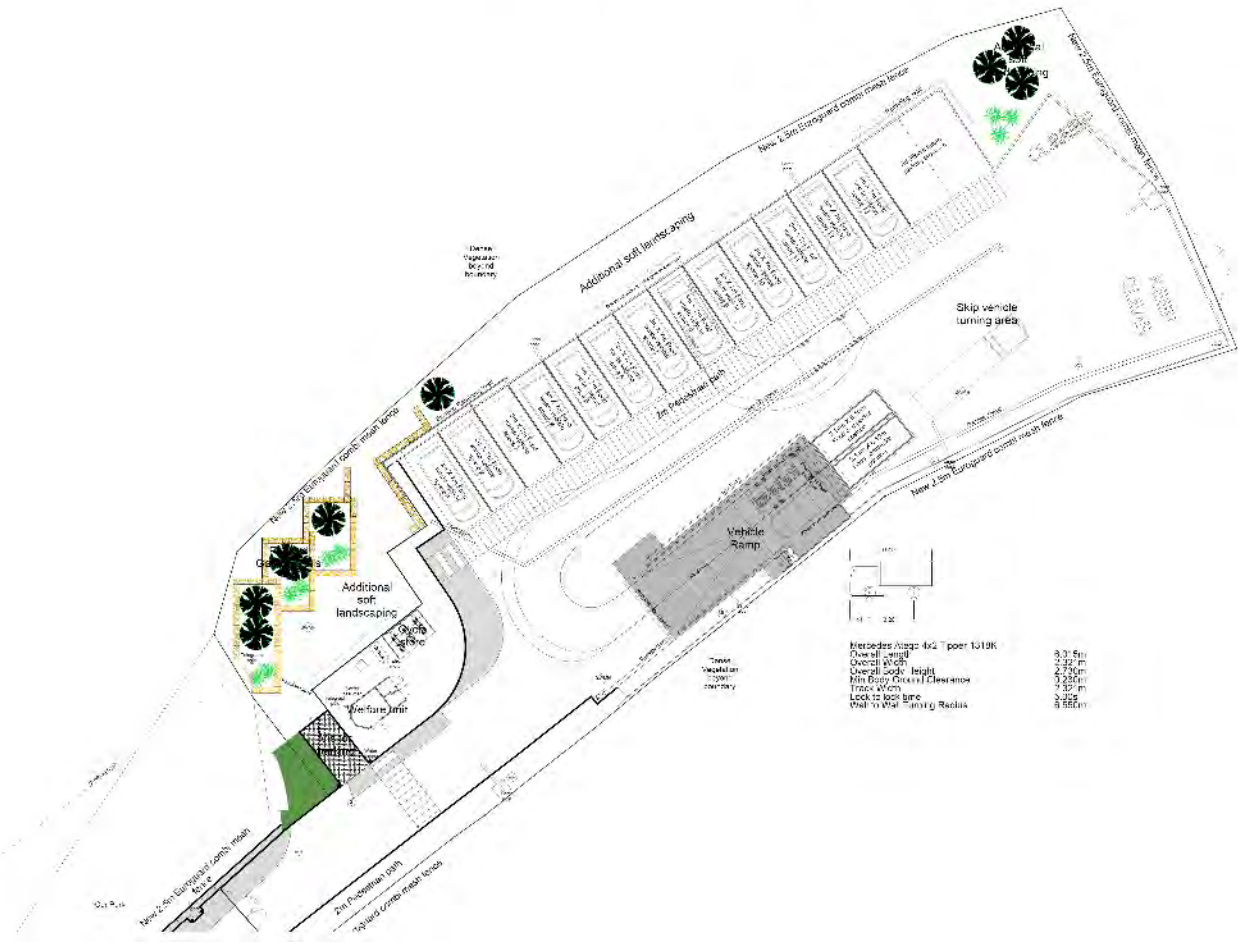
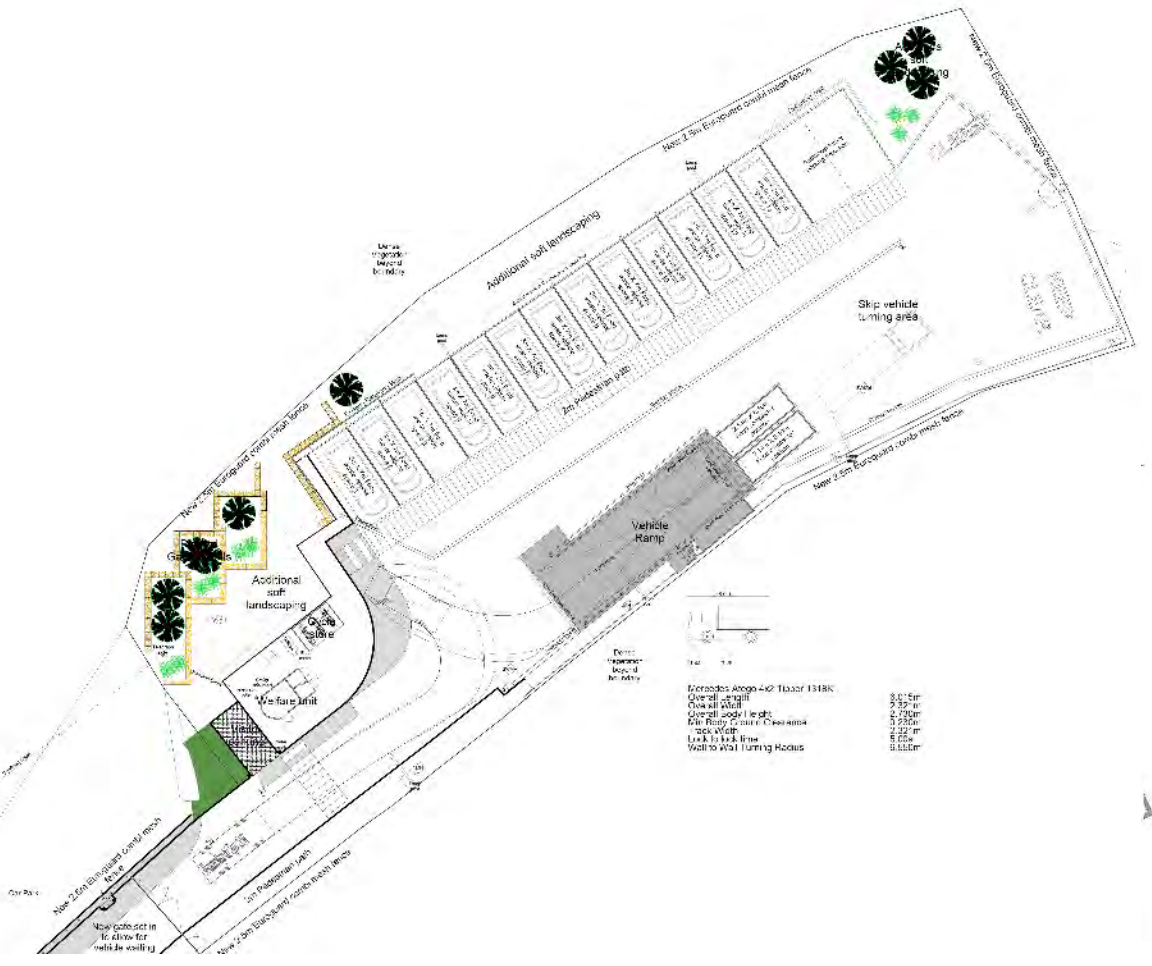
SCALE 1:200



# Tracking Diagrams for Waste Collection Vans

2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

SCALE 1:200  
0m 5m 10m 15m 20m



# Tracking Diagrams for Skip Collection Lorry



# External Lighting Isolines

