



Seaford Town Council

**To the Members of the Planning and Highways Committee**

A meeting of the **Planning and Highways Committee** will be held at the **The View, Seaford Head Golf Club, Southdown Road, BN25 4JS** on **Thursday 8<sup>th</sup> August 2019** at **7.00 p.m.** which you are summoned to attend.

**PLEASE NOTE CHANGE OF VENUE**

James Corrigan  
Town Clerk  
31<sup>st</sup> July 2019

**AGENDA**

**1. Apologies for Absence**

**2. Disclosure of Interests**

To deal with any disclosure by Members of any disclosable pecuniary interests and interests other than pecuniary interests, as defined under the Seaford Town Council Code of Conduct and the Localism Act 2011, in relation to matters on the agenda

**3. Public Participation**

In accordance with Standing Order 3 and Seaford Town Council Policy members of the public will be entitled to speak on general issues concerning this Committee on non-planning application matters at this point. People wishing to speak on planning applications may do so immediately before each planning application.

**4. Planning Applications**

To consider report 53/19 of the Planning Officer on :-

**Seaford**  
LW/19/0475

**Newlands School Site, Eastbourne Road**

Demolition of existing school building and construction of two buildings to provide 21 residential units including provision of public open space and associated landscaping (to run concurrently with reserved matters application LW/19/0258 for the provision of 162 residential units)

LW/19/0258

**AMENDED PROPOSAL** – Reserved matters approval for layout, scale appearance and landscaping of a residential development of 162 homes pursuant to application LW/16/0800 (to run concurrently with full application LW/19/0475 for the demolition of the existing school building and provision of 21 residential units) for Bellway Homes

Planning Applications received week commencing 15th July 2019

<b>Seaford</b> LW/19/0458	<b>49 Kingsmead</b> Planning Application – Erection of a fence between 49 and 51 Kingsmead for Mr A Guile
<b>Seaford</b> LW/19/0504	<b>14 Hill Rise</b> Planning Application – Erection of outbuilding in the rear garden subservient to the main property for Mr and Mrs Willetts
<b>Seaford</b> LW/19/0509	<b>28 Chyngton Gardens</b> Planning Application- Two storey rear extension for Mr and Mrs Anderson
<b>Seaford</b> LW/19/0484	<b>The Crypt Gallery Church Street</b> Planning Application – Replacement of two wall-mounted signs for Mr B Warren

Planning Applications received week commencing 22<sup>nd</sup> July 2019

<b>Seaford</b> LW/19/0426	<b>High Wood, 51 Firle Road</b> Planning Application- New detached dwelling for Mr R Clarke
<b>Seaford</b> LW/19/0515	<b>1 Chichester Close</b> Planning Application- Single storey side extension with pitched roof for Mrs A Fortes
<b>Seaford</b> LW/19/0453	<b>4 Eastbourne Terrace Eastbourne Road</b> Planning Application – Creation of kerb drop for Ms S Smith
<b>Seaford</b> LW/19/0451	<b>Fieldings 18 Firle Road</b> Planning Application – New dwelling to rear of property for John Rigden

Planning Applications received week commencing 29<sup>th</sup> July 2019

<b>Seaford</b> LW/19/0473	<b>2B Hartfield Road</b> Planning Application- Raised timber decking and covered veranda to rear of dwelling for Mrs Catherine Smith
<b>Seaford</b> LW/19/0486	<b>5 Valley Drive</b> Planning Application – Single storey side extension for Mr D Melville
<b>Seaford</b> LW/19/0527	<b>21 Badgers Copse</b> Planning Application- First floor side extension and summerhouse for Mr M Upton

**Seaford**  
LW/19/0528

**6 Sovereign Close**

Planning Application – Two storey side extension with front entrance canopy. Replace tile hanging to front elevation and fenestration to rear elevation for Mr and Mrs M Sayce

**Seaford**  
LW/19/0525

**62 Dane Road**

Planning Application – Single storey rear ground floor extension with terrace above at first floor, creation of rear balcony at second floor, roof extension to create additional/third storey with balconies to front and rear internal layout modifications and replacement façade finishes for Mr O Machan

South Downs National Park Application

**Seaford**  
SDNP/19/03404/FUL

**Blackberry Cottage Eastbourne Road**

Planning Application – Erection of single storey detached garage. Dormer and rooflights added to existing first floor bedroom for Mr and Mrs C Blay

Tree Works Application

**Seaford**  
TW/19/0049/TPO

**1 Willow Drive**

Tree Preservation Order – Reduce Holm Oak (T7) by no more than one metre retaining aesthetic value of the tree. Works required due to the close proximity of the property, to reduce shading and to prevent any similar occurrences to tree in front garden for Mr Alex Cameron

**5. Lewes District Local Plan Part 2 – Consultation on Proposed Modifications**

To consider report 48/19 of the Planning Officer

**6. Adoption of the South Downs Local Plan**

To consider report 49/19 of the Planning Officer

**7. Update Report**

To consider report 50/19 of the Planning Officer on decisions taken by Lewes D.C on applications previously considered by this Committee

**Circulation: Committee:** Councillor L Wallraven (Chairman) and Councillor R Honeyman (Vice Chairman). Councillors N Adil, J Edson, M Everden, A Latham and J Lord.

**For Information:** Councillors L Boorman, P Boorman, M Brown, J Cash, S Dunn, M Hayder, R Hayder, O Honeyman, J Meek, R Morland, R Reed, G Rutland and B Webb.



## Seaford Town Council

### Report 53/19

<b>Agenda Item No:</b>	<b>4</b>
<b>Committee:</b>	<b>Planning &amp; Highways Committee</b>
<b>Date:</b>	<b>8<sup>th</sup> August 2019</b>
<b>Title:</b>	<b>Newlands School Development – Applications LW/19/0258 and LW/19/0475</b>
<b>By:</b>	<b>Geoff Johnson Planning Officer</b>
<b>Purpose of Report:</b>	<b>To provide information on these applications for members to enable a response to be made to Lewes D.C</b>

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#### Recommendations

##### You are recommended:

**To respond to Lewes D.C on the applications.**

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#### Information

Since April there have been several briefings to members on the proposals from Bellway Homes for residential development at the former Newlands School

At the meeting on 23<sup>rd</sup> May it was resolved to give general support to proposed amendments to the original reserved matters proposals in order to increase the affordable housing provision from 8% to 20% and to request that the provision should be not less than 25%.

At the last meeting on 18<sup>th</sup> July 2019 the receipt of the full application LW/19/0475 for the replacement of the main school building and the sports pitch was also reported. It was resolved to defer consideration to this meeting and invite all interested residents to attend and to contribute to the debate.

Details of the background to the two applications , the new full application and the amended reserved matters application , LW/19/0258, are set out on the press release attached. There will be further information circulated prior to the meeting. Officers from Lewes D.C and representatives from Bellway Homes will be in attendance.

As regards the issue of the affordable housing provision and the increase to 25% it is important to note the following statement from the applicant's submission :-

**“Given the foregoing, in that only 20% affordable housing is viable, the delivery of 25% affordable housing across the entire Former Newlands School site is a commercial offer made by Bellway Homes which can only be provided if the two applications are determined concurrently and quickly by LDC. The agreement to and delivery of 25%**

**affordable housing on the site is therefore dependent upon both the full planning application and the amended reserved matters application receiving approval in a timely manner”**

The Contact Officer for this report is Geoff Johnson, Planning Officer

Planning Officer

  
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## Press release

Public Meeting to discuss amended plans for Newlands housing development –

Seaford to gain new park and football academy as well as new social housing and shared ownership homes for local residents

Seaford Town Council is holding a Planning Committee meeting at The View, Seaford on the 8<sup>th</sup> August at 7pm to discuss the amended plans for the Newlands Development to which residents are invited to attend and put forward their views. It is likely that officers from Lewes D.C and representatives of Bellway Homes will attend the meeting. Alternatively, residents are encouraged to write in to the Town Council on [planning@seafordtowncouncil.gov.uk](mailto:planning@seafordtowncouncil.gov.uk) Following this meeting Seaford Town Council will make a formal representation to the planning authority Lewes District Council.

Planning approval has previously been given for the development of 183 homes on the former Newlands School site. This planning permission will remain in place until this latest application is considered which only covers part of the site. Bellway Homes, the site owners, have been discussing their plans with officers from Lewes District Council and Seaford Town Council for several months to attempt to secure the best possible development for the Town.

Following these meetings, a preliminary discussion of the existing plans (as approved) and outcomes of the discussions resulted in some exciting proposals for the Town.

The new plans include:

- 1 Creation of a new 2.5-acre public park with children's play equipment on the site
- 2 Creation of a new 3-4 full size pitch football academy elsewhere on land to be secured by Seaford Town Council
- 3 25% affordable homes (up from the original 8% determined in the viability assessment).
- 4 The Affordable homes to be half social housing and half shared ownership
- 5 Seaford residents to be given priority for the rented accommodation
- 6 The site to include electric car recharge points

To enable the increase in the number of affordable homes the existing school building will be demolished and replaced with a similar main feature building containing apartments.

The new plans mean that the north side of Seaford will gain a 2.5-acre park. Also, that instead of creating one football pitch on the site approximately £350,000 will be made available for a new football academy with 3-4 full size pitches on land to be sourced by Seaford Town Council. The town Council is working closely with local youth football to develop this new much needed facility.

### Detailed matters

Information was published by the Town Council last week on the two applications submitted to Lewes District Council on 11<sup>th</sup> July 2019 in respect of the proposed residential development at the former Newlands School, Eastbourne Road Seaford.

The first application reference LW/19/0475 was a new full application for :-

The provision of a landscaped public park area to the west of the internal access road to replace the formal sports pitch changing rooms and parking spaces set out in the original reserved matters application submitted in April 2019 under reference LW/19/0258

The demolition of the main school building and its replacement with two new blocks providing a total of 21 residential apartments in the same location with parking spaces at the rear. The original reserved matters application had included provision for the main school building to be converted to the same number of apartments

The second application covering the remainder of the site and the remaining 162 dwellings, is in the same form of the original reserved matters application under the same reference , LW/19/0258

These revisions had been proposed by the applicants following a series of meetings with officers from the District and Town Councils. They had been reported to the Town Council's Planning and Highways Committee on 23<sup>rd</sup> May 2109. The Committee had given broad support for the proposals subject to an increase in the provision of affordable housing from the original 8% to a minimum of 25%.

The overall target for the provision of affordable housing in developments of over 10 houses, specified by Lewes D.C in its Core Strategy Local Plan is up to 40%. However, in any relevant development scheme proposed the market and site conditions have to be considered when assessing the appropriate affordable housing provision and in this case the viability report submitted by the applicant in accordance with current government policy guidance, specified the figure of 8%. Properly drafted viability reports would be given considerable weight by an inspector if the application where to be refused and appealed.

The applicants have however confirmed in the current applications that the demolition and replacement of the main school building will release sufficient costs to allow an increase in the provision of affordable housing to 20% and ,in response to the Town Council's request , a further increase to 25% ( 46 units) is proposed. The affordable housing would be split 50/50 between rented and shared ownership units.

The replacement of the sports pitch, if approved, would enable the applicants to make a substantial contribution to the Town Council for the provision of alternative sports facilities in the town which will be developed in full partnership with local youth football provider.



## Seaford Town Council

### Report 48/19

<b>Agenda Item No:</b>	<b>5</b>
<b>Committee:</b>	<b>Planning &amp; Highways Committee</b>
<b>Date:</b>	<b>8<sup>th</sup> August 2019</b>
<b>Title:</b>	<b>Lewes Local Plan Part 2 – Proposed Modifications</b>
<b>By:</b>	<b>Geoff Johnson Planning Officer</b>
<b>Purpose of Report:</b>	<b>Reporting on the proposed modifications to the Local Plan</b>

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#### Recommendations

##### You are recommended:

- 1. To respond to Lewes D.C on the proposed modifications.**
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#### 1. Information

Following the Examination in Public into Part 2 of the Lewes Local Plan in April modifications have been published for public consultation.

Various issues sites, issues and policies are affected by these modifications, This report relates to proposed modifications to Policy E1 – Land at East Quay Newhaven Port.

The Town Council had lodged an objection to the submission draft version of policy E1 on the grounds that further commercial development would have an adverse impact on the sensitive area to the east of the policy area, the Nature Reserve, Tidemills and the South Downs National Park as well as the amenities of Bishopstone residents.

Former Councillor Penny Lower represented the Town Council at the hearing before the Inspector on 12<sup>th</sup> April.

As a result of the many objections submitted and heard the Inspector required modifications to the policy principally to provide additional safeguards to protect the sensitive environment of the area to the east referred to.

The proposed modified version of the Policy and accompanying text is attached. The Committee will note that it requires the exclusion of the shingle bank to the south of the site, requires applicants to provide a fully detailed scheme for the mitigation of any adverse impact on the protected area and provides also for a 'buffer zone' to provide appropriate 'transition' between the developed and undeveloped areas.



All these measures are welcome as safeguards.

The Committee is requested to make its formal response to Lewes D.C on the modifications. The deadline for receipt of comments is Monday 19<sup>th</sup> August 2019.

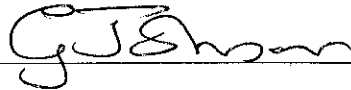
**2. Financial Appraisal**

There are no financial implications to the Council as a result of this report.

**3. Contact Officer**

The Contact Officer for this report is Geoff Johnson, Planning Officer

Planning Officer



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- 3.9. The EZ is a partnership venture between the District Council and the Coast to Capital Local Enterprise Partnership. Over the next 25 years, it is anticipated that the EZ will act as catalyst to deliver 55,000 sq.m. of new employment floorspace and the refurbishment of some 15,000 sq.m. of existing employment premises. This investment will create new business opportunities and encourage further growth and investment in the town.
- 3.10. Also in Newhaven, an Article 4 Direction will take effect in November 2018, withdrawing permitted development rights for changes of use from offices or light industrial to residential. This action has been taken by the District Council to support Core Policy 4 (*Economic Development and Regeneration*) in terms of safeguarding existing employment sites from other competing uses so as to avoid a lack of supply or choice of premises becoming a barrier to business investment and the continued economic growth of the district.

#### **Land at East Quay, Newhaven Port**

- 3.11. Newhaven is a relatively small port but provides important maritime links to mainland Europe. It also plays a vital role in the operation and maintenance of the Rampion offshore wind farm, which is located 13km of the Sussex coast, and the importation of marine aggregates. Its wharves and railheads are safeguarded for the existing and future mineral imports and processing by the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Policy WMP15) and the Waste and Minerals Sites Plan (Policy SP2).
- 3.12. The port is owned and operated by Newhaven Port and Properties (NPP), who published a masterplan in 2012 to provide a strategic framework for the development of the port over the next 20-30 years. Lewes District Council, East Sussex County Council and Newhaven Town Council have agreed to work with NPP to achieve the implementation of this masterplan in recognition that Newhaven needs a higher level of economic activity in order for both the town and the port to have a sustainable future.
- 3.13. In 2016, NPP were granted planning permission for the expansion of the existing working port area, including the refurbishment of the existing multi-purpose berth at East Quay, the construction of a new berth and slip way to the south, and new space for associated offices, warehouses and workshops. It is anticipated this development will allow the port to remain competitive by offering modern facilities to future investors and customers and allowing the port to accommodate larger vessels should the opportunity arise.

- 3.14. The further expansion and enhancement of Newhaven Port is supported by Core Policy 4 (*Economic Development and Regeneration*) of the adopted Local Plan Part 1 in order to help revitalise the economy of the coastal area. An extensive area of largely undeveloped land in the ownership of NPP exists to the north-east of the proposed port expansion and new berth and slipway and this area is considered suitable for the future expansion of port-related activities.
- 3.15. Much of this area was previously allocated in Policy NH20 of the Lewes District Local Plan 2003. However, development of this site has previously been constrained by its poor vehicular access, which is currently via Railway Road and Beach Road. The construction of the final section of the new Newhaven Port access road is anticipated to unlock capacity for new employment space in this part of Newhaven and significantly enhance the development potential of the site.
- 3.16. The first phase of the Newhaven Port access road was completed in 2015, with the construction of the final phase due to be completed by 2020. The new road will then carry traffic by a bridge over the Newhaven to Seaford railway line and Mill Creek, providing a direct vehicular access from the A259 to both the allocated employment site and the remainder of the port land.
- 3.17. The viability of employment development on the site will be further enhanced through the current investment in new flood defences in Newhaven by the Environment Agency and the two Local Enterprise Partnerships (Coast to Capital LEP and South East LEP). This flood alleviation scheme will provide a 1-in-200-year standard of protection for the town and the port, taking into account the effects of climate change, and is due to be completed by the autumn 2019.
- 3.18. The majority of the site is located within the Tide Mills Local Wildlife Site, a non-statutory designation made in 1993 in recognition of the value of the coastal and floodplain grazing marsh and coastal vegetated shingle. These habitats are now included on the Government's list of habitats of principal importance for biodiversity conservation in England. Any development must therefore ensure that any loss or damage to the nature conservation interest of the site can be mitigated to achieve a net gain in biodiversity, in accordance with Policy DM24 (*Protection of Biodiversity and Geodiversity*).
- 3.19. Appropriate mitigation should be identified by the applicant, along with the means for its delivery and maintenance. It is anticipated that such mitigation may include bringing the wider area of the Tide Mills Local Wildlife Site into positive management, including habitat creation (e.g. the creation of wet scrapes for birds) and controls on dog walking in order to avoid the more

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ecologically sensitive areas. This will involve working in partnership with all relevant organisations, including the Ouse Estuary Project.

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3.20. Due to the open nature of the coastline in this location, development is also likely to have an impact upon the setting of the South Downs National Park. Development proposals should therefore have due regard to Core Policy 10 (*Natural Environment and Landscape Character*) of the Local Plan Part 1, which seeks to conserve and enhance the landscape quality and scenic beauty of the Park, and be informed by the South Downs Integrated Landscape Character Assessment accordingly.

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3.21. Development of the site also has the potential to affect the setting of the Newhaven Fort Scheduled Monument and the Tidemills Archaeological Notification Area. The remains of the WW1 seaplane base also needs to be protected. Development proposals should therefore be accompanied by a heritage impact assessment and an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest, in accordance with Policy DM33 (*Heritage Assets*) and Core Policy 11 (*Built and Historic Environment and High Quality Design*) of the Local Plan Part 1.

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3.22. A public footpath, which forms part of the proposed England Coast Path, runs through the site and any development proposals will be required to mitigate any harmful impact on the convenience, safety and amenity of this right of way, in accordance with Policy DM35 (*Footpath, Cycle and Bridleway Network*).

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3-17-3.23. The exclusion of the area of the port from the submitted proposed port expansion, i.e. covering the vegetated shingle habitat to the south of the bunded footpath, would ensure the protection of the Seaplane base, which is an important, although undesignated heritage asset.

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#### **Policy E1: Land at East Quay, Newhaven Port**

**Land at East Quay, as defined on the Policies Map (i.e. excluding the area of vegetated shingle habitat, situated to the south of the bunded footpath, which was included in the submitted Policy E1), is allocated for employment uses associated with Newhaven Port. Employment development which is not associated with port-related activity will be permitted only where it can be demonstrated that such development would not undermine the operational use of the Port. All development proposals should ensure that the visual impact on the landscape and scenic beauty of the South Downs National Park is minimised. Development will be permitted subject to compliance with all appropriate development plan policies and the following criteria:**

**a) An ecological impact assessment is undertaken, and appropriate**

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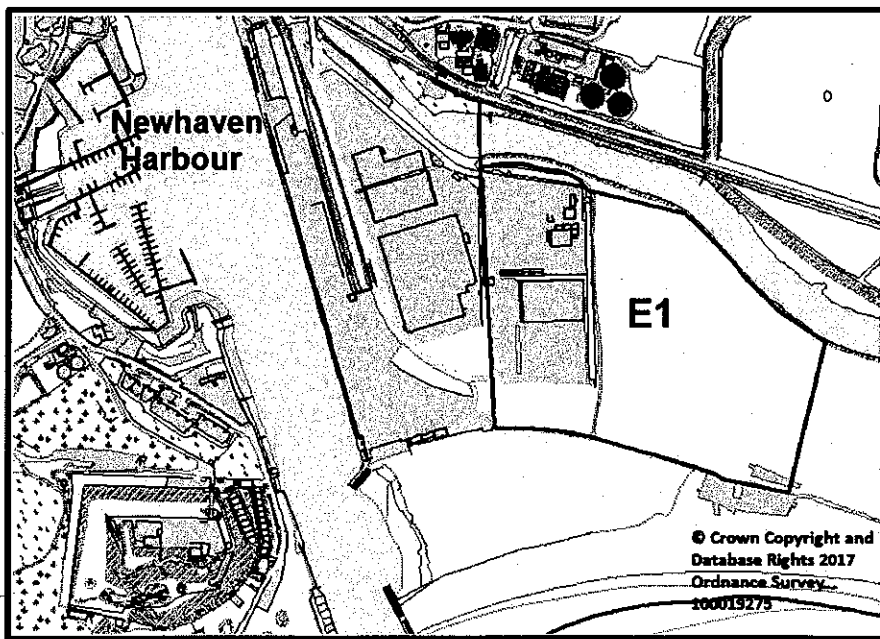
measures identified and implemented accordingly to mitigate potential adverse impacts on biodiversity;

b) A visual and landscape character assessment is undertaken to ensure that the visual impact on the landscape and scenic beauty of the South Downs National Park is minimised;

c) An appropriate assessment and evaluation of archaeological potential is undertaken, and any necessary mitigation measures implemented; and

d) The provision of a landscaped buffer to the east of the site to create a buffer zone to protect the Nature Reserve immediately to the east of the proposed port expansion.

Figure 1142 Land at East Quay employment site allocation



### Land Adjacent to American Express Community Stadium, Village Way, Falmer

3-18-3.24. This site is adjacent to the American Express Community Stadium and is located within the boundaries of both Lewes District Council and Brighton &



## Seaford Town Council

**Report 49/19**

**Agenda Item No:** 6  
**Committee:** Planning & Highways Committee  
**Date:** 8<sup>th</sup> August 2019  
**Title:** Adoption of the South Downs Local Plan  
**By:** Geoff Johnson Planning Officer  
**Purpose of Report:** For information only

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### **Recommendations**

**You are recommended:**

- 1. To note the adoption of this Local Plan.**
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### **1. Information**

The first South Downs Local Plan was formally adopted on 2<sup>nd</sup> July 2019.

The Plan will be the Statutory Development Plan for the whole National Park and incorporates all County Minerals and Waste Plans already adopted.

The adopted Plan is available on the South Downs and Policies Map page of the SDNPA website, [www.southdowns.gov.uk](http://www.southdowns.gov.uk)

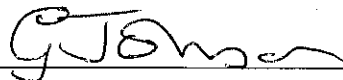
### **2. Financial Appraisal**

There are no financial implications to the Council as a result of this report.

### **3. Contact Officer**

The Contact Officer for this report is Geoff Johnson, Planning Officer

Planning Officer

  
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Seaford Town Council

Report 50/19

**Agenda Item No:** 7  
**Committee:** Planning & Highways Committee  
**Date:** 8<sup>th</sup> August 2019  
**Title:** Update Report  
**By:** Geoff Johnson Planning Officer  
**Purpose of Report:** To inform the Committee of LDC decisions

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**Recommendations**

**You are recommended:**

- 1. To note the contents of the report.**
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**1. Information**

- 1.1** Please see the attached list in Appendix A showing LDC decisions on previous applications put before this Committee, which is for reference only.

The decision notices for these applications can be found in the LDC Planning Decisions File placed in the Members' Room or via the Lewes Planning Portal [www.lewes.gov.uk/planning/15501.asp](http://www.lewes.gov.uk/planning/15501.asp).

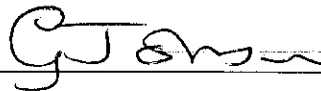
**2. Financial Appraisal**

There are no financial implications to the Council as a result of this report.

**3. Contact Officer**

The Contact Officer for this report is Geoff Johnson, Planning Officer

Planning Officer



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**APPENDIX A**

**UPDATE REPORT 50/19 for PLANNING AND HIGHWAYS COMMITTEE**

**THURSDAY 8th AUGUST 2019. ITEM 7 -DECISIONS MADE BY LEWES D.C SINCE THE LAST COMMITTEE MEETING.**

**APPROVED BY LDC-NO OBJECTION FROM STC**

**LW/19/0348 – 37 STEYNE ROAD – Listed Building Consent – Installation of internal lift**

**LW/19/0370 – 9 ROOKERY WAY – Erection of garden room/golf simulation room for private use only**

**APPROVED BY LDC – OBJECTION FROM STC**

**None**

**REFUSED BY LDC – NO OBJECTION FROM STC**

**None**

**REFUSED BY LDC-OBJECTION FROM STC**

**None**

**NOTIFICATION OF APPEAL**

**LW/19/0343 – 3 SHERWOOD ROAD – Conversion of dwelling to 3 flats**

The Town Council's objection to the application will be forwarded to the Planning Inspectorate

Geoff Johnson  
Planning Officer

31<sup>st</sup> July 2019