



## Planning Application: Land at Chyngton Way, LW/16/0460

Seaford Town Council is holding an extraordinary meeting of its Planning & Highways Committee to discuss the above planning application.

### When & where?

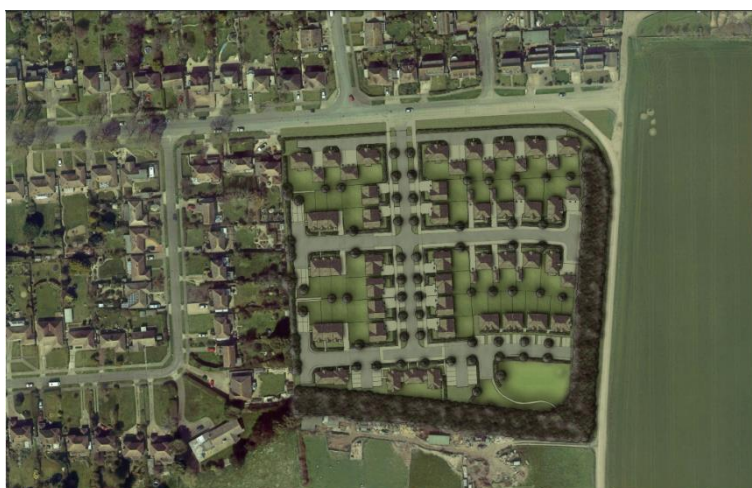
**Thursday 18<sup>th</sup> August 2016 at 7.00pm, at Seaford Baptist Church, Belgrave Road, Seaford, East Sussex, BN25 3EE.**

### What is proposed?

Chyngton Land Limited has submitted a planning application to Lewes District Council, as the local Planning Authority, for a residential development of up to 55 dwelling including affordable housing, landscaping and public open space.

### What may this look like?

Below is the proposed layout plan for the development.



### What is Seaford Town Council's role?

The Town Council is a consultee in the planning application process; this means the Town Council can advise whether it objects or not to the application and if so, the material considerations on which it would suggest objection.

### Who makes the decision?

Lewes District Council are the local Planning Authority and will therefore make the ultimate decision on whether or not to grant permission for this development. The District Council can refuse, grant permission or may grant permission with certain conditions to be met.

District Council officers have delegated powers to consider planning applications; in some instances though the officer will recommend it be taken to the District Council's Planning Committee to consider. The decision on whether or not to take the application to Committee will be made after all the consultation responses have been received on 31<sup>st</sup> August. Details of the Planning Committee meetings can be found at [https://lewes.cmis.uk.com/CMIS5/Committees/CurrentCommittees/20142015/tabid/133/ctl/ViewCMIS\\_CommitteeDetails/mid/485/id/189/Default.aspx](https://lewes.cmis.uk.com/CMIS5/Committees/CurrentCommittees/20142015/tabid/133/ctl/ViewCMIS_CommitteeDetails/mid/485/id/189/Default.aspx)

The District Council will consider planning applications in line with the Lewes District Local Plan as adopted in May 2016; full details of the plan can be found at <http://www.lewes.gov.uk/planning/3498.asp>

### Where can I find more information?

All the associated documents with this application can be viewed on Lewes District Council's website on the planning portal. Visit <http://www.lewes.gov.uk/planning/1139.asp> and search for planning application reference LW/16/0460.

## What are material considerations?

Material planning considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of daylight/sunlight or overshadowing
- Scale and dominance
- Layout and density of buildings
- Appearance and design of development and materials proposed
- Disabled persons' access
- Highway safety
- Traffic and parking issues
- Drainage and flood risk
- Noise, dust, fumes etc
- Impact on character or appearance of area
- Effect on listed buildings and conservation areas
- Effect on trees and wildlife/nature conservation
- Impact on the community and other services
- Economic impact and sustainability
- Government policy
- Proposals in the Local Development Plan
- Previous planning decisions (including appeal decisions)

Issues which cannot be taken into account:

- Who the applicant is/the applicant's background
- Loss of views
- Loss of property value
- Loss of trade or increased competition
- Strength or volume of local opposition
- Construction noise/disturbance during development
- Fears of damage to property
- Maintenance of property
- Boundary disputes, covenants or other property rights
- Rights of way
- Personal circumstances are generally not a material planning consideration

## I want to comment on this application.

Comments can be made direct to Lewes District Council, as the ultimate decision making body, via the following methods:

**Post:** Lewes District Council Planning Department, Southover House, Southover Road, Lewes, East Sussex, BN7 1AB

**Email:** [planning.south@lewes.gov.uk](mailto:planning.south@lewes.gov.uk)

Comments must be made by **31<sup>st</sup> August 2016** at the latest.

If you wish to copy the Town Council in on any correspondence, please use the following contact details:

**Post:** Seaford Town Council, 37 Church Street, Seaford, East Sussex, BN25 1HG

**Email:** [planning@seafordtowncouncil.gov.uk](mailto:planning@seafordtowncouncil.gov.uk)

For copies of this information leaflet, please contact Seaford Town Council on 01323 894 870 or [admin@seafordtowncouncil.gov.uk](mailto:admin@seafordtowncouncil.gov.uk) or pick up a copy from the office at 37 Church Street.