



Toni Lopes
ACTING TOWN MANAGER
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PEACEHAVEN TOWN COUNCIL

TOWN COUNCIL OFFICE
MERIDIAN CENTRE
MERIDIAN WAY
PEACEHAVEN

Councillors on this Committee: EX OFFICIO

Cllr. Jackie Harrison-Hicks (Chair of Council), Cllr. Job Harris (Vice Chair of Council)

Cllr Melvyn Simmons (Chair of Committee), Cllr Lynda Duhigg (Vice Chair of Committee), Cllr Daryll Brindley, Cllr Sue Griffiths, Cllr Alan Milliner, Cllr Claude Cheta,

19th March 2019

Dear Committee Member,

You are summoned to a **PLANNING & HIGHWAYS** meeting to be held in the **ANZAC ROOM** Community House, Meridian Centre, Peacehaven on **Tuesday 26th March 2019 at 7:30pm**

Toni Lopes
Acting Town Manager

A G E N D A

GENERAL BUSINESS

1. PH594 CHAIR ANNOUNCEMENTS

2. PH595 PUBLIC QUESTIONS

There will now be a 15 minute period whereby members of the public may ask questions, on any relevant **PLANNING & HIGHWAYS** matters. It would be preferred if these are submitted in writing by 12 noon on the day of the meeting. Each speaker is restricted to 3 minutes. Copies of any non-confidential reports listed below may be obtained by contacting the Town Council Office.

3. PH596 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

4. PH597 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

5. PH598 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 5th FEBRUARY 2019 (pages 1-5)

6. PH599 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 26TH FEBRUARY 2019 (pages 6-10)

PLANNING APPLICATIONS RECEIVED

7. PH600 LW/18/1016 – 238 South Coast Road (pages 7-14)
8. PH601 LW/19/0160 – 10 Victoria Avenue (pages 15-19)
9. PH602 LW/19/0096 – 14 Cripps Avenue (pages 20-30)
10. PH603 LW/19/0112 – Lower Hoddern Farm Lane (pages 31-37)

DECISION NOTICES

- LW/18/1009 – 52 Gladys Avenue (Permission Granted)
- LW/18/0947 – 7B Phyllis Avenue (Permission Granted)
- LW/18/0858 – 6 Cripps Avenue (Permission Granted)
- LW/18/0765 – 16 Ashmore Close (Permission Granted)
- LW/18/0954 – 239 South Coast Road (Permission Granted)
- LW/18/0975 – 38 Rowe Avenue (Permission Granted)
- LW/19/0019 – 239 South Coast Road (Permission Granted)
- LW/19/0042 – 239a South Coast Road (Permission Granted)

REPORTS

11. PH604 Lewes Parking Review (pages 38-73)
12. PH605 Bus shelter at Slindon Avenue (pages 74-79)

ACTION PLAN UPDATE



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MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE HELD ON TUESDAY 5TH FEBRUARY 2019 AT 7.30PM IN COMMUNITY HOUSE, ANZAC ROOM

Councillors of this Committee EX OFFICIO

Cllr. Jackie Harrison-Hicks (Chair of Council) Cllr. Job Harris (Vice Chair of Council)

Cllr Melvyn Simmons (Chair of Committee), Cllr Lynda Duhigg (Vice Chair)
Cllr Daryll Brindley, Cllr Sue Griffiths, Cllr Alan Milliner, Cllr Claude Cheta

In Attendance

Matt Gunn Marketing Assistant
Vicky Onis Admin Assistant

GENERAL BUSINESS

1. PH 556 CHAIR ANNOUNCEMENTS

Good evening residents, thank you for coming to the Planning and Highways meeting this evening, Tuesday 5th February 2019.

Firstly, may I remind you of the health and safety announcement, we are not expecting any evacuations, although if we do, the alarms will sound and you will be required to leave the building by the closest available route. We will meet on the grass area in the South car park.

- Cllr Simmons advised that he will be absent for 6 weeks from March 4th 2019 for a knee replacement operation.
- The Wrestling is coming up on Saturday 16th February.
- Next Tuesday meeting Policy & Finance is now cancelled as there is nothing to report

2. PH 557 PUBLIC QUESTIONS

Mike Gatti – North Ward - With regard to previous public questions asked.

23rd October 2018 PH 504

I asked firstly a question regarding installing signage near schools asking drivers to "Cut their engines and cut pollution" as else ware in the district Cllr Smith was to take this forward, which I believe he did, can the committee check on any progress please.
The second related to Lower Hodder Farm and the construction traffic using Pelham Rise. Cllr Simmons stated at the recent Full Council meeting that he cannot get an answer from LDC.
Correct?

Lastly I asked about the signage Barratts have installed on Pelham rise requiring planning permission - has this be followed up?

On behalf of Lucy Symonds who asked a question regarding crossings at the same meeting, may she have a response to her question?

13th November 2018 PH 517

I asked a question about coastal erosion, and if the committee would ask LDC & Tim Bartlett for an update on their Coastal Management Implementation Plan. This was to be actioned by Cllr Simmonds and Committee. Still awaiting a response.

3. PH 558 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr Claude Cheta	Family Bereavement
Cllr. Job Harris	Hospital Appointment
Cllr Daryl Brindley	was absent
Cllr Alan Milliner	Cllr Ann Harrison sub for Cllr Milliner

4. PH 559 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

No Declarations

5. PH 560 TO ACCEPT THE MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE 5TH JANUARY 2019

Minutes Accepted

Proposed - Cllr Sue Griffiths
Seconded – Cllr Lynda Duhigg
All accepted

PLANNING APPLICATIONS RECEIVED

6. PH 561: LW/19/0047 – 21 Sunview Avenue (Pages 7-21) case officer Mr Matt Kitchener

Proposed construction of a new 3 bedroom detached chalet bungalow following demolition of existing bungalow

Comments

Cllr Ann Harrison The roof is a dreadful design, doesn't fit into local surroundings.
Cllr Lynda Duhigg no reason not to propose approve, roof lines and designs are changing and has no problem with the design

Recommend to grant planning permission

Proposed - Cllr Lynda Duhigg
Seconded – Cllr Sue Griffiths
Objected – Cllr Ann Harrison

7. PH 562: LW/19/0042 – 239A South Coast Road (Pages 22-31) case officer Mr Matt Kitchener

Proposal : Subdivision of existing 2 x 1 bedroom flats to 4 x studio flats

Comments

Cllr Sue Griffiths Queried that Lewes District council do not seem to have a minimum space policy for flats, concerned that the 4 studio flats will be very small

Recommendation: To grant planning permission

Abstain - Cllr Ann Harrison

Proposed - Cllr Sue Griffiths

Seconded - Cllr Lynda Duhigg

8. PH 563: LW/19/0954 – 239 South Coast Road (pages 32-42) case officer Mr Russell Pilfold

Proposal : Conversion of existing rear detached vacant garage to start-up office unit

Recommendation – To grant planning permission

Proposed - Cllr Sue Griffiths

Seconded Cllr Lynda Duhigg

All in agreement

Comment

Sue agreed that it's important to have more starter units in the Town.

9. PH 564: LW/19/0019 – 239 South Coast Road (pages 43-46) case officer Mr James Emery

Proposal: Illuminated sign to front elevation

Recommendation to Grant Approval

All in agreement

10. PH 565 LW/19/0061 - 47 Piddinghoe Avenue (Pages 47-50) case officer Mr Russell Pilfold

Proposal: Variation of Planning Condition 1 (Plans) relating to Planning Approval Reference Number: LW/17/0696 the building having additional roof lights

Recommendation – To grant planning permission

Proposed Cllr. Ann Harrison

Seconded Cllr. Lynda Duhigg

All in agreement

11. PH 566: LW/19/0004 -5 Telscombe Park (pages 51-56) case officer Mr Russell Pilfold

Proposal: Erection of porch

Recommendation – To grant planning permission

Proposed Cllr Sue Griffiths

Seconded Cllr Lynda Duhigg

All in agreement

12. PH 567: LW/19/0975 – 38 Rowe Avenue (pages 57-66) case officer Mr Robin Hirschfeld

Proposal: Proposed loft conversion with rear and front dormer

Recommendation – To grant planning permission

Proposed Cllr Lynda Duhigg

Seconded Cllr Sue Griffiths

All in agreement

13. PH 568: LW/18/0858 – 6 Cripps Avenue (Pages 67-71) case officer Mr Robin Hirschfeld

Proposal : Loft conversion including roof extension, three roof lights and rear dormer

Recommendation to grant planning permission

Proposed Cllr Sue Griffiths

Seconded Cllr Ann Harrison

All in agreement

14. PH 569: LW/18/0967 Lower Hoddern Farm (Pages 72-75) case officer Mr Piotr Kulik

Proposal: Application for Discharge of Condition 7) Electric Vehicle Charging points of planning permission granted 05 September 2018 for the development of 143 dwellings (55 affordable), outline planning application for up to 307 dwellings (125 affordable), vehicular, pedestrian and cycle access, internal site roads, parking and public open space, including extension to Peacehaven Centenary Park, and landscaping, all matters other than access reserved. (Ref: LW/17/0226)

Comments

Cllr Harrison I know they have probably gone to a supplier of electric points, I find it strange they are trying to discharge it when they haven't even been installed yet.

Cllr Simmons my personal views are that we are going electric, I think they have a duty, to install them.

Cllr Griffiths I don't see how they can be discharged when not put in ground yet.

Refusal Recommended

Proposed to Reject - Cllr Sue Griffiths

Seconded - Cllr Lynda Duhigg

15. PH 570 LW/18/1009 – 52 Gladys Avenue (Pages 76-107) case officer Mr Piotr Kulik

Proposal: Partial demolition of existing bungalow, erection of rear single storey extension & loft conversion (hip to gable), sub-division of plot to form two semi-detached bungalows, and creation of side dormers (amended description)

Recommend to Grant Permission

Proposed Cllr Lynda Duhigg

Abstain Cllr Sue Griffiths

Abstain Cllr Ann Harrison

Approved Cllr Melvyn Simmons

Comments - Two letters of Objection from Neighbours

Cllr Harrison concerned about the objections raised by Neighbours - Trend to over develop small plots, extra cars parked in narrow roads, Drainage, causing sink holes which have already been seen in this particular street.

Cllr Simmonds Lamppost on the verge outside, restricting access to the proposed driveway access. If lamppost cannot be moved, there will be more cars parked on the street.

16. PH571 LW/18/1013 – Neville Lodge, 15 Rowe Avenue (Pages 108-117) case officer Mr Russell Pilfold

Proposal: Discharge of conditions 8, 9, and 10 relating to approval LW/16/0841

Recommendation – To grant planning permission

Proposed Cllr Ann Harrison

Seconded – Cllr Sue Griffiths

All in Agreement

17. PH572 LW/19/0016 – 1A Lea Road (Pages 118-134) case officer Mr Piotr Kulik

Proposal: Division of existing single dwelling to create 2 dwellings with off road parking, including the replacement of part of roof

Recommendation to Grant Planning permission

Proposed Cllr Lynda Duhigg

Seconded Cllr Sue Griffiths

All in agreement

DECISION NOTICES

18. PH 573 LW/18/0968 – 1 Cliff Avenue (Permission Granted)

19. PH 574 LW/18/0787 – Land Adjacent to 8 Gold Lane (Permission Granted)

20. PH 575 LW/18/0962 – Neville Lodge 15 Rowe Avenue (Variation Granted)

21. PH 576 LW/18/0619 – 8 The promenade (Permission Granted)

22 PH 578 LW/18/0977 – 1 Morestead – certificate of lawful use or development (Proposed)

Date of Next meeting Tuesday 26th February 2019 & 7.30pm

Meeting closed 8.15 pm



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MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 26TH FEBRUARY 2019 AT 7.30PM
IN COMMUNITY HOUSE, ANZAC ROOM

Councillors of this Committee EX OFFICIO

Cllr. Jackie Harrison-Hicks (Chair of Council) Cllr. Job Harris (Vice Chair of Council)

Cllr Melvyn Simmons (Chair of Committee), Cllr Lynda Duhigg (Vice Chair)
Cllr Daryll Brindley, Cllr Sue Griffiths, Cllr Alan Milliner, Cllr Claude Cheta

In Attendance Vicky Onis, Admin Assistant

GENERAL BUSINESS

1. PH 579 CHAIR ANNOUNCEMENTS

Good evening residents, thank you for coming to the Planning and Highways meeting this evening, Tuesday 26th February 2019.

- Cllr Simmons will be away for 6 weeks after today's meeting for a Knee Replacement.
- Cllr Simmons welcomes Cllr Cheta back after an absence.

2. PH 580 PUBLIC QUESTIONS

There will be a 15 minute period when members of the public may ask questions on any relevant PLANNING AND HIGHWAYS MATTER. It would be preferable if the question is submitted in writing by 12 noon on the day of the meeting. Each speaker is restricted to 3 minutes.

- **Cllr Lynda Duhigg** - I'd like a statement please regarding questions that are asked by members of the public i.e. residents of the town that responses in the future do not take as long as in some cases 4 months to be answered. I have asked the acting Town Manager and with your approval that after each P & H meeting that an extra sheet of paper to have an action plan so that when questions are asked we are then able to get the correct answers in a good time scale either to reply in writing or to speak to the resident directly. Questions are taking too long to answer.

Cllr Simmons fully concurs

3. PH 581 TO CONSIDER APOLOGIES FOR ABSENCE

- Cllr Jackie Harrison-Hicks – unwell
- Cllr Darryl Brindley - no apologies.

4. PH 582 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

No Declarations

5. PH 583 TO ACCEPT THE MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE 5TH FEBRUARY 2019

Cllr Sue Griffiths pointed out an error on page 8 – Cllr Sue Griffiths noted as both proposing & abstaining to LW/18/1009.

Cllr Melvyn Simmons advised he will sign new copy once amended.

Minutes accepted.

Proposed – Cllr Sue Griffiths

Seconded – Cllr Claude Cheta

All accepted

PLANNING APPLICATIONS RECEIVED

6. PH584 LW/19/075 – 12A Lincoln Avenue

Comments

Cllr Simmons - This was approved by Lewes District Council without being referred to Peacehaven Town Council. Application was received and approved within 2 days and PTC were not notified of update.

7. PH585 LW/18/0956 - 9 Outlook Avenue Peacehaven East Sussex BN10 8XE

Proposal: Lawful Development Certificate to continue using residential annexe as a separate dwelling house.

Recommendation – To grant planning permission

Proposed – Cllr Sue Griffiths

Seconded – Cllr Claude Cheta

All in Agreement

8. PH586 LW/19/0097 – 5 Stanley Road Peacehaven East Sussex BN10 7SP

Proposal: Proposed development of 2 x 2 Bedroom flats.

Recommendation – Refusal

Propose to reject - Cllr Griffiths

Seconded - Cllr Simmons

All in agreement

Comments

Cllr Simmons – several objections for this application

Cllr Griffiths – went to see the property yesterday, several issues with the paperwork.
Page 52 important habitats, paperwork states NO but there's a big hedge all-round the side, hedges very important, nesting birds, rodents/hedgehogs.

Underground sewage – no explanation of how they are going to connect to the existing drainage.

Recyclable waste storage and collection No arrangements in place.

- Out of keeping with street to put flats in a small close with houses.
- Private road would have to buy in to have access and at least 1 of the current residents is strongly objecting to the application.

Cllr Lynda Duhigg – surprised the application came to us in the guise that it's in. I would of thought the planning officer for this area would of picked up the points and lack of details pointed out by Cllr Griffiths before it coming to us. Surprised the applicants have not been asked to fulfil the blind spots on this application.

Planning objections

- Backgarden Development –building another property within the confines of the existing one or large extension to property
- Out of keeping with the street scene – impairment of street scene, changing the character and appearance, detrimental to it, will spoil the ambience of road/Avenue, unfriendly.
- Blind or blocking corners – either with fence, bushes or trees causing hazard to drivers and pedestrians, health and safety
- Inadequate local infrastructure – including A259, surgeries, school
- Effect on local character – surrounding area included

9. PH587 LW/19/0069 – Land at Farrington Enterprise Estate, Hoyle Road, Peacehaven

Proposal: Change of use from class B1 to class B2 (Unit 11 & 13)

Comments

Cllr Cheta – good for business can see no adverse major impact or risk.

Recommendation – To grant planning permission

Proposed – Cllr Claude Cheta

Seconded - Cllr Lynda Duhigg

All in agreement

10. PH588 LW/19/0056 – 154 South Coast Road

Proposal: Proposed change of use from Class D1 to Class A1

Recommendation – To grant planning permission

Proposed – Cllr Sue Griffiths

Seconded - Cllr Job Harris

All in agreement

11. PH589 LW/19/0036 – 47 Rowe Avenue, Peacehaven, East Sussex, BN10 7PE

Proposal: Rear single storey extension, new roof with dormers and conversion of Bungalow to form a pair of semi-detached chalet bungalows

Recommend to grant planning permission

Proposed – Cllr Llynda Duhigg

Seconded – Cllr Job Harris

All in Agreement

12. PH590 LW/19/0046 – 110 Westview Close, Peacehaven, BN10 8FB

Proposal: Clad the side elevation to property and clad previously approved dormer.

Comments

Cllr Melvyn Simmons what are they going to clad in?

Cllr Job Harris need to query what kind of cladding?

Cllr Lynda Duhigg fire retardant?

Cllr Griffiths in keeping with the street?

Cllr Duhigg happy to recommend approval as long as we have answers to the above in a good time frame

DECISION NOTICES

PH 591 LW/18/0858 – 6 Cripps Avenue (Permission Granted)
PH 592 LW/18/1009 – 52 Gladys Avenue (Permission Granted)
PH 593 LW/18/0947 – 7B Phyllis Avenue (Permission Granted)

Action Plan

Vicky to contact Lewes to establish why Lewes are approving Planning Applications before being sent to Peacehaven Town Council.

Vicky to ask Lewes to confirm type of cladding being used for application **PH590**
LW/19/0046 – 110 Westview Close, Peacehaven

Cllr Simmons to sign the amended minutes from 5TH February 2019 (Vicky has emailed Cllr Simmons 27/2/19 to advise now updated and ready to sign)

Date of Next meeting Tuesday 26th March 2019 & 7.30pm

Meeting closed at 8.10pm

Reference LW/18/1016

Alternative Reference PP-07427178

Application Received Fri 21 Dec 2018

Application Validated Wed 06 Mar 2019

Address 238 South Coast Road Peacehaven East Sussex BN10 8JS

Proposal Replacing existing signage with new branded signs together with some additional signs, Three of the intended signs are illuminated.
These signs reflect a slight change of branding for the firm.
One of the illuminated signs, on the South facing wall is additional to existing signage.

Status Awaiting decision

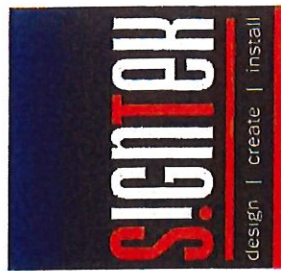
Appeal Status Unknown

Appeal Decision Not Available

Case officer Andrew Kubiak



Existing



BARWELLS
PEACEHAVEN SIGNAGE
VERSION 5

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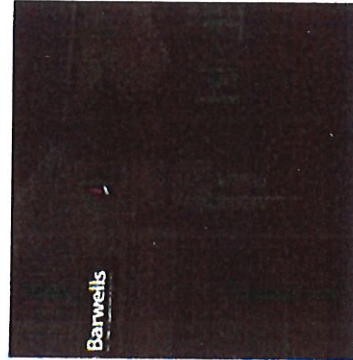




3000mm



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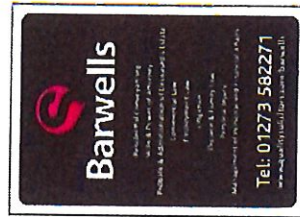
push through acrylic

Push through lettering allows for edge only illumination of edge and face illumination together. This is achieved by requiring either clear or vinyl acrylic onto acrylic carriers that sit behind the aluminium panel face of the sign.

This type of 'push through' is different to the 'edge illumination' produced by built up letters.

The face of the letter is covered in either an opaque vinyl, acrylic or flat cut metal that prevents any face illumination through the letter or logo. This forces all of the illumination, generated by either fluorescent or LED illumination, through the edges of the push through acrylic which is either in clear or opal. It produces an effective, attractive halo effect which gives an overall glow effect to the fascia sign and the lettering or logo then appears 'back lit' against the night sky.

OPTIONAL EXTRA
ILLUMINATED PROJECTION SIGN

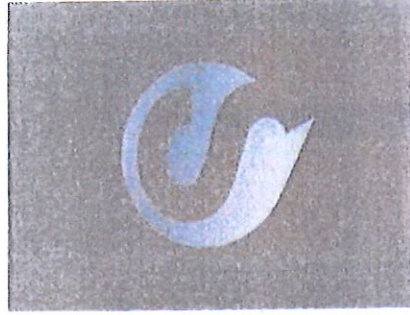


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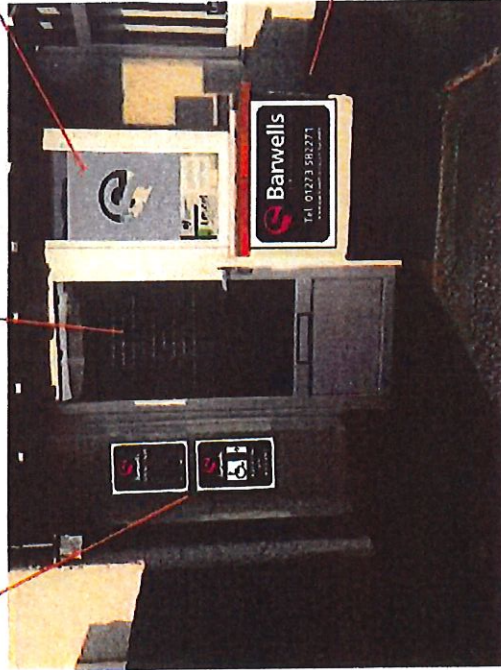


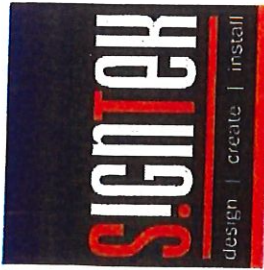
etch window graphics



aluminium composite sign tray

Fabricated on our in-house CNC equip the panels are v-grooved and cut the panels, also that folded and bent. Once set the panels can be sign written or wrapped, or have signage mounted, no lettering is fixed

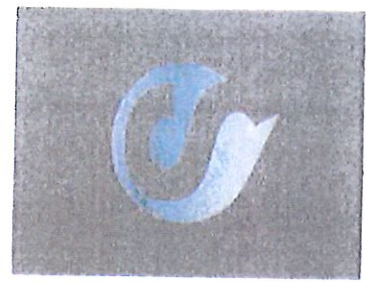




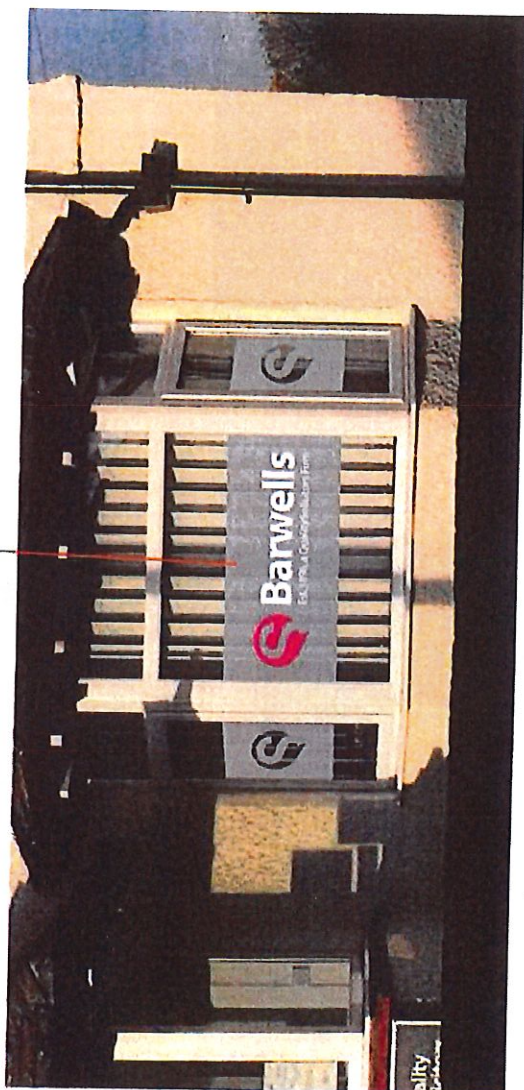
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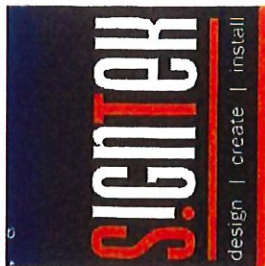
Client: **BARWELLS**
Signage Ref: **PEACEHAVEN SIGNAGE**
Design Version: **VERSION 5**
Date: **29/10/18**



etch window graphics



Customer Signature: _____ Customer Name: LEANE PEACE Date: 31.10.18 by signing this document you the customer have fully checked all details and spelling and are confirming that it is all correct and have full responsibility for any errors.
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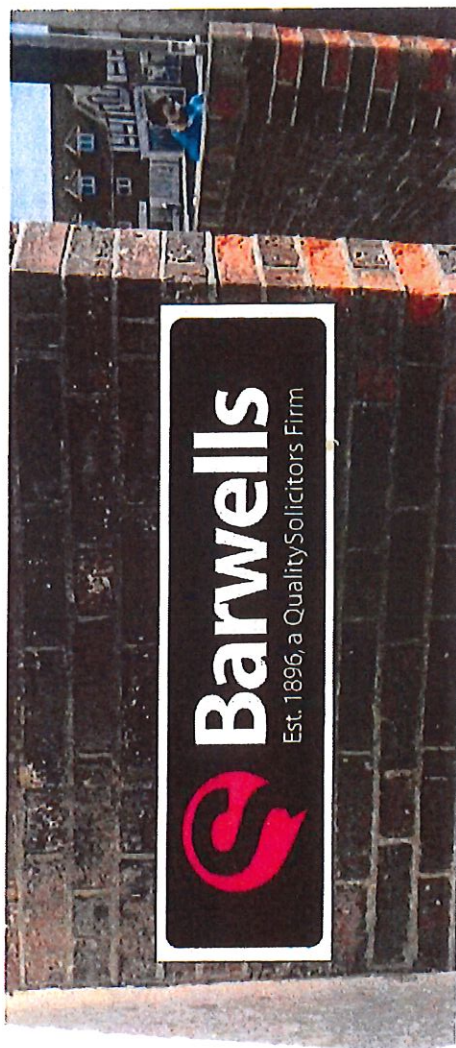
Unit 5E, Southbourne Business Park
Eastbourne, East Sussex
BN22 8UY

Client: **BARWELLS**
Signage Ref: **PEACEHAVEN SIGNAGE**
Design Version: **VLSIGN15**
Date: **29/10/18**



Customer Signature: _____

Customer Name: LEAH REALE Date: 31.10.18 By signing this document you the customer have fully checked all details and are confirming that it is all correct and take full responsibility for any errors. The illustrations and colours in this document are not true representations of the final product. If you require a product sample or colour sample please make this request upon confirmation of order. All goods remain the property of Signtek until paid for in full. VAT is charged at the standard rate of 20% where applicable. All goods supplied subject to our standard terms and conditions. Please carefully check that the specifications stated and designs if applicable are entirely correct and as required. BACS payments to Account number 71664298 Sort Code 40-20-06. This quotation is valid for 60 days from the date of this document.



ref: small wall



ref: front wall

14



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www.cncetek.co.uk



Reference LW/19/0160

Alternative Reference Not Available

Application Received Fri 01 Mar 2019

Application Validated Wed 06 Mar 2019

Address 10 Victoria Avenue Peacehaven East Sussex BN10 8LX

Proposal Proposed loft conversion, replacement garage, utility room and new conservatory

Status Awaiting decision

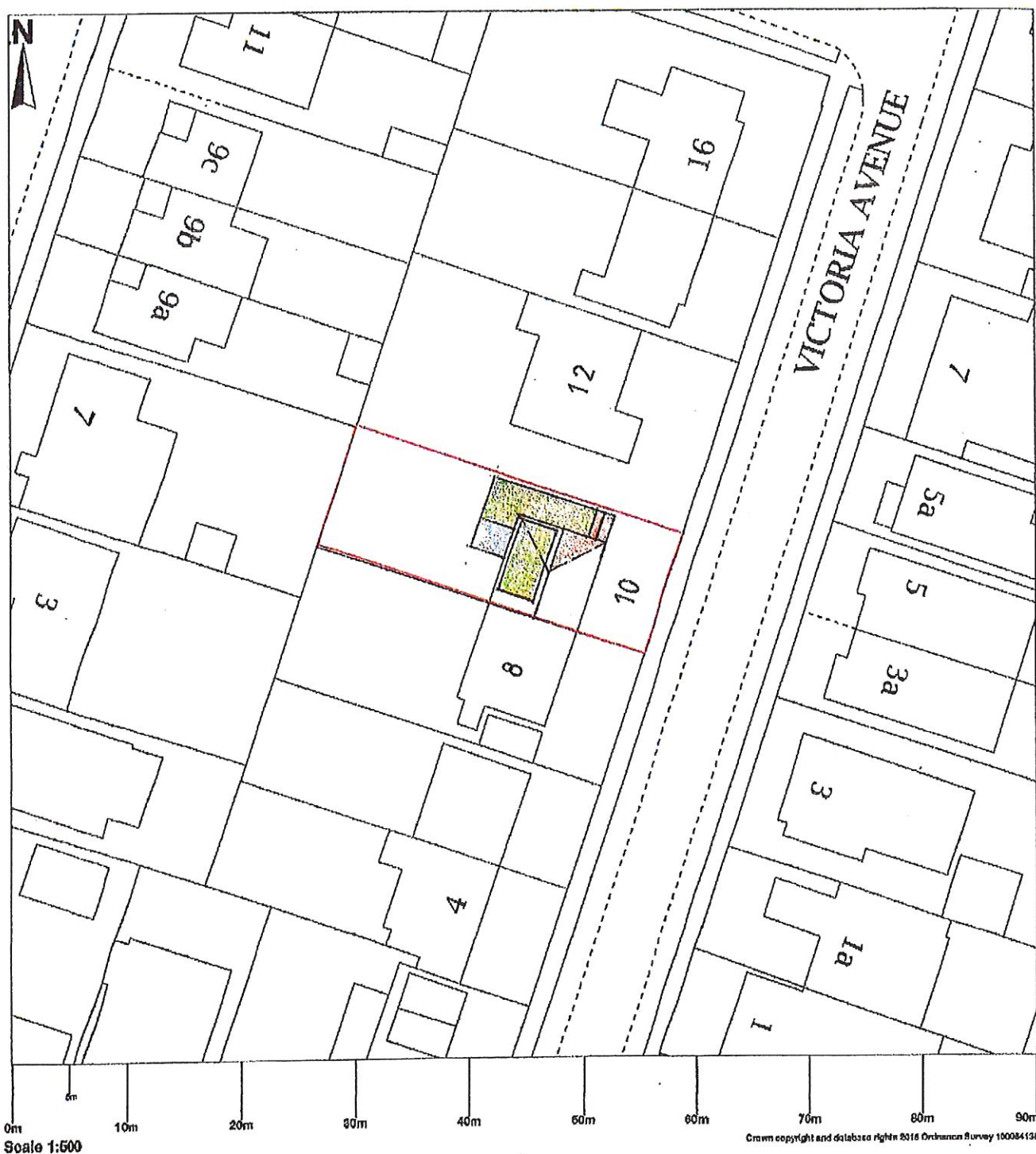
Appeal Status Unknown

Appeal Decision Not Available

Case
worker

Robin Hirschfeld

10 Victoria Avenue, Peacehaven, BN10 8LX



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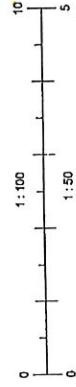
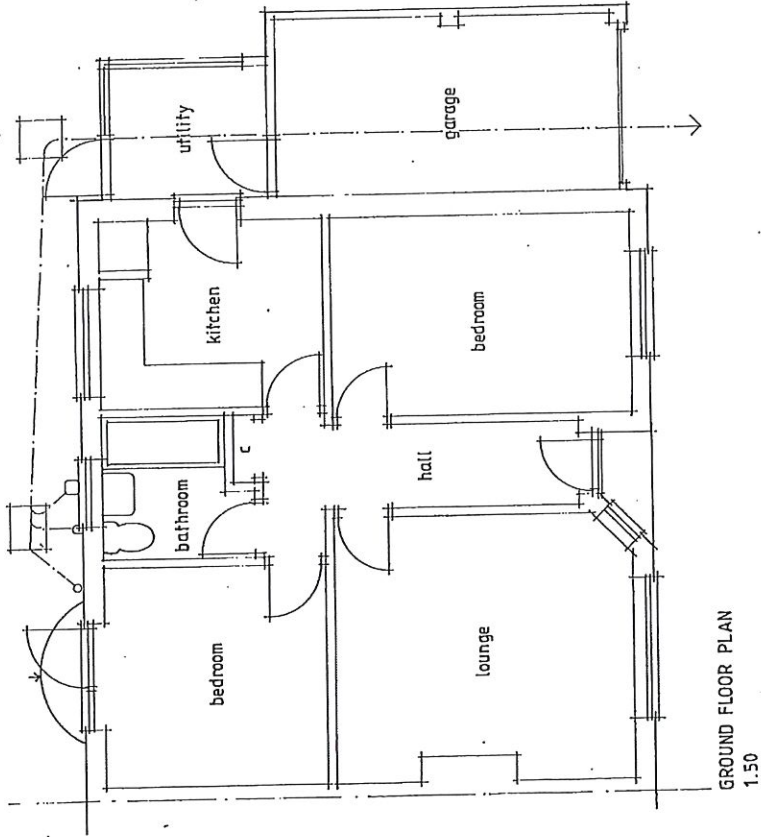
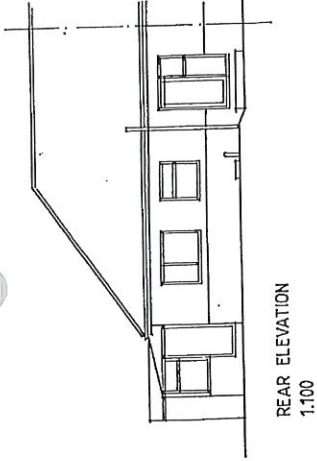
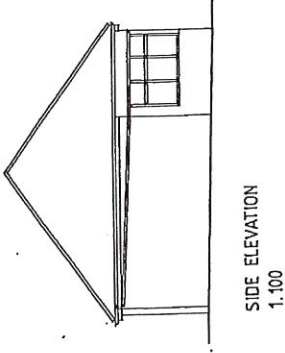
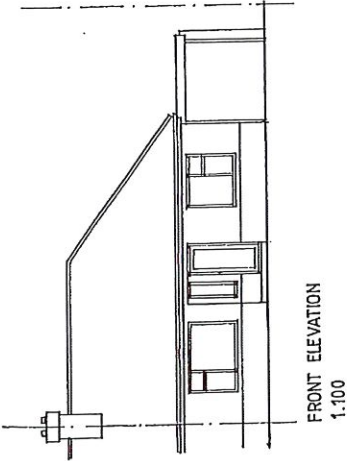
10 Victoria Avenue, Peacehaven, BN10 8LX



Map area bounded by: 541159,100720 541301,100862. Produced on 02 February 2019 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2019. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/315939/429387

Notes

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
DRAWING NO. 02/014.



John Darvall
Architectural Services
Tel: 01323 896322

Client:
MR AND MRS L-HERRING
10 VICTORIA AVENUE
PEACEHAVEN

Project:
SURVEY AS EXISTING

Scale
1:100 1:50

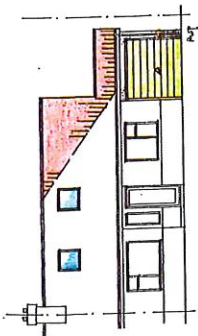
Date
FEB 19

Drawing No
01/014

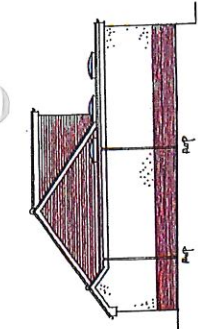
Sheet Size A2

NOTES

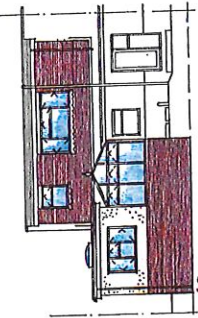
THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE PROPOSAL FOR THE CONSTRUCTION OF THE PROPOSED ROOF CONVERSION, REPLACEMENT GARAGE AND UTILITY, NEW CONSERVATORY. ALL PLANS, ELEVATIONS ARE TO MATCH EXISTING. NO WORK SHALL BE STARTED UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED.



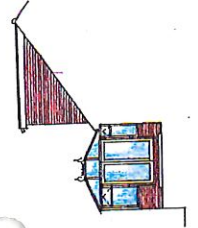
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1:100



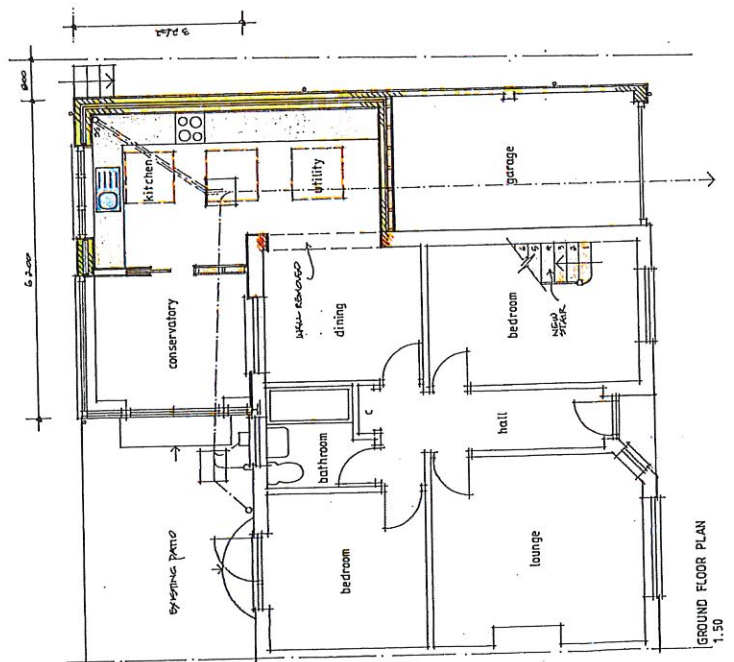
SIDE ELEVATION
1:100



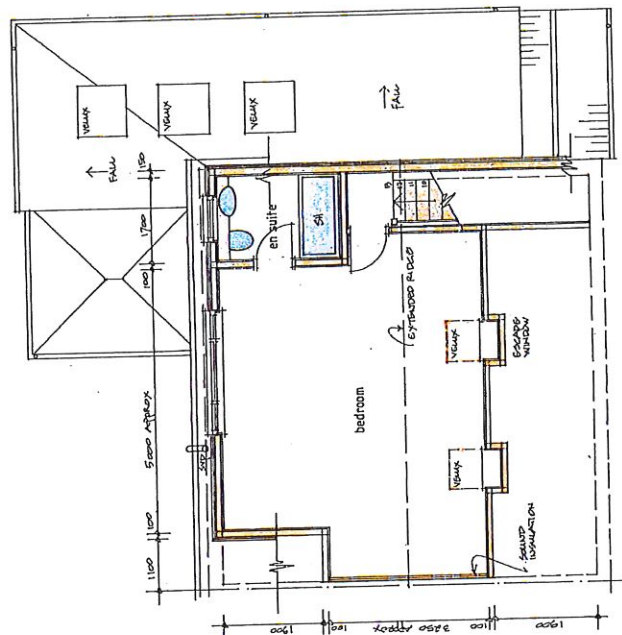
REAR ELEVATION
1:100



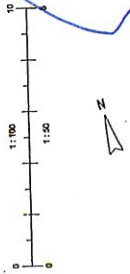
SIDE ELEVATION
1:100



GROUND FLOOR PLAN
1:50



FIRST FLOOR PLAN
1:50



John Danall
Architectural Services
Tel: 01323 896322

Client:
MR AND MRS L HERRING
10 VICTORIA AVENUE
PEACEHAVEN

Project:
PROPOSED ROOF CONVERSION, REPLACEMENT
GARAGE AND UTILITY, NEW CONSERVATORY

Scale: 1:100 1:50
Date: FEB 19
Drawing No: 02/014
Sheet Size: A1

100%

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Reference	LW/19/0096/CD
Alternative Reference	Not Available
Application Received	Tue 15 Jan 2019
Application Validated	Fri 15 Feb 2019
Address	14 Cripps Avenue Peacehaven East Sussex BN10 8AL
Proposal	Discharge of condition 5 [Archaeological site assessment] relating to planning approval ref LW/18/0210
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

case officer matt Kitchenier.

**Land at 14 Cripps Avenue, Peacehaven,
East Sussex**

Project specification for an archaeological evaluation

Planning reference: LW/18/0210

10th December 2018

T H A M E S V A L L E Y
ARCHAEOLOGICAL
S E R V I C E S

Ref: 18s60ev

*TVAS South, 77a Hollingdean Terrace, Brighton, East Sussex, BN1 7HB
Tel: 01273 554198; Email: south@tvas.co.uk, web site www.tvas.co.uk*

Land at 14 Cripps Avenue, Peacehaven, East Sussex Project specification for archaeological evaluation

1.0 Introduction

1.1 The site is located on the west side of Cripps Avenue, in the northern outskirts of Peacehaven, East Sussex (TQ 4153 0240) (Figs. 1 and 2). The development site consists of an almost rectangular plot of land which is currently occupied by a bungalow and its associated garden area.

1.2 Thames Valley Archaeological Services has been commissioned to carry out an archaeological evaluation of the site by the property's owner, Mr Malcolm Webb.

2.0 Planning Background

2.1 Planning permission (LW/18/0210) has been granted by Lewes District Council to demolish the existing bungalow on the site, and construct a pair of semi-detached houses. The consent is subject to standard conditions (4 and 5) relating to archaeology and the historic environment.

Condition 4 states :

'No development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.'

Condition 5 states :

'The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [4] to the satisfaction of the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.'

2.2 As a consequence of the possibility of archaeological deposits on the site which may be damaged or destroyed by the proposed development of the site, it is proposed to carry out a field evaluation on the site as detailed in the *National Planning Policy Framework* (NPPF 2018), and the District Council's policies on archaeology, to determine the archaeological potential of the site and to help formulate a mitigation strategy as necessary. This approach has been agreed with the East Sussex County Council Archaeological Officer (Mr Greg Chuter).

2.3 A single component of work is therefore proposed at this stage; namely field investigation by means of machine trenching. The evaluation is to take place according to a written scheme of investigation approved by the Local Planning Authority (ie. this document). Where appropriate and relevant, the recommendations in *Sussex Archaeological Standards* (ESCC 2017) will be followed.

2.4 Dependent on the findings of this evaluation, further archaeological work may be requested, as will be determined through consultation with the client and the East Sussex County Council Archaeological Officer who advises the District Council on archaeological matters. This document is concerned with the initial phase of archaeological works, and any additional work will be governed by a separate written scheme of investigation.

3.0 Archaeological and Historical Background

3.1 The archaeological potential of the site has largely been gleaned from a recent Historic Environment Record Consultation Report (ESHER 2018). In summary, the site lies within an Archaeological Notification Area associated with prehistoric remains. A probable cremation urn was discovered in a garden along Glynn Road, about 100m south-east of the site, in 1924. A possible round barrow and early Bronze Age macehead have been identified less than 200m north-west of the site. Slightly further afield, numerous archaeological finds and features, dating from the Mesolithic, Neolithic, Bronze Age and Iron Age periods, were recorded during a large scale excavation at Lower Hoddern Farm, to the south-east of the present site (Hart 2010).

4.0 Aims and Objectives

4.1 The aims of the investigation will be to determine the presence/ absence, extent, condition, character, quality and date of any archaeological or palaeoenvironmental deposits within the proposed area of development.

4.2 This work will be carried out in a manner which will not compromise the integrity of archaeological features or deposits which warrant preservation in-situ, or might be better studied under conditions pertaining to full excavation.

4.3 The work will be carried out in accordance with *Sussex Archaeological Standards* (ESCC 2017), and the relevant guidelines of the Chartered Institute for Archaeologists (CIfA 2014a).

4.4 The specific research aims of this project are;

- a) To determine if archaeologically relevant levels have survived on this site.
- b) To determine if archaeological deposits of any period are present.
- c) The potential and significance of any such deposits located will be assessed according to the research priorities such as set out in English Heritage Research Agenda (EH 2005), or any more local or thematic research priorities as necessary.

5.0 Methodology

5.1 Trench Layout

5.1.1 We propose to dig 2 x 13m long trenches across the site. The width of the trenches will depend on the size of the machine used, but is likely to be between 1.60m and 1.80m. This will represent a c. 5% sample of the total site area.

5.1.2 The trenches will be located as close as possible to the positions shown on Figure 2. The trenches have generally been positioned to target those parts of the site which will be most affected by the proposed development, and to avoid protected trees and known buried services.

5.2 A contingency for the equivalent of an additional 10m length of trenching is included within the proposal should this be required to clarify any deposits found in the initial trenching. Any decision regarding additional trenching will be made following discussions with the East Sussex County Council Archaeological Officer and the client.

5.3 Excavation Methodology

5.3.1 Topsoil and any other overburden will be removed by a 360° type machine. A toothless ditching bucket will be used to expose archaeologically sensitive levels. Machine excavation will be undertaken in spits, to enable the recovery of artefactual and eco-factual remains from individual layers. The excavation will be carried out under constant archaeological supervision.

5.3.2 Where archaeological features are certainly or probably present, the stripped areas will be cleaned using appropriate hand tools.

5.3.3 Sufficient of the archaeological features and deposits exposed will be excavated or sampled by hand to satisfy the aims of the brief, without compromising the objective set out in 4.2. The proportion of deposits investigated will be discussed with the East Sussex County Council Archaeological Officer.

5.3.4 At the post-excavation stage (see 5.5 below) the collection policy of the recipient museum will be followed and which may involve the discarding of some classes of building material, such as brick and tile or flint nodules after recording with only a representative sample being retained.

5.3.5 Conservation on site will follow guidelines in First Aid For Finds with any other specialist conservation work subcontracted to our conservation advisor (see below).

5.3.6 A programme of environmental sampling will take place should sufficient well stratified subsoil deposits be located. Typically this involves samples of up to 40L depending on the size of the feature examined. A programme of environmental sampling will take place, if any significant deposits are encountered. These will be sampled in consultation with our environmental consultants and the East Sussex County Council Archaeological Officer. Sampling will take place according to Historic England guidance (HE 2015a).

5.3.7 It is not envisaged that unusual or important deposits (such as peat or waterlogged deposits) will be encountered. However, should these be present, a programme of sampling under the guidance of our specialists will take place in consultation with the East Sussex County Council Archaeological Officer.

5.3.8 Discovery of any human remains will be reported to the coroner but no further action will be taken as part of the evaluation exercise, unless too fragile to survive reburial or if requested as additional work by the client in consultation with the East Sussex County Council Archaeological Officer. Any subsequent excavation of human remains will be carried out following receipt of the appropriate Ministry of Justice license. Recovery and recording methodologies for human remains will follow standard procedures identified by McKinley and Roberts (1993), Brickley and McKinley (2004), and the TVAS Field Recording Manual (7th edition 2011). Any human bone recovered of archaeological significance will be deposited with the appropriate museum in due course, and will not be reinterred in earth.

5.3.9 Spoilheaps will be searched for finds including use of a metal detector.

5.3.10 Metal detectors will be used by in-house staff to enhance the recovery of metal finds as the overlying layers are removed. All gold and silver, prehistoric base metal and any associated objects will be removed to a safe place and reported to the local coroner and county finds liaison officer according to the procedures relating to the Treasure Act (1996) and subsequent amendments. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft. No title will be assumed by the finder of any items of value. Metal detectors will primarily be used to search hand excavated spoil, although site surveys may also be undertaken, with a log kept of any features surveyed and the results.

5.3.11 Following completion of all excavation, recording and monitoring, the trenches will be efficiently backfilled but not resurfaced, re-turfed or reseeded.

5.4 Recording Methodology

5.4.1 A single context recording system will be used in accordance with the TVAS Field Recording Manual (7th edition 2011). Descriptions of individual deposits and features will be recorded on pro-forma context recording sheets.

5.4.2 All archaeological deposits exposed will be planned digitally, with sections drawn at a scale of 1:10 on drafting film. Where appropriate, archaeological features will be planned by pencil on drafting film at a scale of 1:20.

5.4.3 Heights above OD will be taken and recorded on plans and sections.

5.4.4 Where appropriate, significant finds will be recorded in 3D.

5.4.5 The location of the trenches, and of all plans and sections will be tied into the National Grid.

5.4.6 A full photographic record will be made of the evaluation project, consisting of high resolution digital photographs. It will record the principal features and finds discovered, both in detail and in their general context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. Digital working shots will also be taken during the evaluation, which will be forwarded to East Sussex County Council and the District Council for training and outreach purposes if requested.

5.5 Post-fieldwork

5.5.1 Finds processing, sieving of bulk samples (including flotation and the sorting of residues) and analysis will commence immediately following the completion of the fieldwork in accordance with guidelines in MoRPHE (HE, 2015b). Post-fieldwork will be completed according to TVAS post-fieldwork manual (6th edition 2013).

5.5.2 Artefacts/ecofacts will be cleaned, conserved and prepared for long term museum storage.

5.5.3 Specialist reports will be prepared on the artefacts recovered. Particular attention will be paid to correlating the pottery recovered with local or regional fabric type sequences that have already been established for this area.

5.5.4 Specialist analysis and reporting will be carried out by the following specialist staff or consultants as appropriate:-

Pottery	Dr J Timby, Dr M Lyne, Ms S Anderson, Mr L Barber (consultants) or Mr R Tabor (TVAS)
Stone	Dr D Williams (Southampton University)
Bone	Ms S Hamilton-Dyer, Dr M Holmes,(consultants) or Dr C Falys (TVAS)
Human bone	Dr C Falys (TVAS)
Post-glacial struck flint	Dr S Ford (TVAS)
Palaeolithic struck flint	Professor N Barton (Oxford University)
Charred plant remains/environment	Professor M Robinson (Oxford University), Ms R McKenna (consultant) or Ms J Pine (TVAS)
Metalwork	Dr R Taylor (consultant) or Mr A Colyer (Oxford University)
Brick and tile	Mr L Barber (consultant) or Ms D Milbank (TVAS)
Slag	Mr. S Crabb (Oxford University) or Professor J Allen (Reading University)
Soils/sediments	Dr. S Colcutt (Oxford Archaeological Associates)
Pollen	Mr D Young (Quest, Reading University)
Radiocarbon	Queens University , Belfast
Conservation	Wiltshire County Council Conservation Centre
Archaeomagnetic dating	Bradford University

6.0 Report and Dissemination

6.1 A full report on the results of the evaluation should be available within 2-3weeks of completion of the fieldwork.

6.2 The report will follow our established format, comprising a descriptive text, illustrations and catalogues in appendices.

6.3 The text will address the aims and objectives of the evaluation, the methodology employed, describe the basic nature of the archaeological deposits discovered, and report on the artefacts recovered. It will then attempt to place the significance of the findings in their local, regional and national setting if appropriate.

6.4 The report will include a frontsheet providing the following information:

- *Site name
- *District and Parish
- *Planning reference
- *Grid reference
- *Site activity (eg. evaluation trenching, geophysical survey, fieldwalking, watching brief, excavation etc.)
- *Date and duration of project
- *Site code
- *Area of site
- *Summary of results
- *Monuments identified (referenced to the RCHME Thesaurus of Monument Types)
- *Location and reference of archive

6.5 The illustrations will include:

- a site location plan
- a trench layout plan
- trench plans and sections
- profiles/sections of a selection of excavated features
- a selection of colour photos of significant findings

6.6 Catalogues giving descriptions of trenches, archaeological features, and artefacts will be contained in a series of appendices.

6.7 Any findings of academic merit will be published in an appropriate journal such as *Sussex Archaeological Collections*, the CBA South East newsletter, or as part of the TVAS Occasional Papers Series. Non-published report(s) will be made available for inspection or download on the TVAS web site.

6.8 The results will be supplied to the East Sussex HER in digital form on a CD. The CD will include a copy of the report in (.pdfA) format, along with a selection of photographs and any relevant GIS data. A copy of the report will also be forwarded to the local planning authority. A selection of digital images documenting the project will also be supplied to the HER if requested.

6.9 Details will be supplied to the OASIS project. A completed OASIS form will be included as an appendix to the evaluation report.

6.10 Information will be made available to interested local historical or archaeological societies, along with members of the local community, including the opportunity to visit the fieldwork should this be requested, although due to health and safety considerations, and the possible issue of commercial confidentiality, any dissemination of information or arranging of site visits will only take place following consultation with the client and the East Sussex County Council Archaeological Officer.

7.0 Archive Deposition

7.1 The finds and site archive will be prepared in accordance with guidelines in MoRPHE (HE 2015b). The guidelines issued by the Chartered Institute for Archaeologists (CIfA 2014b) will also be followed.

7.2 The preferred depository for the site and finds archive is Lewes Museum. Unfortunately the museum is not accepting new material at the present time. The archives will therefore be held by TVAS (Brighton) until an alternative depository can be found.

7.3 With the consent of the landowner, the site finds will be deposited with Lewes Museum, or another suitable depository, in due course.

7.4 The records will be copied onto microfiche for the National Archaeological Record.

8.0 General Items

8.1 The project will be managed on a regular basis by a Member of the Chartered Institute for Archaeologists (S. Ford, J Pine or S Wallis) with an appropriate area of competence.

8.2 The project will be carried out in accordance with the Chartered Institute for Archaeologists Code of Conduct (CIfA 2014c).

8.3 Safe working practices as set out in TVAS health and safety manual will be adopted and current health and safety regulations will be adhered to. A risk assessment for the project will be prepared prior to commencement of fieldwork. If the site is accessible to the public deep trenches will be fenced with barrier mesh/bunting and road pins or Heras fencing as necessary.

8.4 Our insurance cover comprises £10 million for public liability, £10 million for employee liability, cover for any hired-in plant, and professional indemnity cover of £5m.

8.5 The fieldwork and post-fieldwork will be monitored by the East Sussex County Council Archaeological Officer who advises the District Council, and all reasonable access will be provided to the works. Any changes in the agreed project design will be discussed and agreed with the East Sussex County Council Archaeological Officer before implementation.

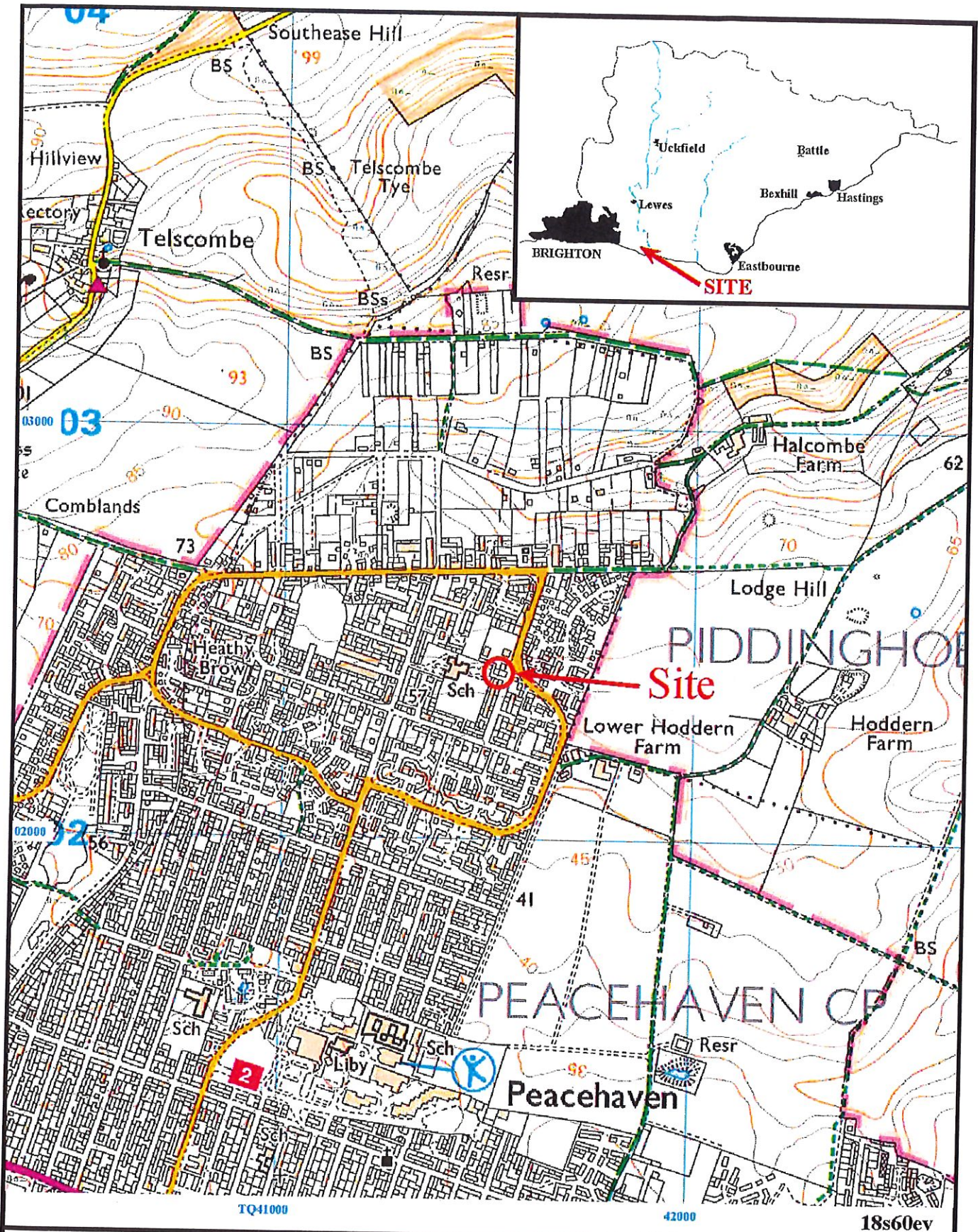
8.6 No liability is accepted for damage to any services unless a plan of these is provided in advance by the client or their agent.

9.0 Resources

It is anticipated that 4-8 man/days will be required on site with a similar number for post-fieldwork.

10.0 References

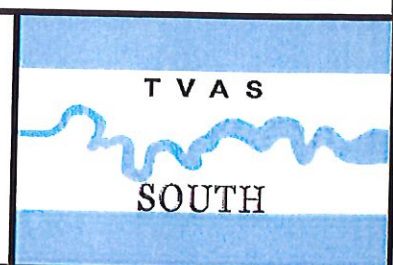
- Brickley, M and McKinley, J (eds), 2004, *Guidelines to the Standards for Recording Human Remains*, IFA Pap 7.
- CIfA, 2014a, *Standard and guidance for archaeological evaluations*, Chartered Institute for Archaeologists, Reading.
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- CIfA, 2014c, *Code of Conduct*, Chartered Institute for Archaeologists, Reading.
- ESCC, 2017, *Sussex Archaeological Standards*, East Sussex County Council, Lewes.
- ESHER, 2018, *Historic Environment Record Consultation Report*, reference 118/18, Lewes.
- EH, 2005, *Research Agenda*, English Heritage, London.
- Hart, D, 2010, 'Excavations at the Brighton and Hove Wastewater Treatment Works, Lower Hodder Farm, Peacehaven, East Sussex', Archaeology South-east unpublished report 2010098, Portslade.
- HE, 2015a, *Environmental Archaeology*, Centre for Archaeology Guidelines 1, Historic England, Portsmouth, 3rd edn.
- HE, 2015b, *Management of Research Projects in the Historic Environment, MoRPHE project planning*, Historic England, London
- McKinley, J I and Roberts, C, 1993, *Excavation and post-excavation treatment of cremated and inhumed human remains*, IFA Techn Pap 13, Reading.
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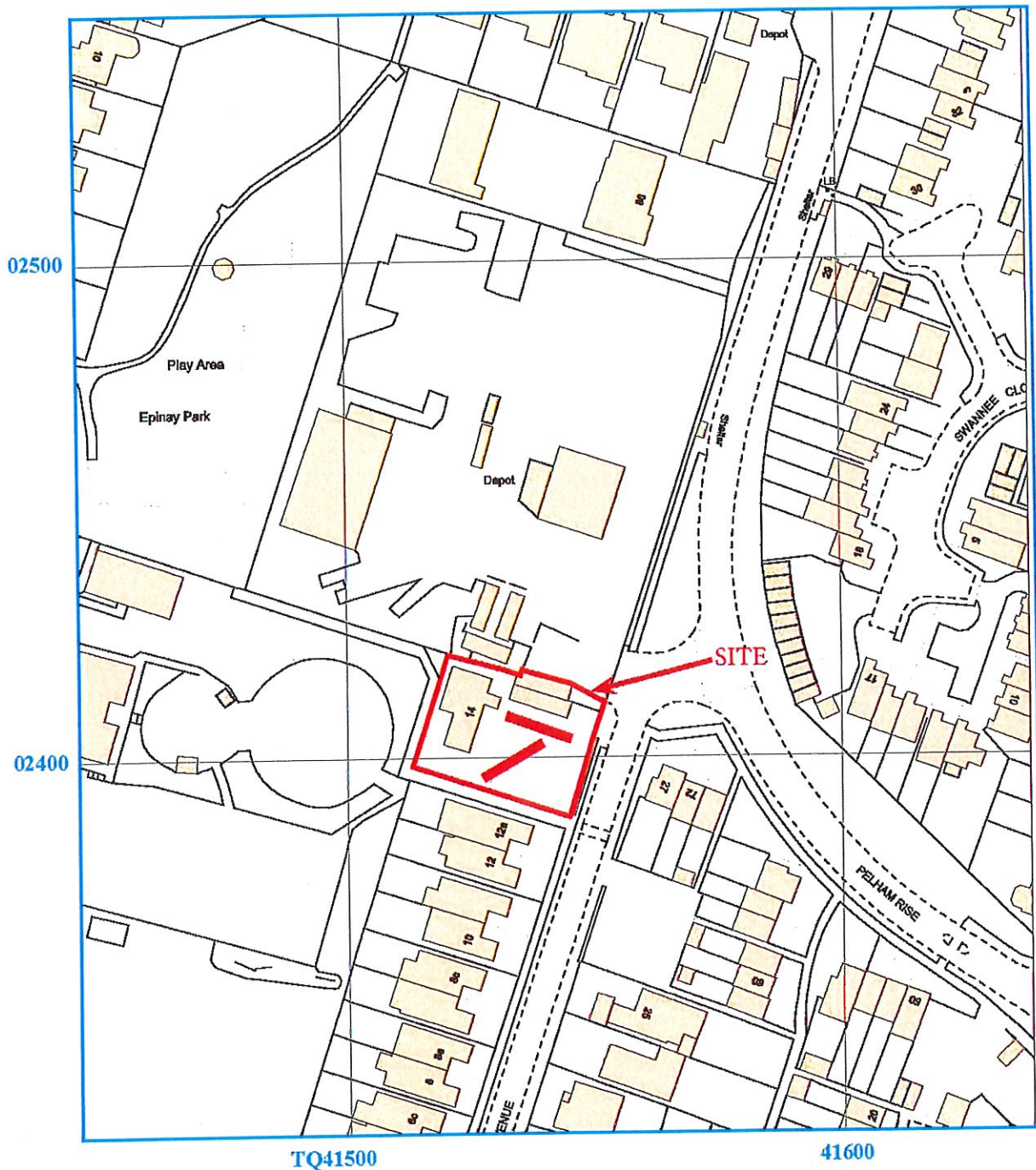


**Land at 14 Cripps Avenue, Peacehaven,
East Sussex, 2018
Archaeological Evaluation**

**Figure 1. Location of site within Peacehaven and
East Sussex.**

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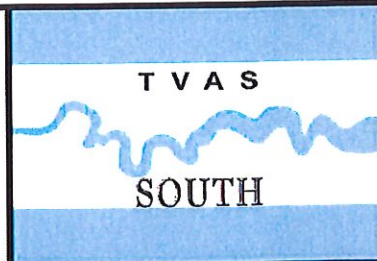




**Land at 14 Cripps Avenue, Peacehaven,
East Sussex, 2018
Archaeological Evaluation**

Figure 2. Detailed location of site showing proposed trenches.

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Reference	LW/19/0112
Alternative Reference	PP-07583482
Application Received	Tue 12 Feb 2019
Application Validated	Tue 12 Feb 2019
Address	Lower Hoddern Farm Hoddern Farm Lane Peacehaven East Sussex BN10 8AP
Proposal	Conversion of a number of plots from the Woodvale housetype to the Woodcroft housetype (see relevant plans)
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Christopher Wright
Planning Department
Lewes District Council
Southover House
Southover Road
Lewes
BN7 1AB

15th November 2018

Dear Mr Wright,

Submission of a Non Material Amendment for the conversion of a number of plots from the housetype Woodvale to Woodcroft on the land at Lower Hoddern Farm, Peacehaven – LW/17/0226.

I am pleased to enclose for your consideration, drawings pursuant to the above application. Please see as below:

Drawing /Report	Prepared By
Drawing(s): 2445-A-1000-D, Rev. D – Red Line Location Plan (Jan 2017) 2445-A-1005-P, Rev. P – Illustrative Site Layout, All Phases (Aug 2017) 2445-A-1006-P, Rev. P – Detailed Site Layout, Phase 1 (Aug 2017) 2445-A-2020-D, Rev. D – Housetype W (Woodvale) + Garage Floor Plans (Jan 2016) 2445-A-2021-E, Rev. E – Housetype W (Woodvale) + Garage Elevations (Jan 2016) 2445-A-2023-D, Rev. D – Housetype WC (Woodcroft) Floor Plans (Jan 2016) 2445-A-2024-E, Rev. E – Housetype WC (Woodcroft) Elevations (Jan 2016) 2445-A-2025-A, Rev. E – Housetype WC (Woodcroft) + Garage Floor Plans (Jan 2016) 2445-A-2026-A, Rev. A – Housetype WC (Woodcroft) + Garage Elevations (Jan 2016)	Omega Partnership Ltd.

It is worth noting that the main difference between a Woodvale and a Woodcroft is the front elevation, involving the removal of a bay window. The rationale behind the alteration of the front elevation of the identified plots is to improve the internal configuration of the kitchen, providing an additional kitchen cupboard and creating more usable kitchen work surface space. An additional benefit of this alteration is a small increase in front garden area for soft landscaping and planting.

The inclusion and exclusion of some Woodvales is dependent on the build programme, allowing suitable timescales for the submission, consultation and decision of the application prior to foundations being dug and build beginning.

In regard to the above and the attached drawings, the following plans/drawings will need to be superseded dependent on the outcome of this application:

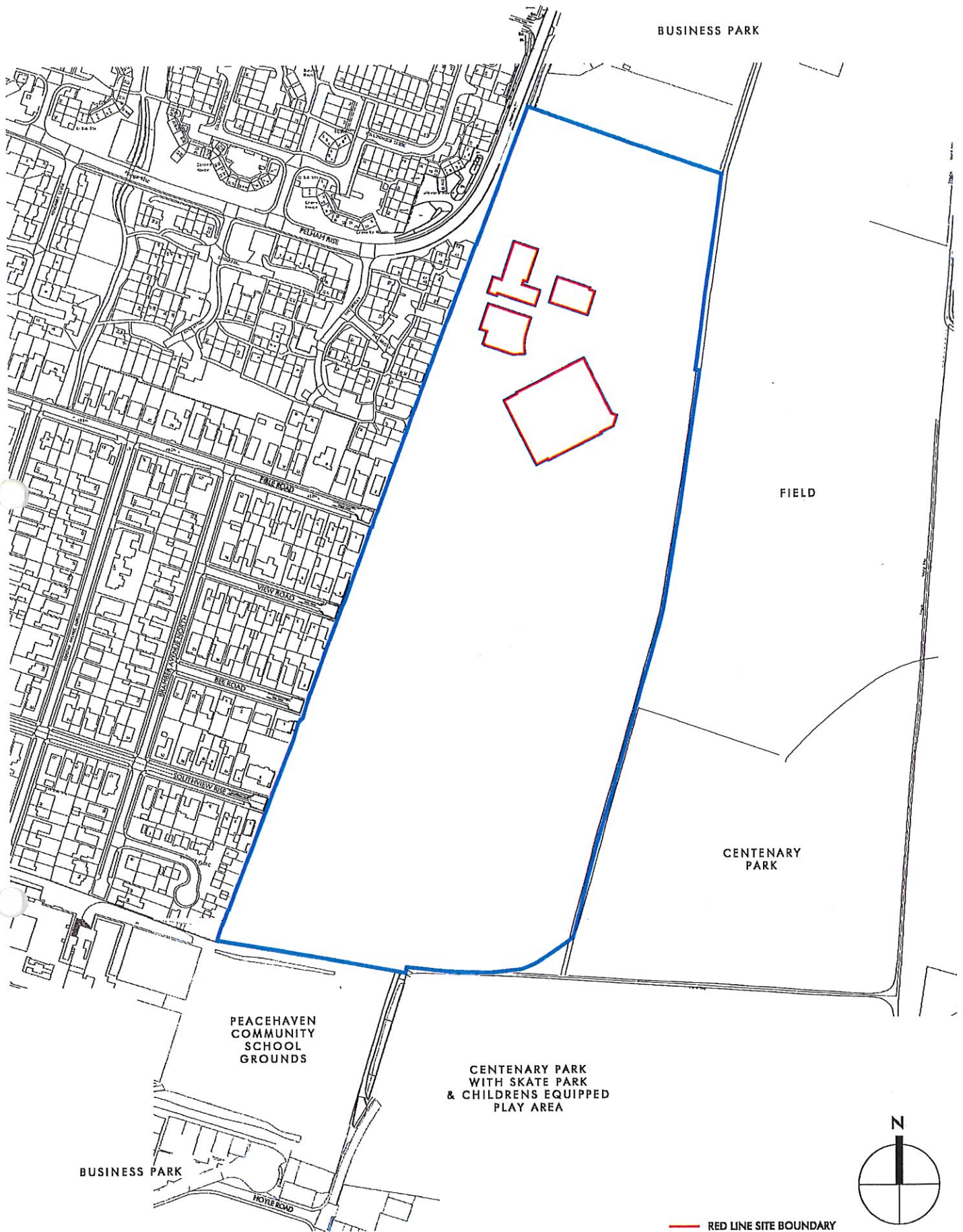
Original	Superseded
2445-A-1000-B, Rev. B – Red Line Location Plan (Jan 2017)	2445-A-1000-D, Rev. D – Red Line Location Plan (Jan 2017)
2445-A-1005-N, Rev. N – Illustrative Site Layout, All Phases (Aug 2017)	2445-A-1005-P, Rev. P – Illustrative Site Layout, All Phases (Aug 2017)
2445-A-1006-N, Rev. N – Detailed Site Layout, Phase 1 (Aug 2017)	2445-A-1006-P, Rev. P – Detailed Site Layout, Phase 1 (Aug 2017)

I trust the above provides you with sufficient information to validate and approve the application.

Please do not hesitate to contact me via email, sean.havis@barratthomes.co.uk or on my direct dial (01483 508419) if you require any additional information or clarifications. We look forward to receiving formal acknowledgement that the application is registered.

Yours sincerely,

Sean Havis
Assistant Planner
Barratt David Wilson Homes (Southern Counties)



REV	DATE	CHANGES	BY	CHK	ISSUE FOR
A	18.01.17	FIRST ISSUE	CK	DL	PLANNING
B	19.01.17	SITE BOUNDARY LINE REVISED	CK	DL	PLANNING
C	23.06.18	SITE BOUNDARY LINE REVISED	HP	DL	PLANNING
D	24.10.18	SITE BOUNDARY LINE REVISED	AC	JH	PLANNING

OMEGA
PARTNERSHIP

Omega Partnership Limited, Architects and Urban Designers
Unit 6, AC Court, High Street, Thame, Oxford, Surrey, ST7 0SR
T: 01372 470 313 W: www.omegapartnership.co.uk

BARRATT
HOMES

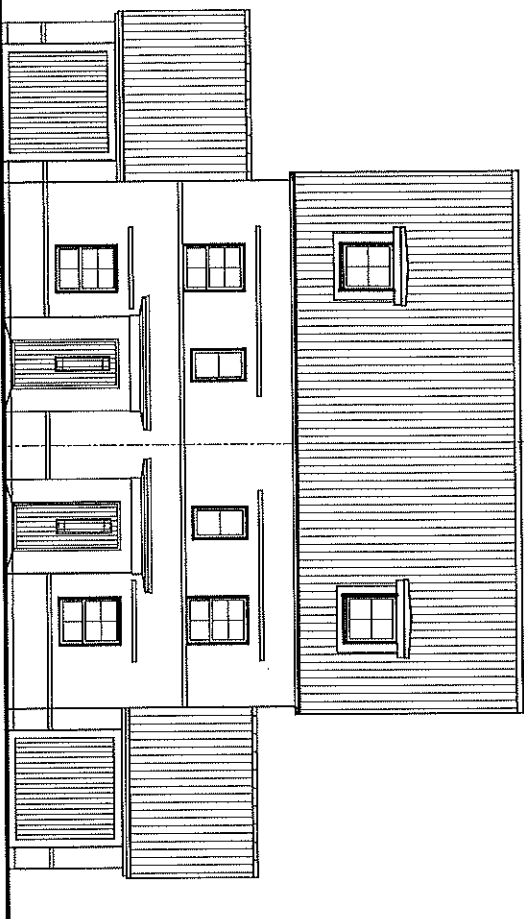
client
BARRATT SOUTHERN COUNTIES
project
LOWER HODDERN FARM, PEACEHAVEN

description
RED LINE LOCATION PLAN
status
PLANNING

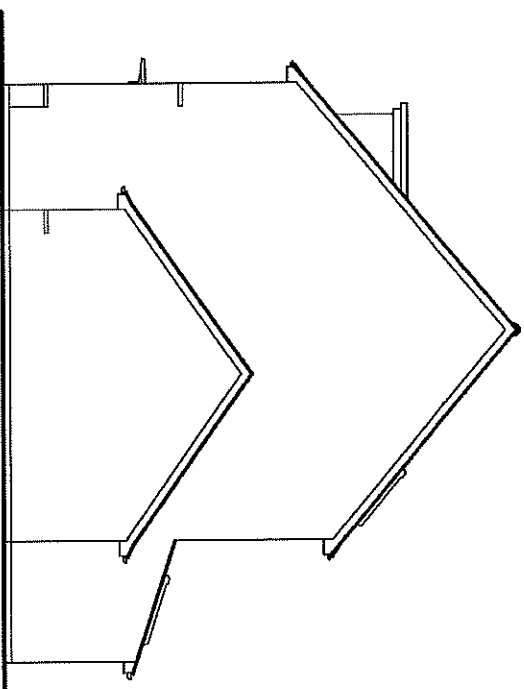
scale
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date
JAN 2017

project number
2445
drawing number
A-1000
revision
D
2445-A-1000-D

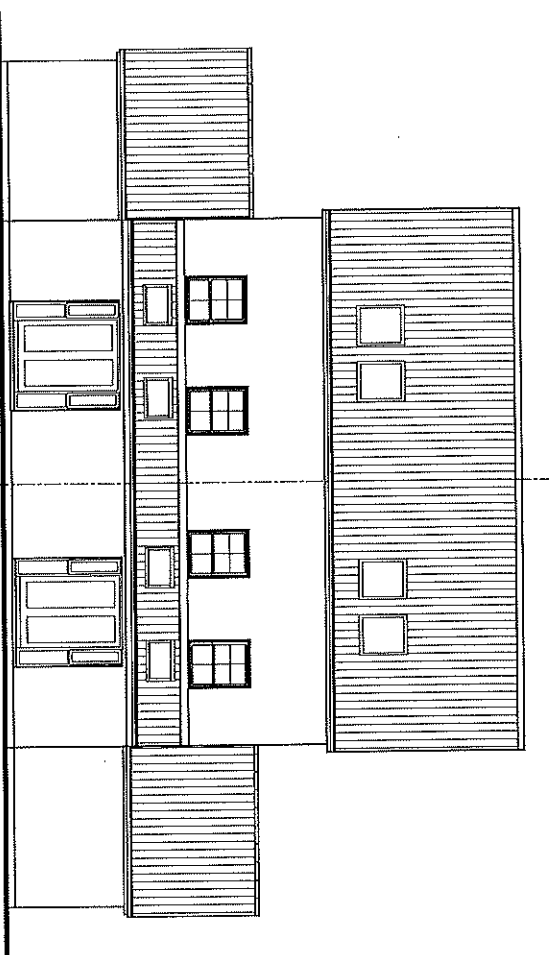
PLOT: 124-125 & 125-129



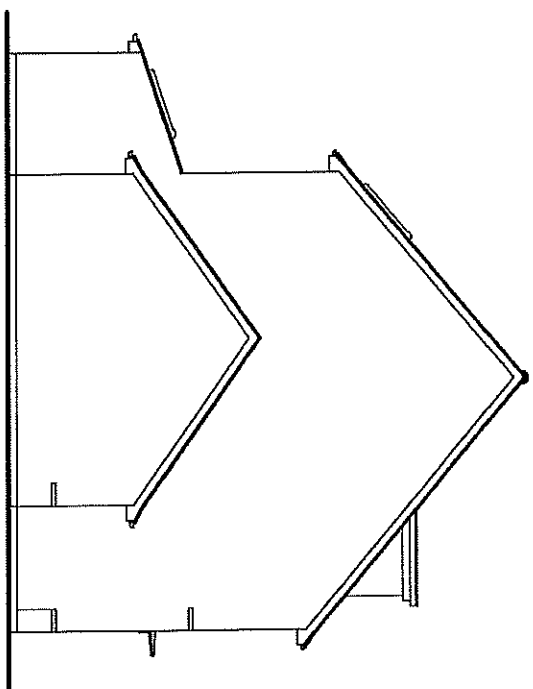
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



BARRATT
HOMES

LINE TYPE	ASLUM	ASLUM
WC (WOODCROFT) + GARAGE	1182	1201
NOTES: 124-125, 125-129, 12012		

REV DATE	CHANGES	BY	CHK	DATE FOR
1	24.10.18	REVISION	AL	PLANNING

Omega Partnership Limited, Architects and Urban Designers
Unit 6, The Old Mill, The Old Mill, The Old Mill, The Old Mill
T: 01317 2470 313 W: www.omegapartnership.co.uk

OMEGA
PARTNERSHIP

client
BARRATT SOUTHERN COUNTIES

project
LOWER HODDERN FARM, PEACEHAVEN

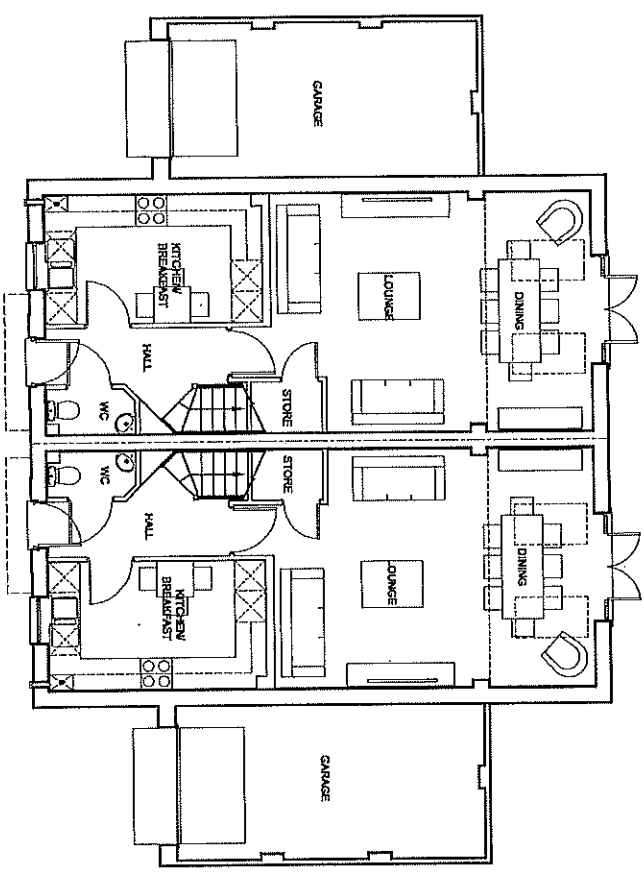
description
**HOUSE TYPE WC (WOODCROFT) + GARAGE
ELEVATIONS**

project number	drawing number	revision
2445	A-2026	A
scale	date	
1:100 @ A3	JANUARY 2016	

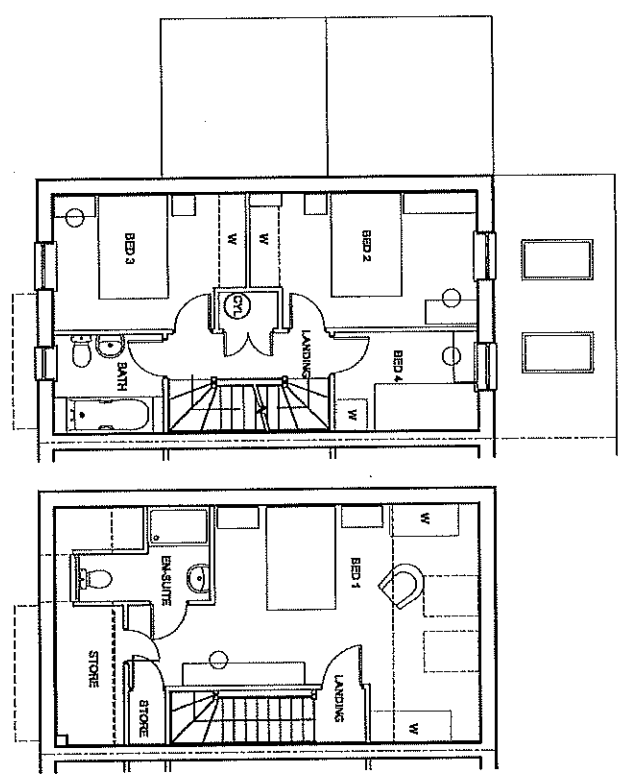
status
PLANNING

2445-A-2026-A

NOTE: 87-88, 99-104, 114-119, 122-123, 131-132

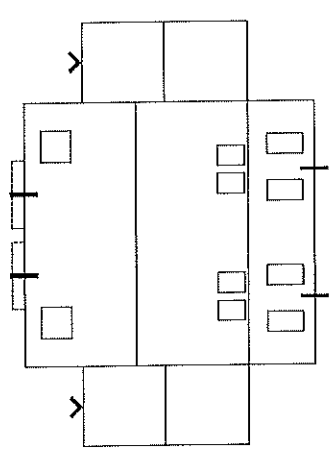


GROUND FLOOR

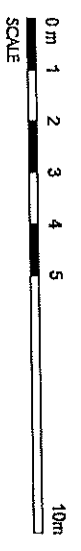


FIRST FLOOR

SECOND FLOOR



ROOF PLAN 1:200



UNIT TYPE	1200-1200	1200-1200
WC (WOODCROFT) + GARAGE	1173	1173
NOTE: 87-88, 99-104, 114-119, 122-123, 131-132		
REV DATE	CHANGES	BY CHK. REVISION
A	24.10.16 PARTIAL	AC. H. PARTIAL

OMEGA PARTNERSHIP

Omega Partnership Limited, Architects and Urban Designers
Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT7 0SK
T: 01372 470 313 W: www.omegapartnership.co.uk

client
BARRATT SOUTHERN COUNTIES

project
LOWER HODDEN FARM, PEACEHAVEN

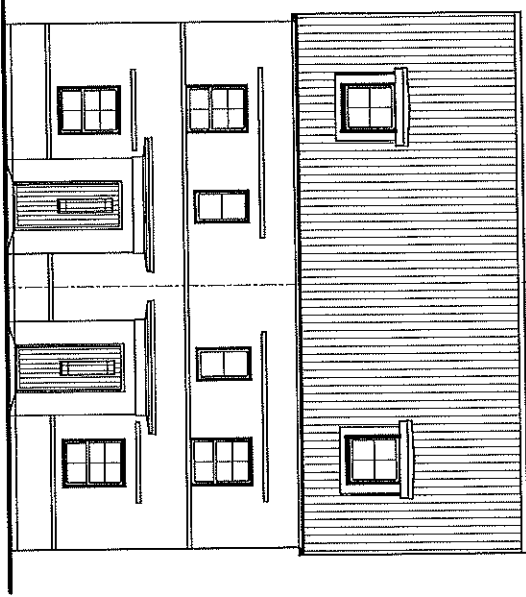
description
HOUSE TYPE WC (WOODCROFT) + GARAGE
FLOOR PLANS

project number	drawing number	revision
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scale	date	
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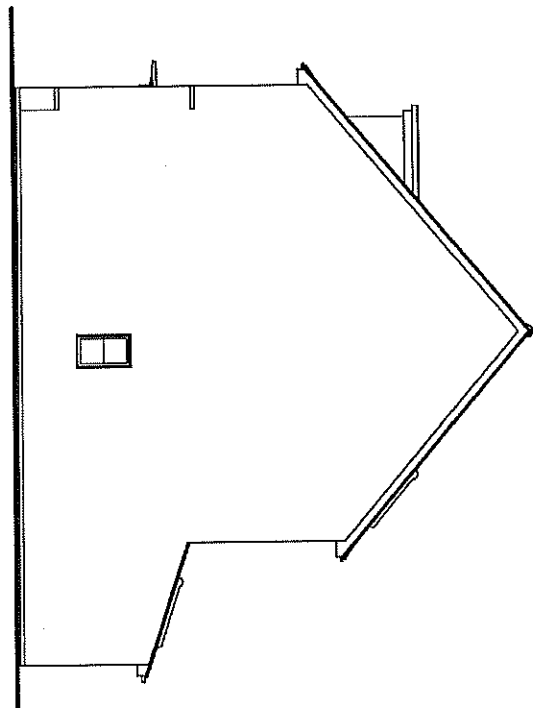
status
PLANNING

2445-A-2025-A

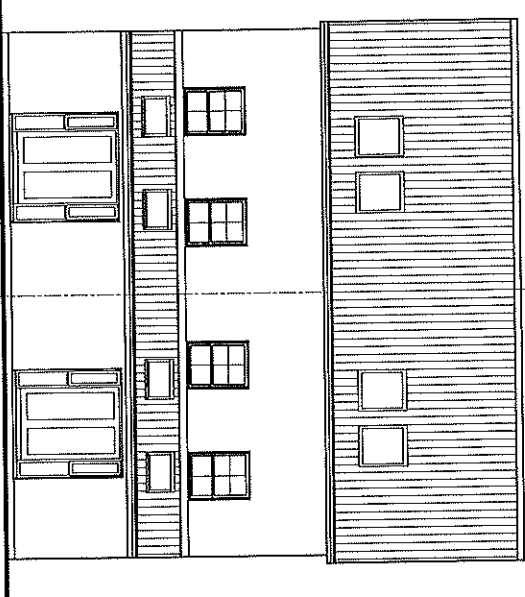
PLOTS 124-125 & 126-129



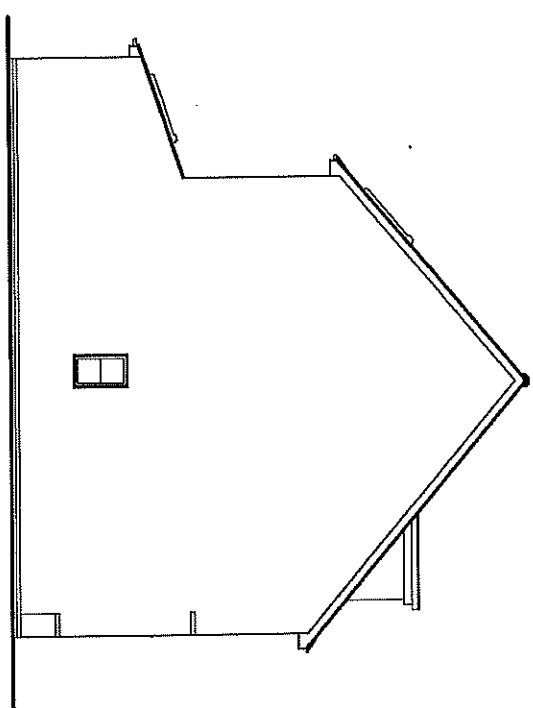
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



BARRATT
HOMES



LINE TYPE	ASAP	ASAP
WC (WOODCROFT)	1791	1791
PLOTS 124-125, 126-129		

REV	DATE	CHANGES	BY	CHK	STATUS
A	24.01.17	REVISED			PLANNING
B	27.01.17	REVISIONS UPDATED			PLANNING
C	17.02.17	REVISED			PLANNING
D	03.03.17	REVISED			PLANNING
E	24.01.18	REVISED			PLANNING

OMEGA
PARTNERSHIP

Omega Partnership Limited, Architects and Urban Design
Unit 6, Atrium, 11th Floor, The Shard, 220 Bishopsgate, London EC2A 4DP
T: 020 7470 3133 W: www.omegapartnership.co.uk

client
BARRATT SOUTHERN COUNTIES

project
LOWER HODDERN FARM, PEACEHAVEN

description
HOUSE TYPE WC (WOODCROFT)
ELEVATIONS

project number	drawing number	revision
2445	A-2024	E
scale	date	
1:100 @ A3	JANUARY 2016	

status
PLANNING

2445-A-2024-E

Lewes Parking Review 2018 - 2019

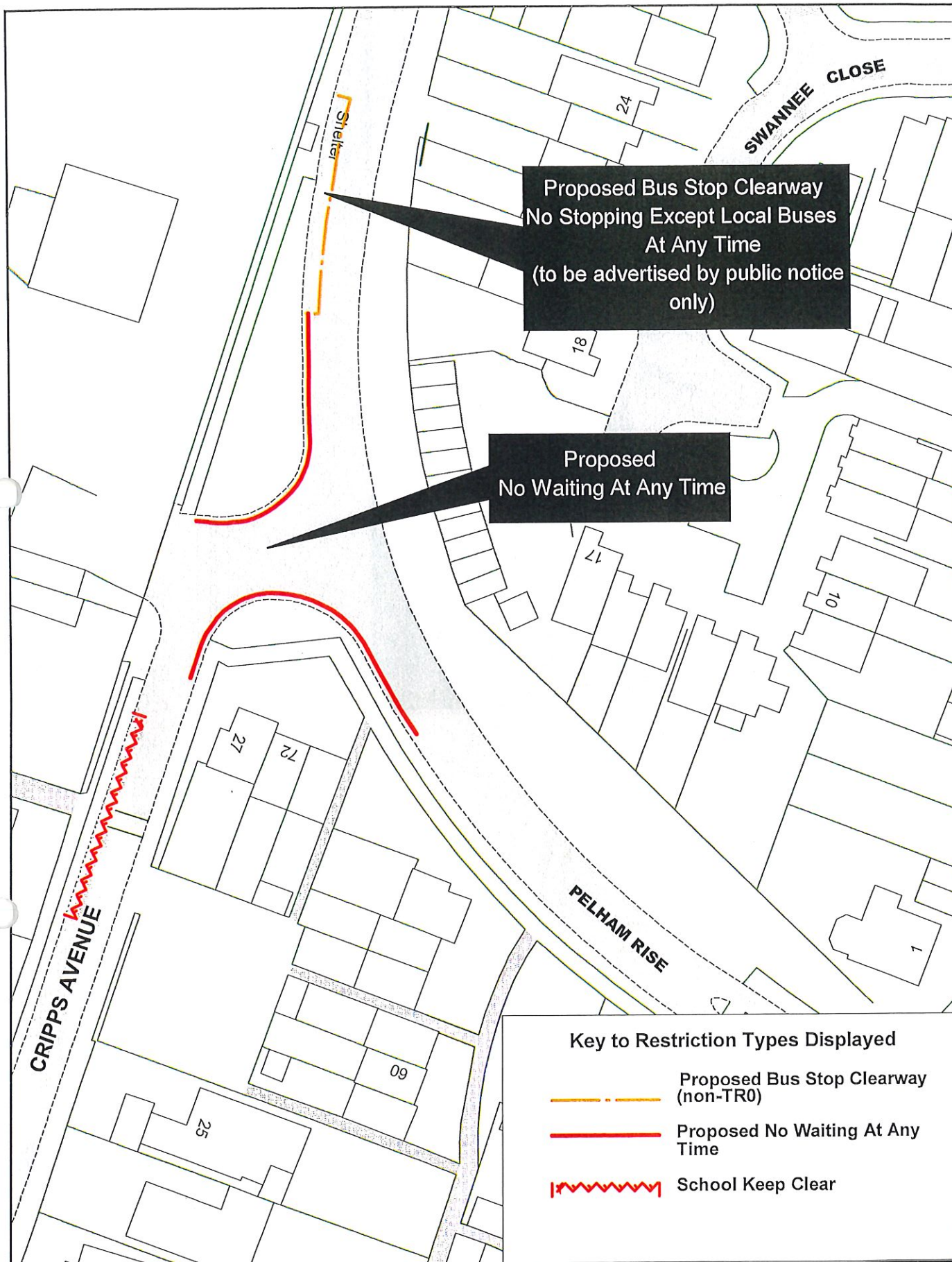
Informal Consultation

Drawings

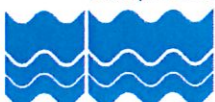


Lewes Parking Review 2018/2019 - Informal consultation

	Road Name	Drawing No.	
1	Arundel Green, Lewes	LW19 003	
2	Bannings Vale, Saltdean	LW19 009	
3	Baxter Road, Lewes	LW19 011	
4	Beach Road, Newhaven	LW19 021	
5	Blatchington Road, Seaford	LW19 005	LW19 017
6	Bull Lane, Lewes	LW19 027	
7	Central Avenue, Telscombe Cliffs	LW19 014	
8	Chapel Street, Newhaven	LW19 004	
9	Cissbury Avenue, Peacehaven	LW19 013	
10	Claremont Road, Seaford	LW19 017	
11	Clare Road, Lewes	LW19 024	
12	Cliffe Industrial Estate, Lewes	LW19 007	
13	Cripps Avenue, Peacehaven	LW19 001	
14	Denton Island, Newhaven	LW19 018	
15	East Street, Falmer	LW19 031	
16	First Avenue, Newhaven	LW19 033	
17	Fort Road, Newhaven	LW19 019	
18	Garden Street, Lewes	LW19 026	
19	High Street, Ditchling	LW19 028	
20	High Street, Lewes	LW19 008	LW19 023
21	High Street, Newhaven	LW19 034	
22	Hillside Avenue, Seaford	LW19 015	
23	Longridge Avenue, Saltdean	LW19 029	
24	Meridian Road, Lewes	LW19 011	
25	Middle Street, Falmer	LW19 030	
26	Middle Way, Lewes	LW19 025	
27	Mill Street, Falmer	LW19 030	
28	Mount Road, Newhaven	LW19 020	
29	Park Street, Falmer North	LW19 030	
30	Park Street, Falmer South	LW19 031	
31	Pelham Rise, Peacehaven	LW19 001	
32	Place Lane, Seaford	LW19 016	
33	Ridge Road, Falmer	LW19 030	
34	Second Avenue, Newhaven	LW19 033	
35	South Street, Falmer	LW19 031	
36	St Swithuns Terrace, Lewes	LW19 027	
37	Sutton Avenue, Peacehaven	LW19 032	
38	Sutton Park Road, Seaford	LW19 002	
39	Talbot Terrace, Lewes	LW19 006	LW19 010
40	The Gallops, Lewes	LW19 012	
41	Warren Drive, Lewes	LW19 022	



East Sussex
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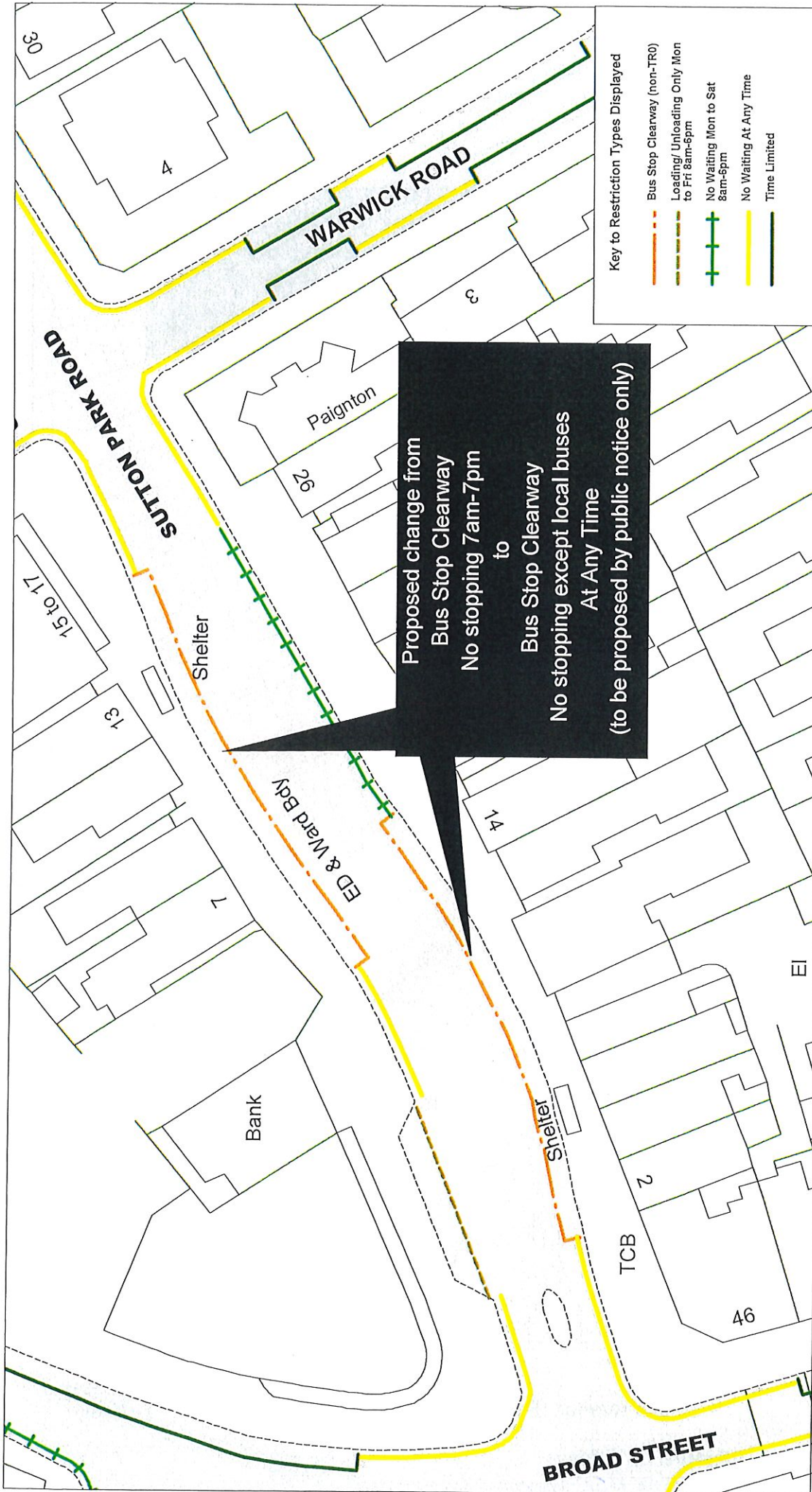
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


Cripps Avenue, Pelham Rise, Peacehaven

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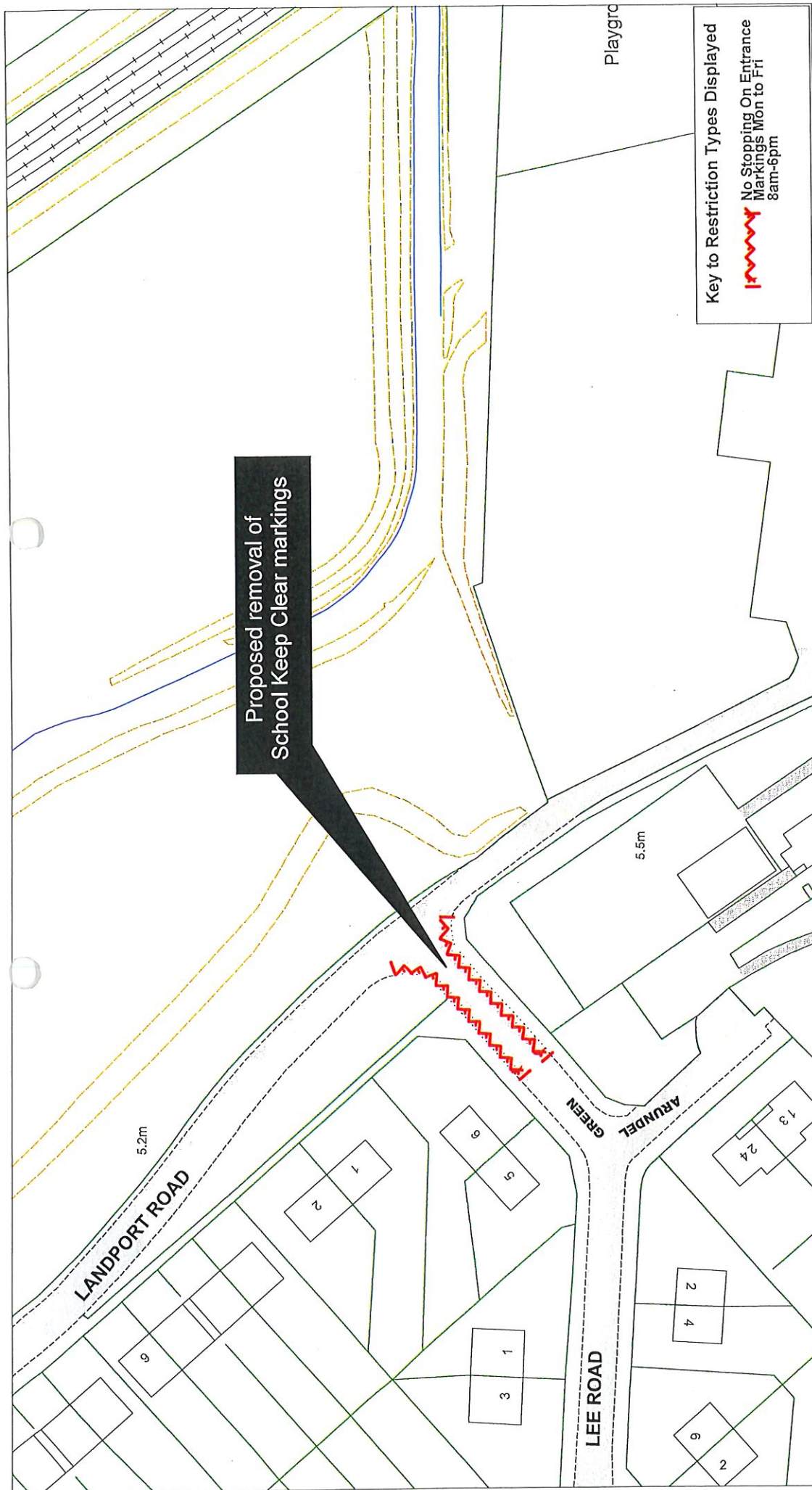
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DRAWING No.	LW19 001
DRAWN BY	



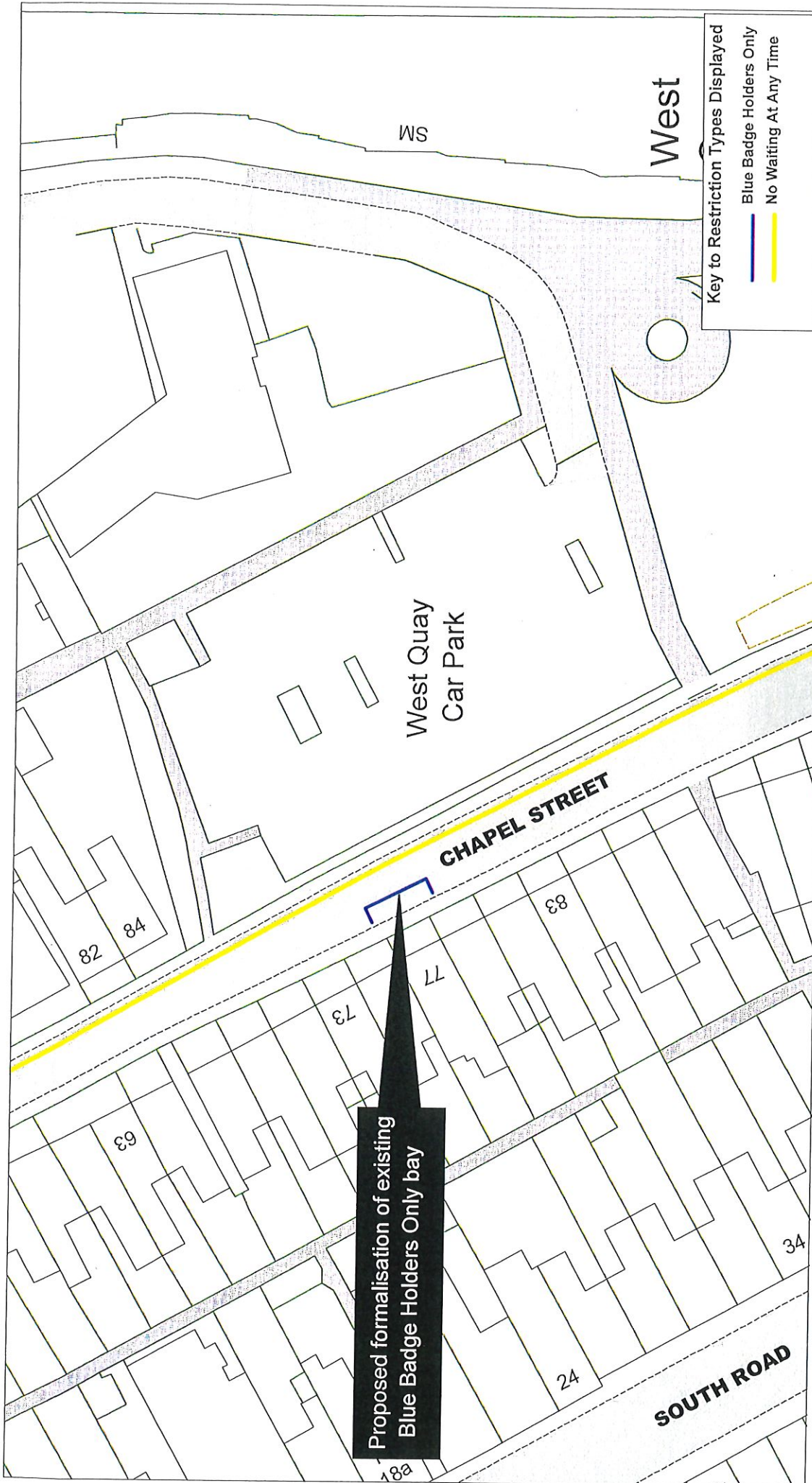
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		DATE	20/02/2019
		DRAWING No.	LW19 002
		DRAWN BY	
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East Sussex County Council		Arundel Green, Lewes		SCALE	1 : 750
		Return to index		DATE	19/02/2019
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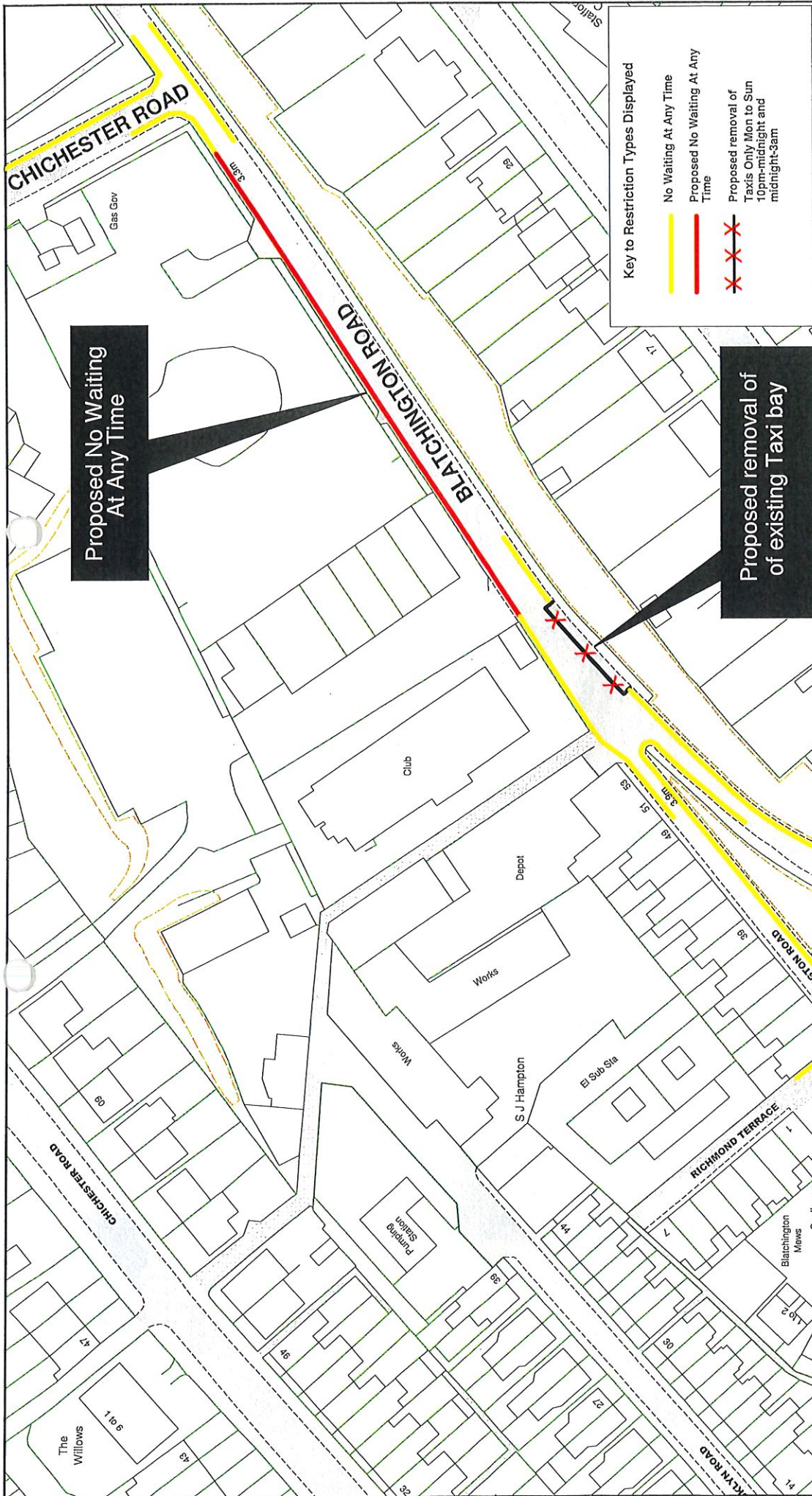


Chapel Street, Newhaven		SCALE	1 : 500
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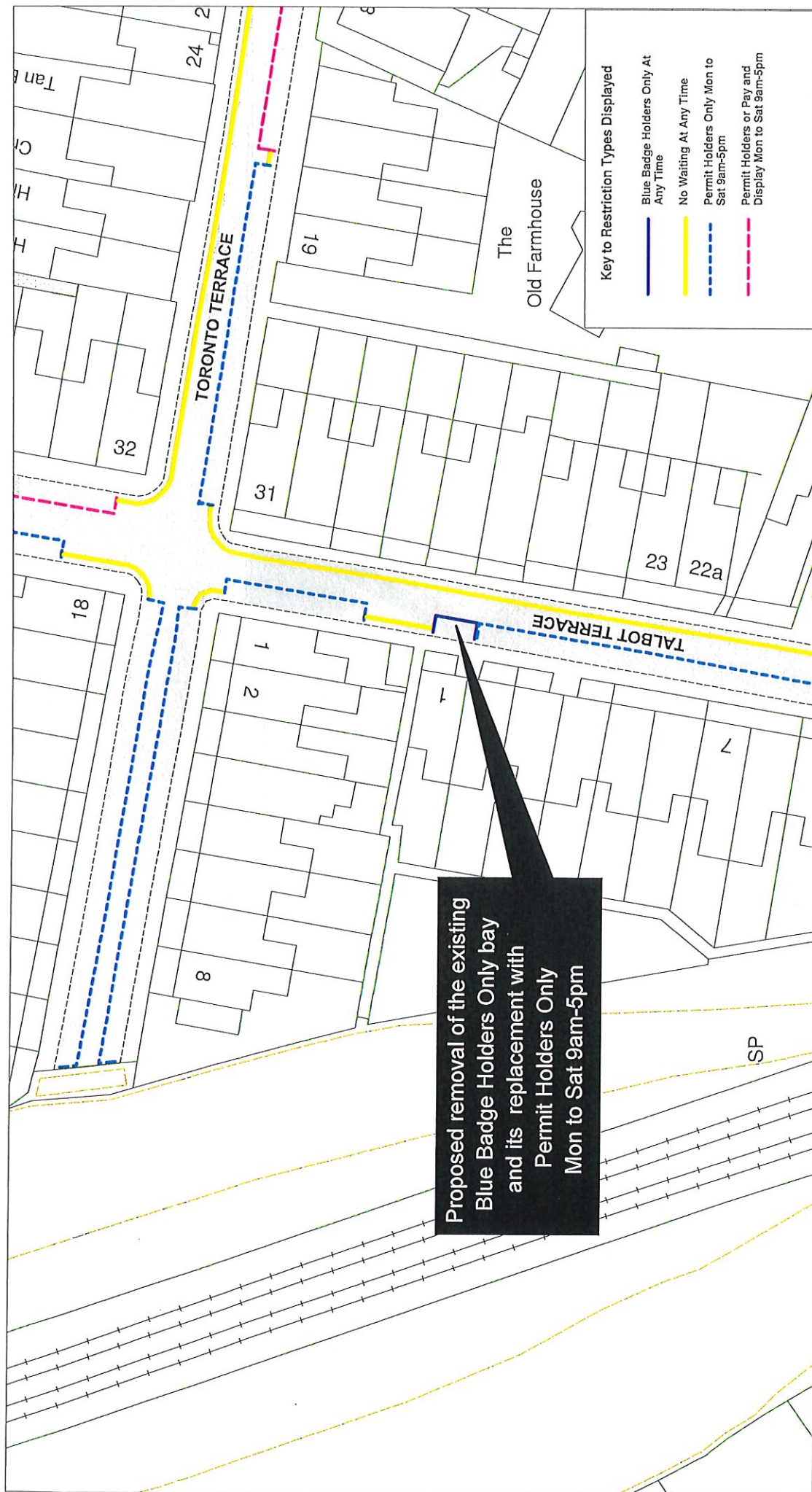



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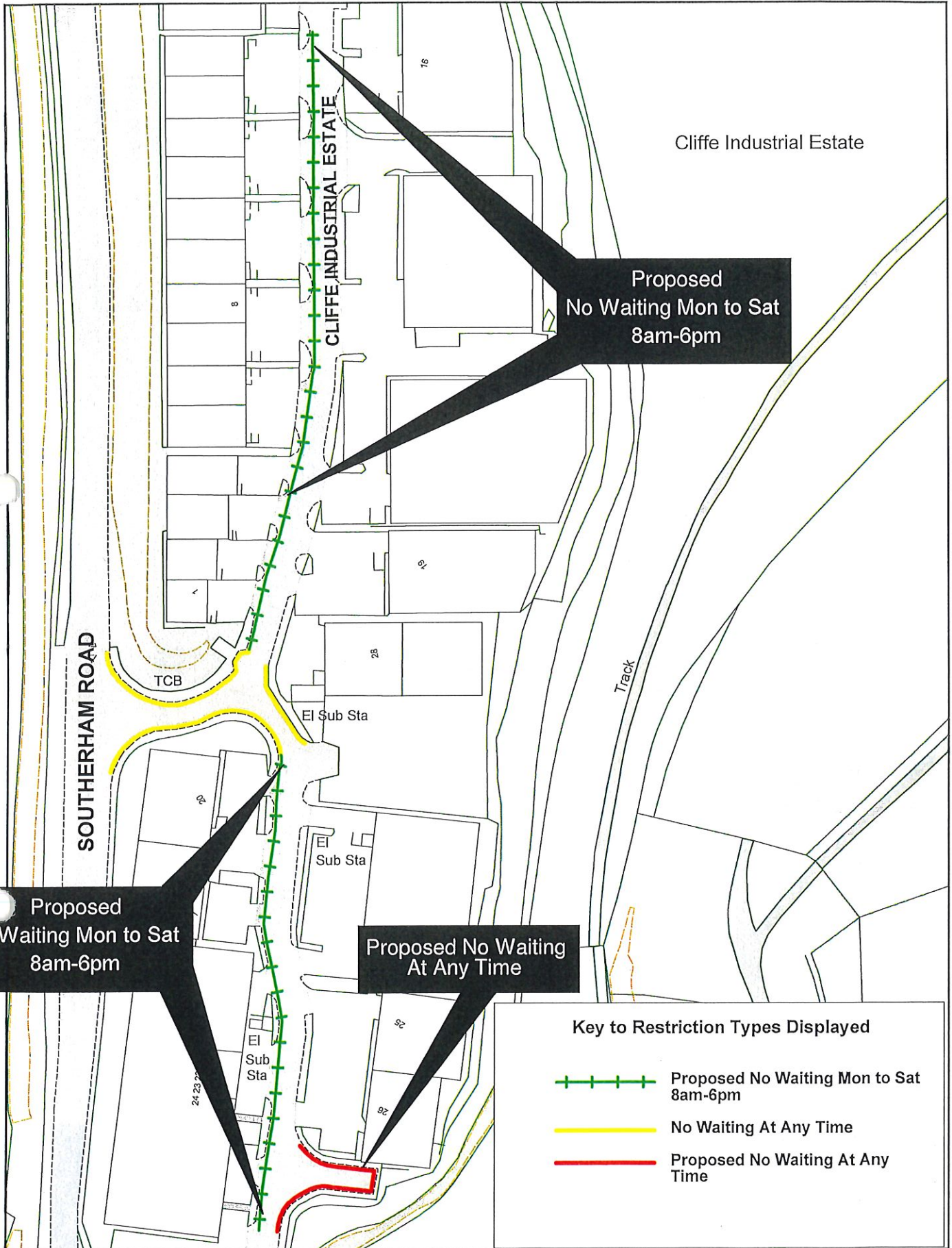


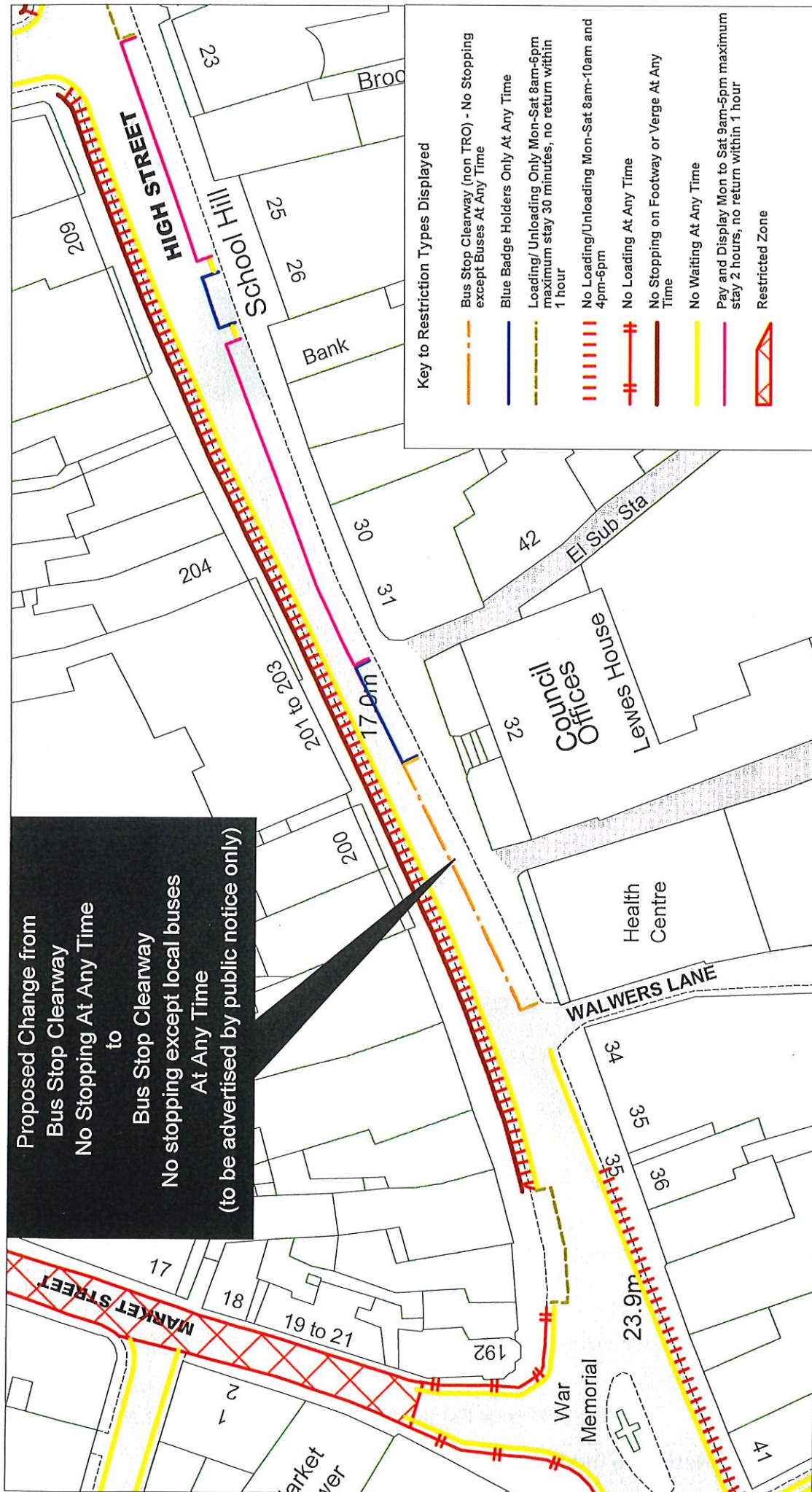




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		DRAWN BY	
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 	Talbot Terrace, Lewes		SCALE	1 : 500
	<div>Return to index</div>		DATE	15/02/2019
			DRAWING No.	LW19 006
			DRAWN BY	
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  <div>Return to index</div>	High Street, Lewes		SCALE	1 : 500
			DATE	25/02/2019
			DRAWING No.	LW19 008
			DRAWN BY	
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Proposed Bus Stop Clearway
 No Stopping Except Local Buses
 7am-7pm
 (to be advertised by public notice
 only)


Key to Restriction Types Displayed

Proposed Bus Stop Clearway (non-TRO)



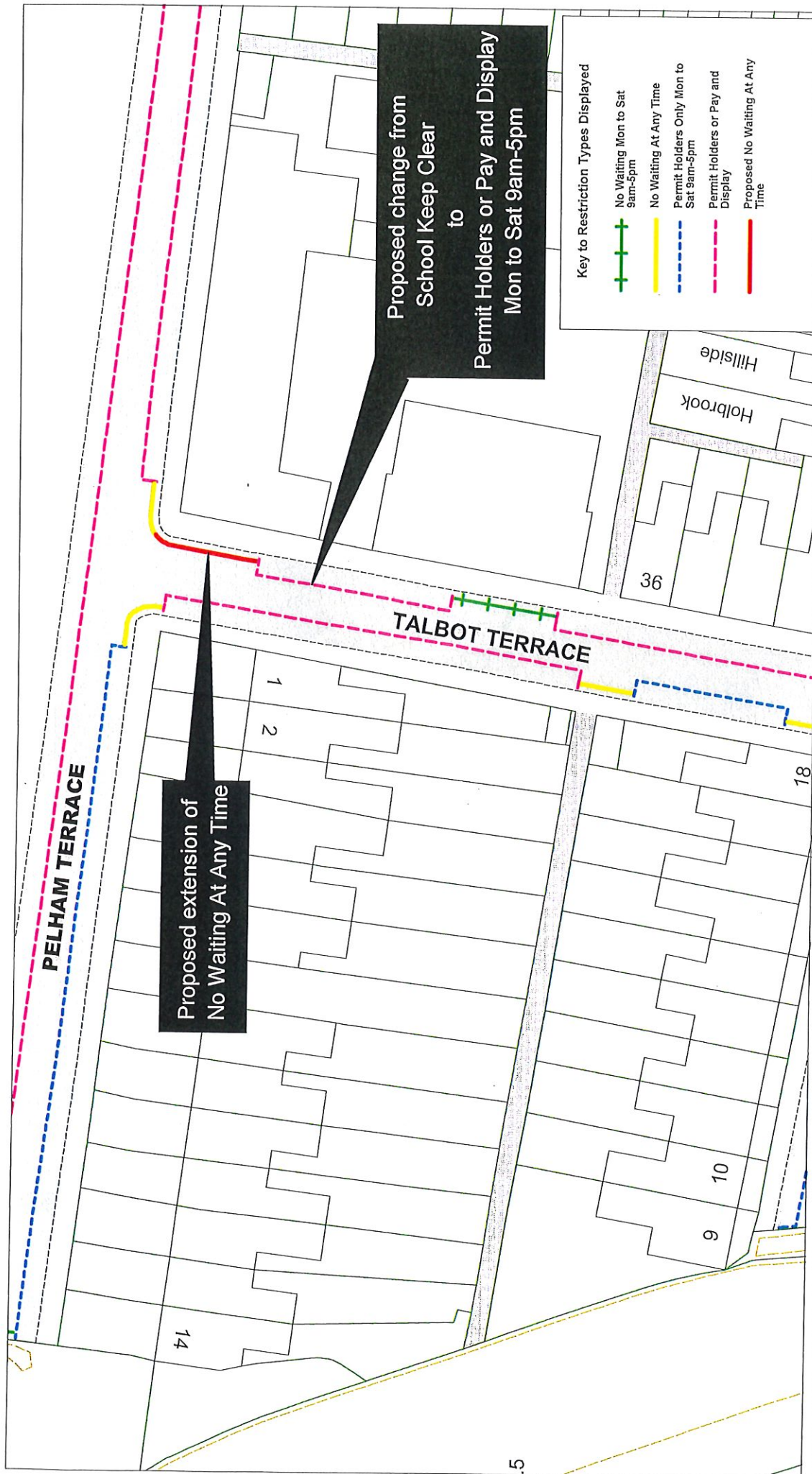


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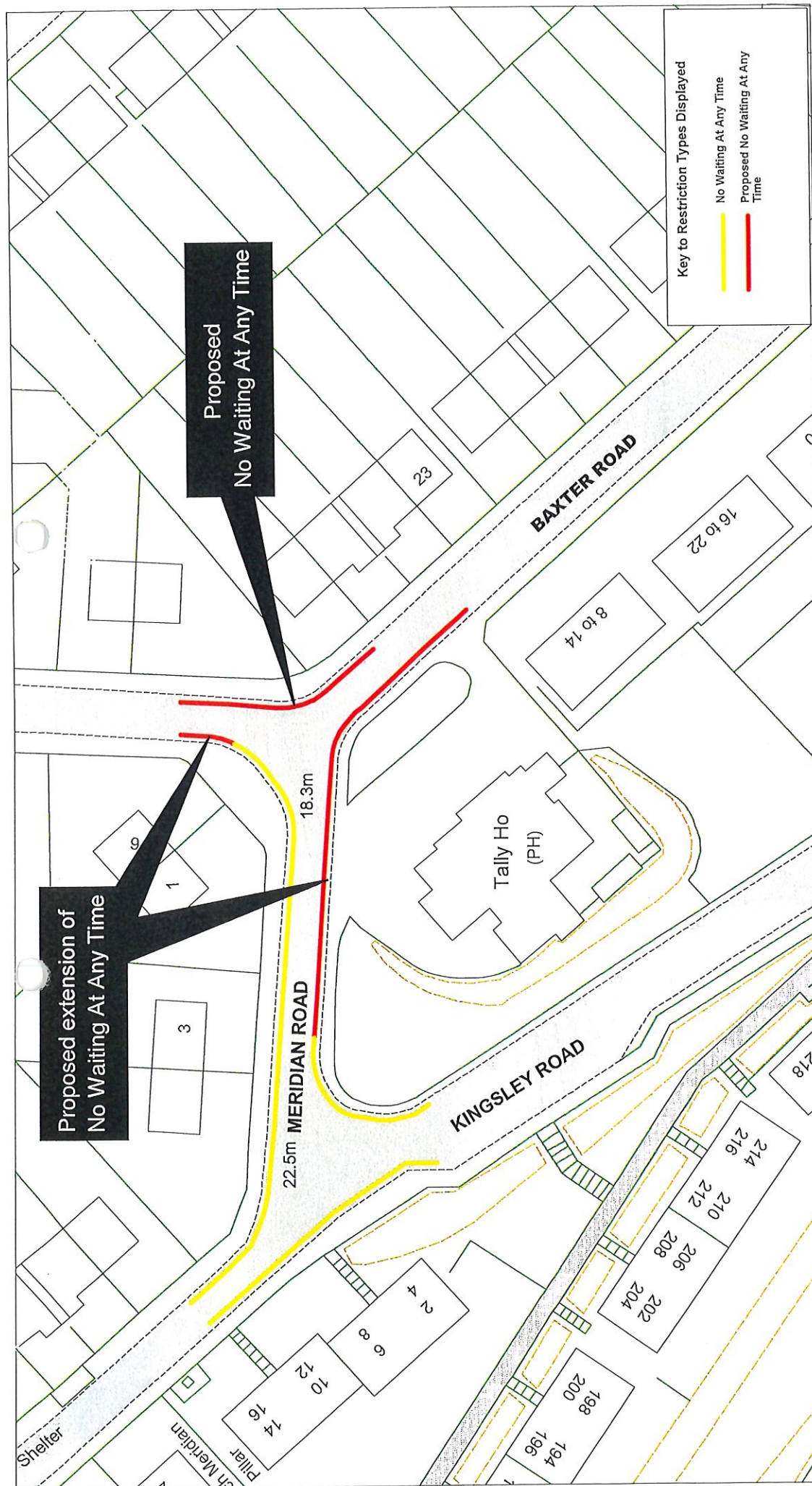
Bannings Vale, Saltdean

SCALE	1 : 500
DATE	14/02/2019
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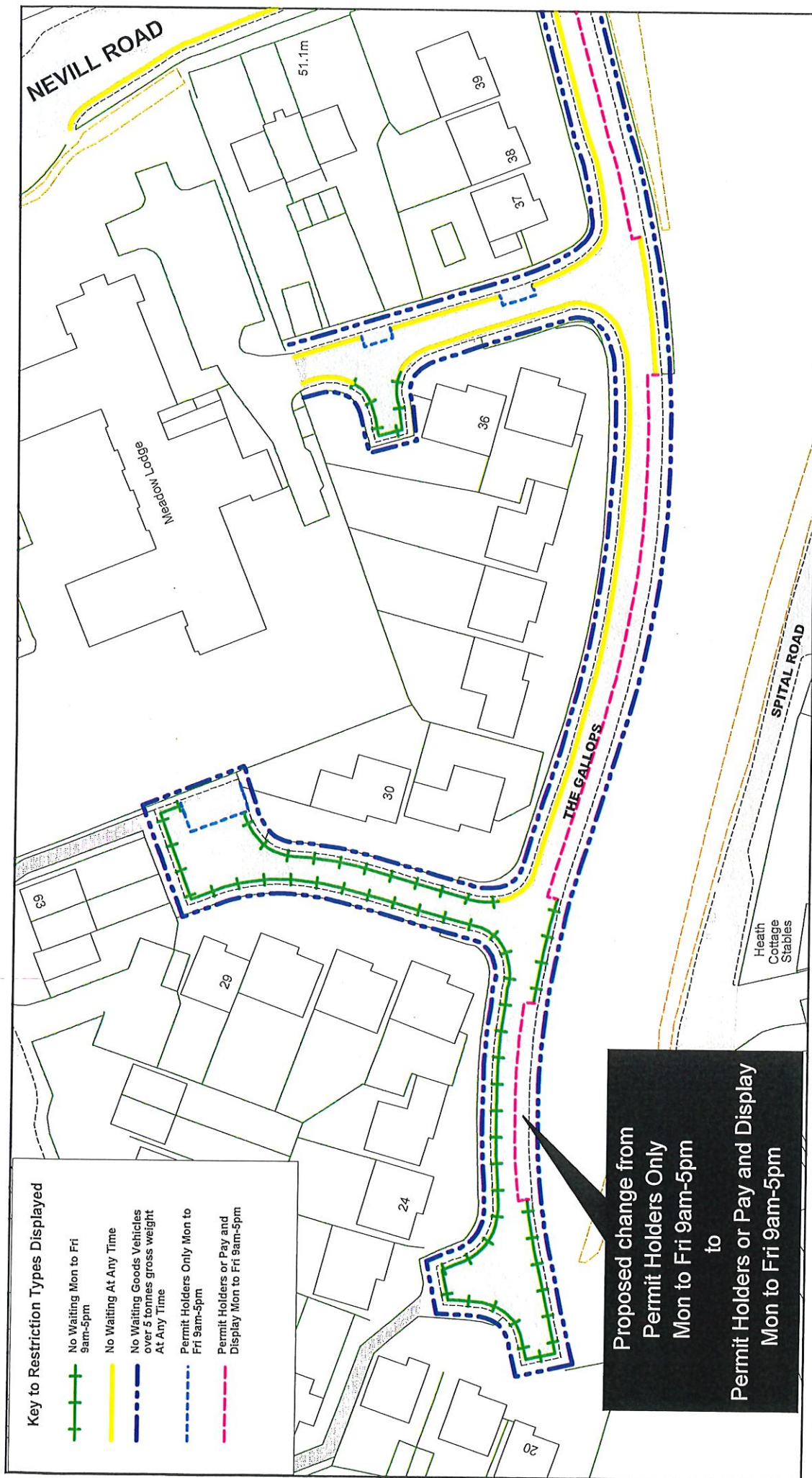



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		<div>Return to index</div>	Talbot Terrace, Lewes	
			SCALE	1 : 500
			DATE	13/02/2019
			DRAWING No.	LW19 010
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East Sussex County Council 		SCALE	1 : 600
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Baxter Road, Meridian Road, Lewes		Return to index	
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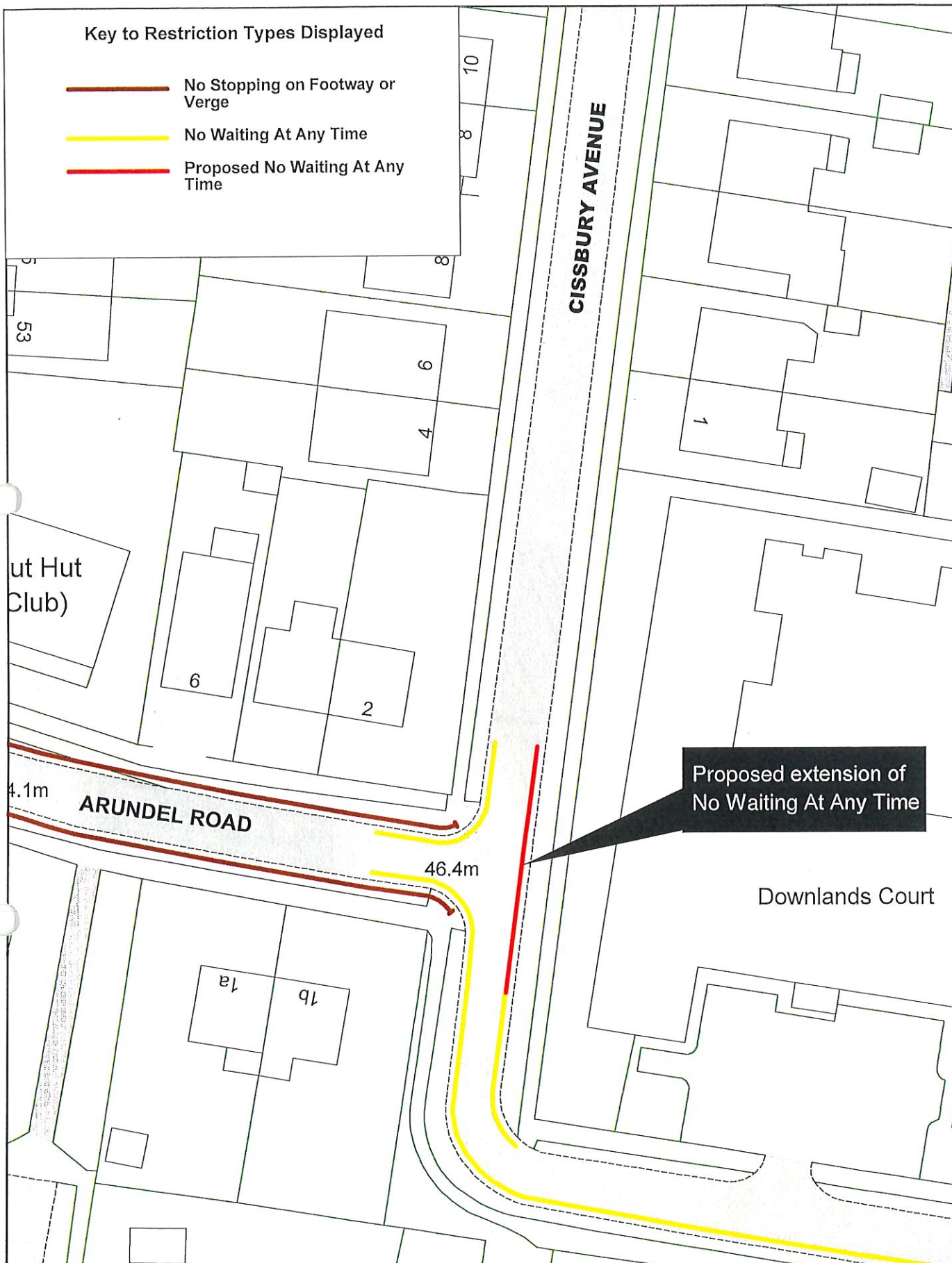


 	<div>Return to index</div> <p>The Gallops, Lewes</p>		SCALE	1 : 750
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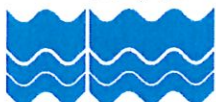
51

Key to Restriction Types Displayed

-  No Stopping on Footway or Verge
-  No Waiting At Any Time
-  Proposed No Waiting At Any Time



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County Council



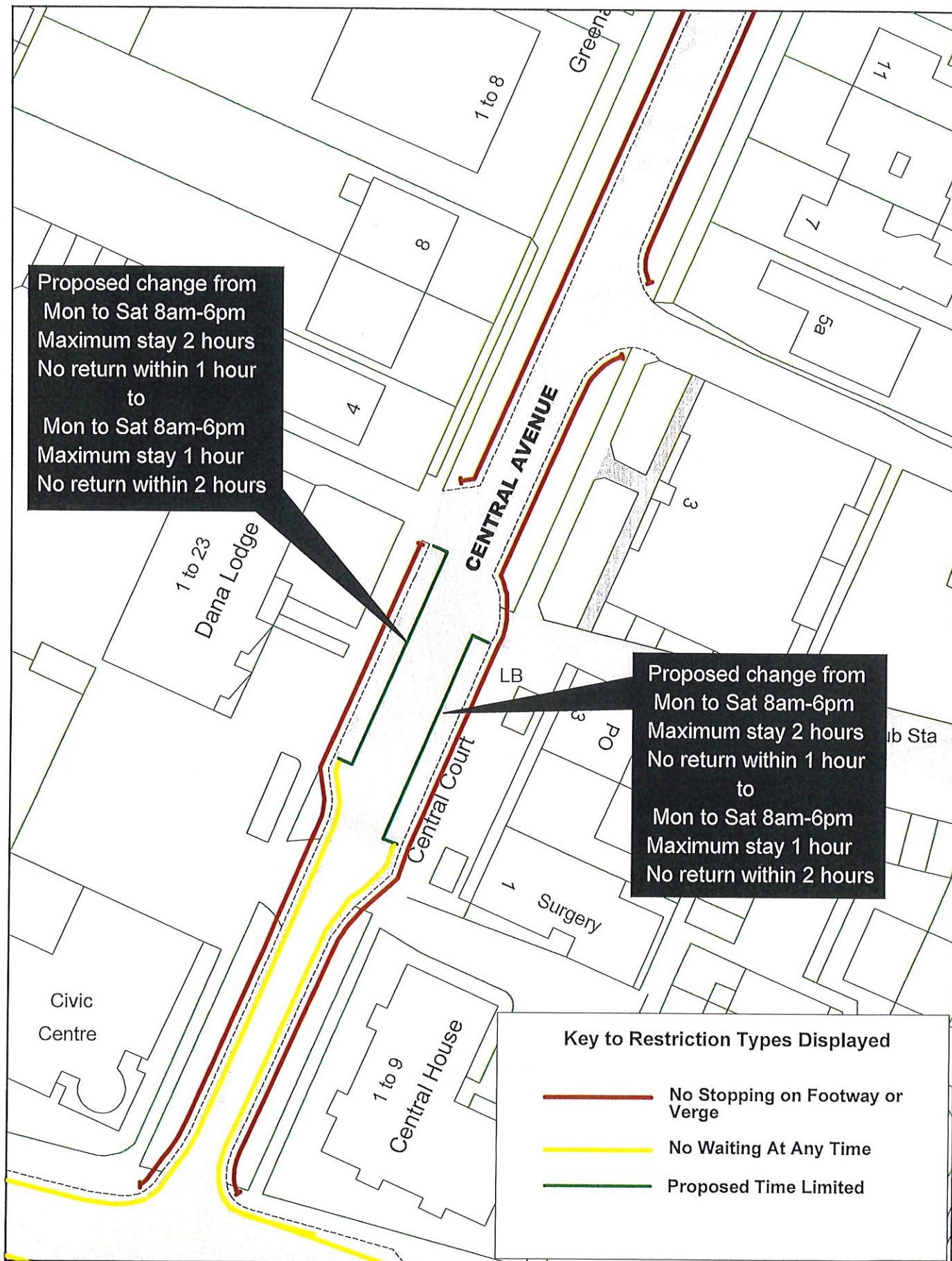
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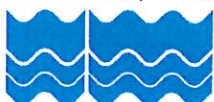
Cissbury Avenue, Peacehaven

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SCALE	1 : 500
DATE	12/02/2019
DRAWING No.	LW19 013
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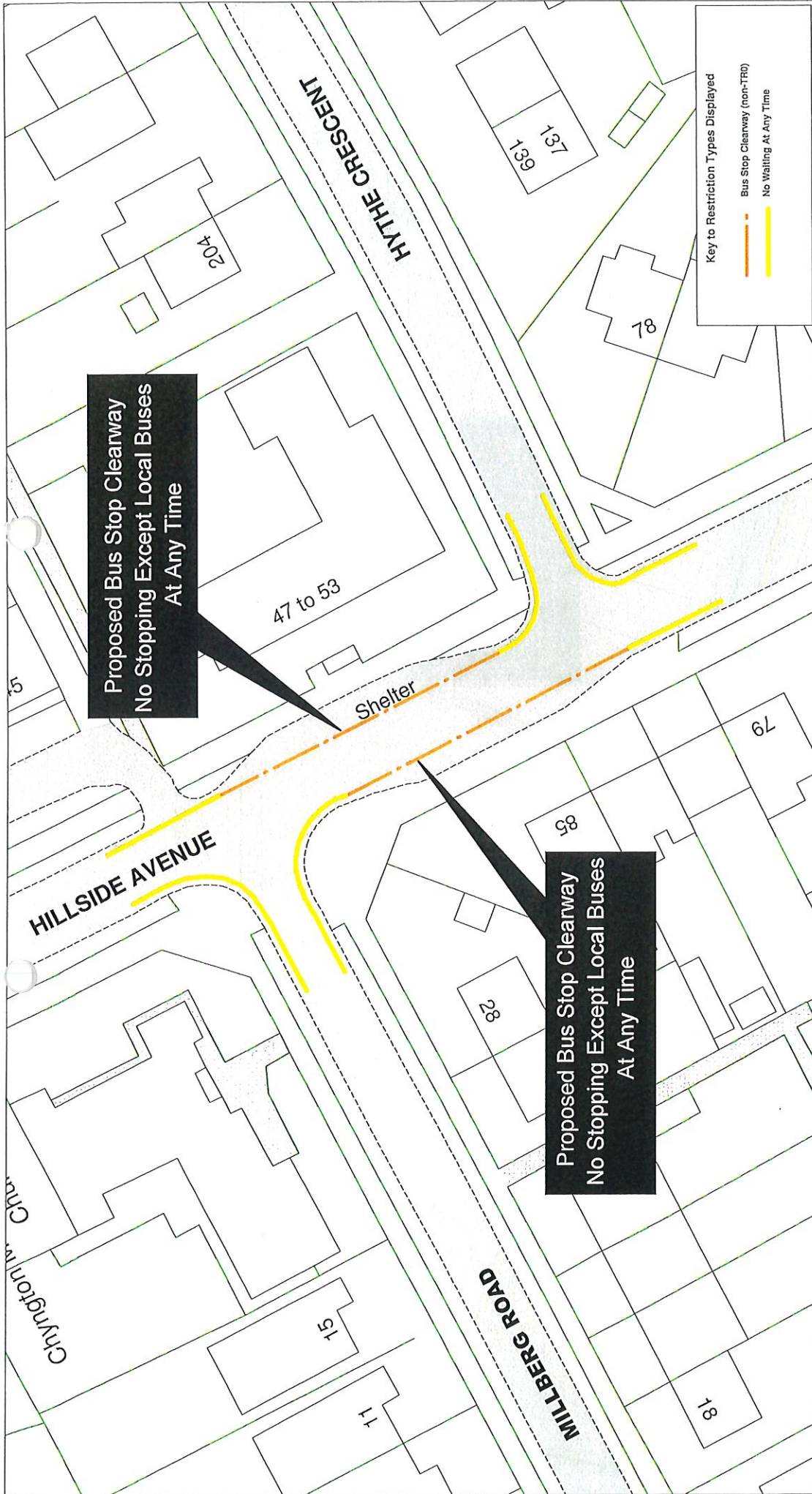


Central Avenue, Telscombe Cliffs

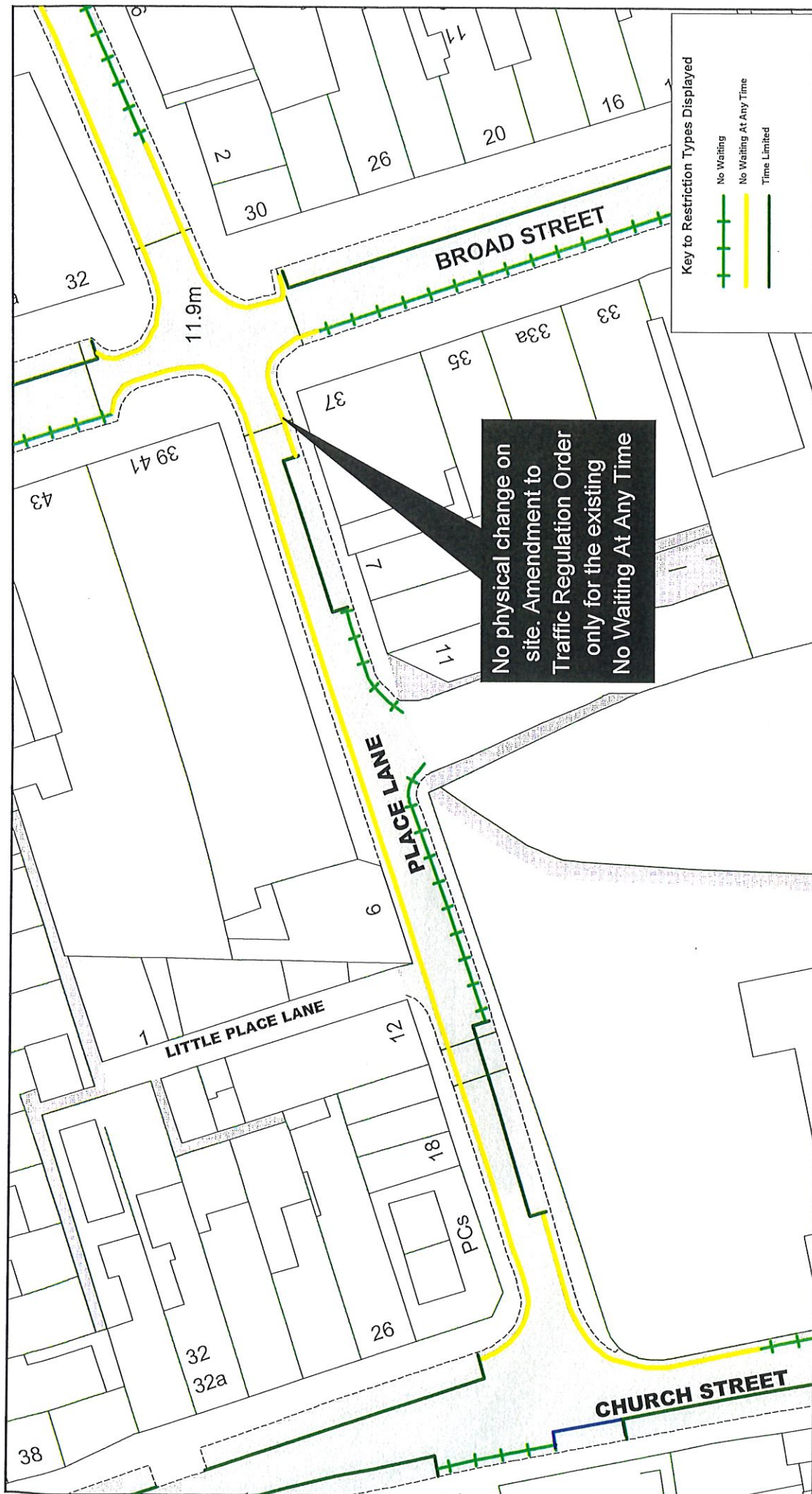
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

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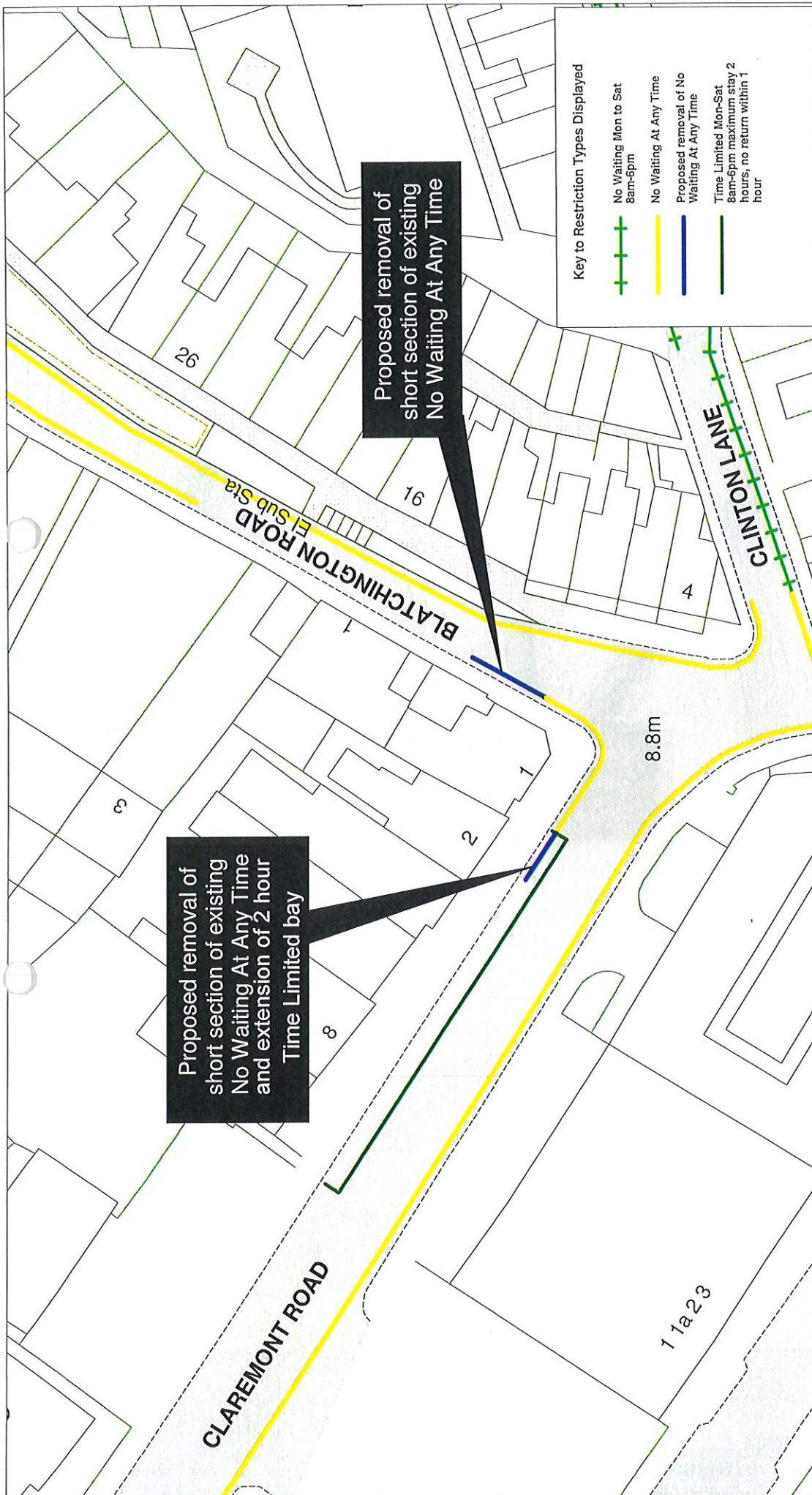
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		<div>Return to index</div> <div>Hillside Avenue, Seaford</div>	SCALE	1 : 500
			DATE	05/02/2019
			DRAWING No.	LW19 015
			DRAWN BY	
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<div></div>	<div>Place Lane, Seaford</div>	SCALE	1 : 500
		DATE	26/02/2019
		DRAWING No.	LW19 016
		DRAWN BY	
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Claremont Road, Blatchington Road, Seaford

SCALE

1 : 500

DATE

04/02/2019

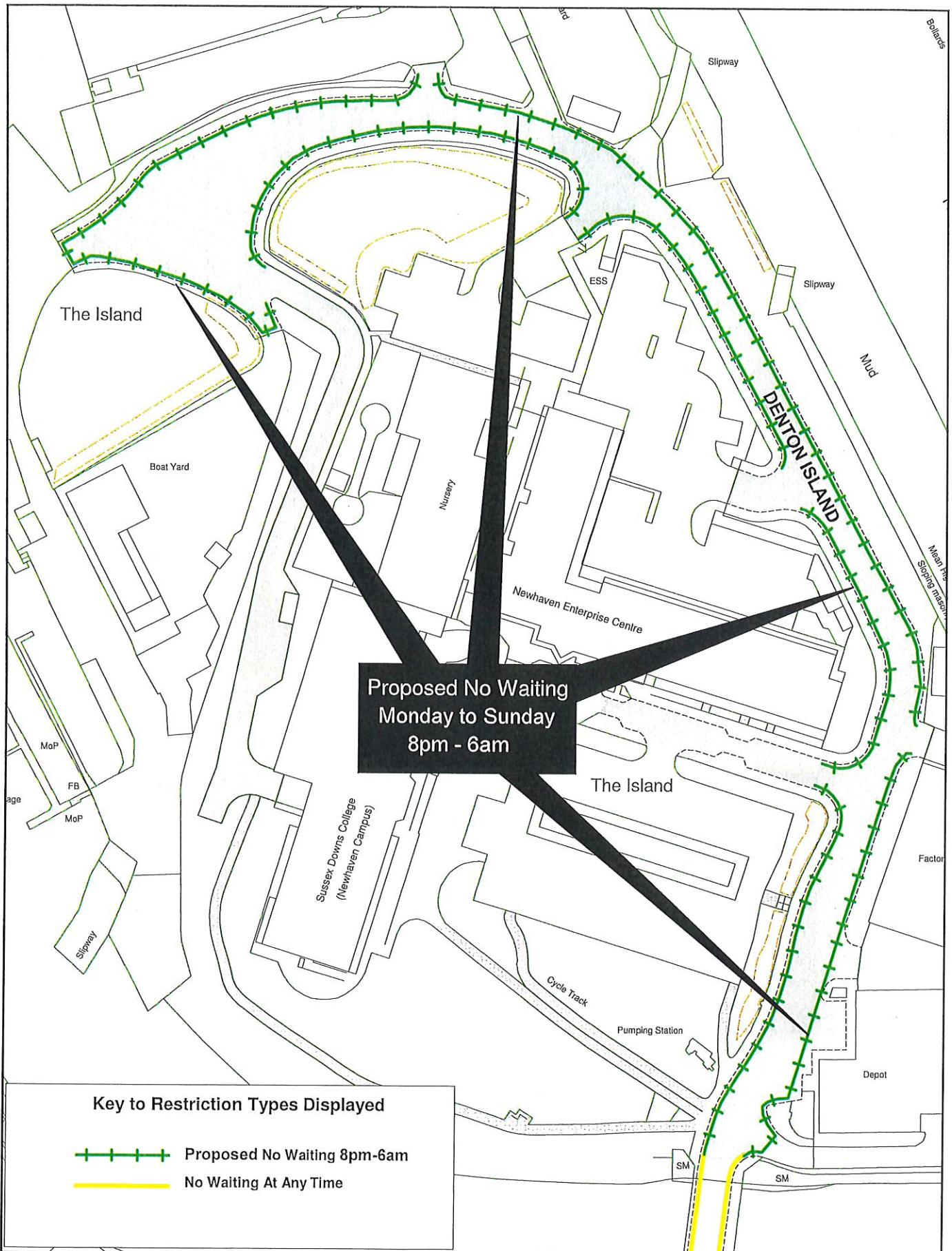
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LW19 017

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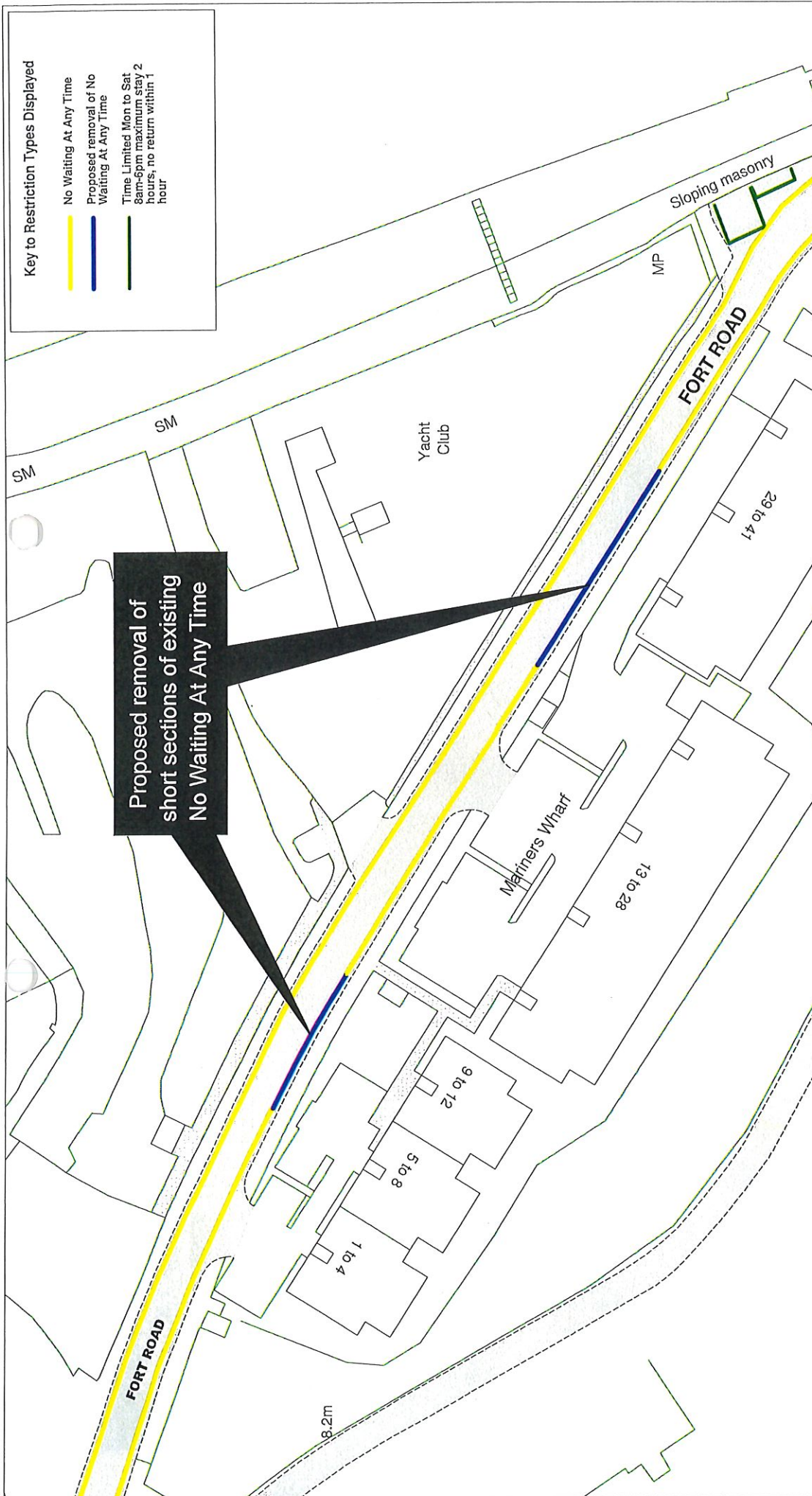


Denton Island, Newhaven

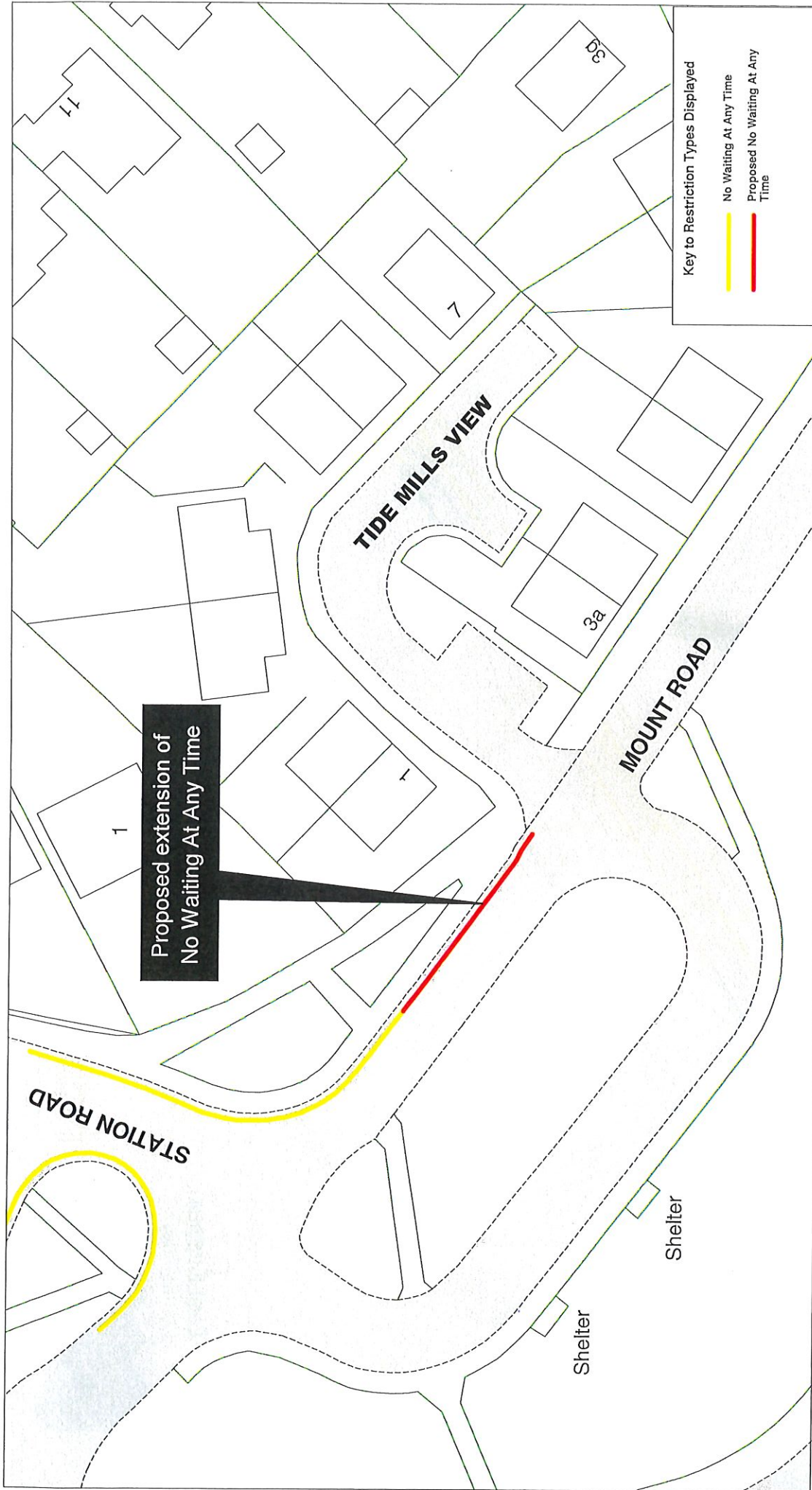
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DATE	29/01/2019
DRAWING No.	LW19 018
DRAWN BY	

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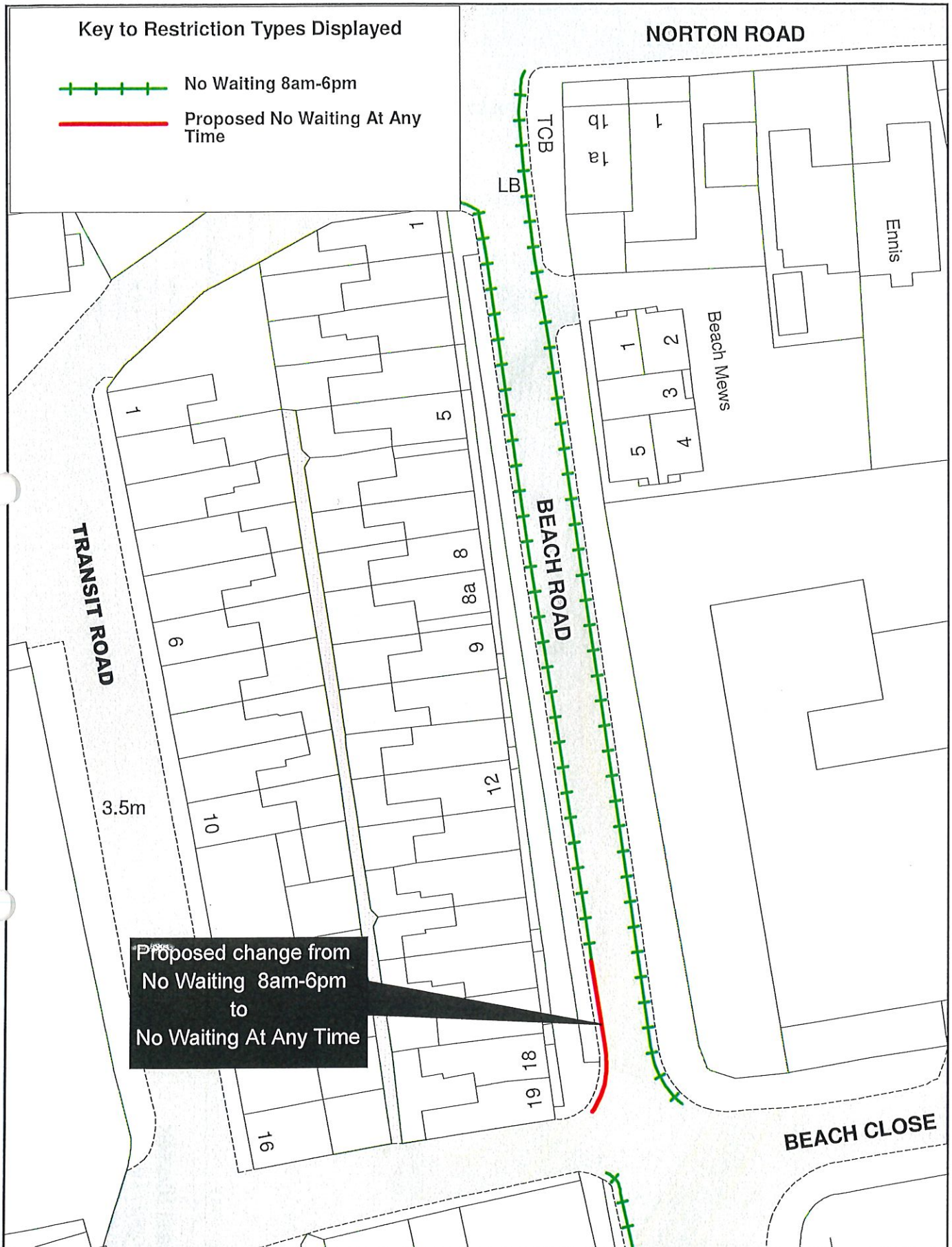
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			DRAWN BY	
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<div></div>	<div></div>	<div>Mount Road, Newhaven</div>	<div>Return to index</div>	SCALE	1 : 500
				DATE	11/02/2019
				DRAWING No.	LW19 020
				DRAWN BY	
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Key to Restriction Types Displayed

-  No Waiting 8am-6pm
-  Proposed No Waiting At Any Time



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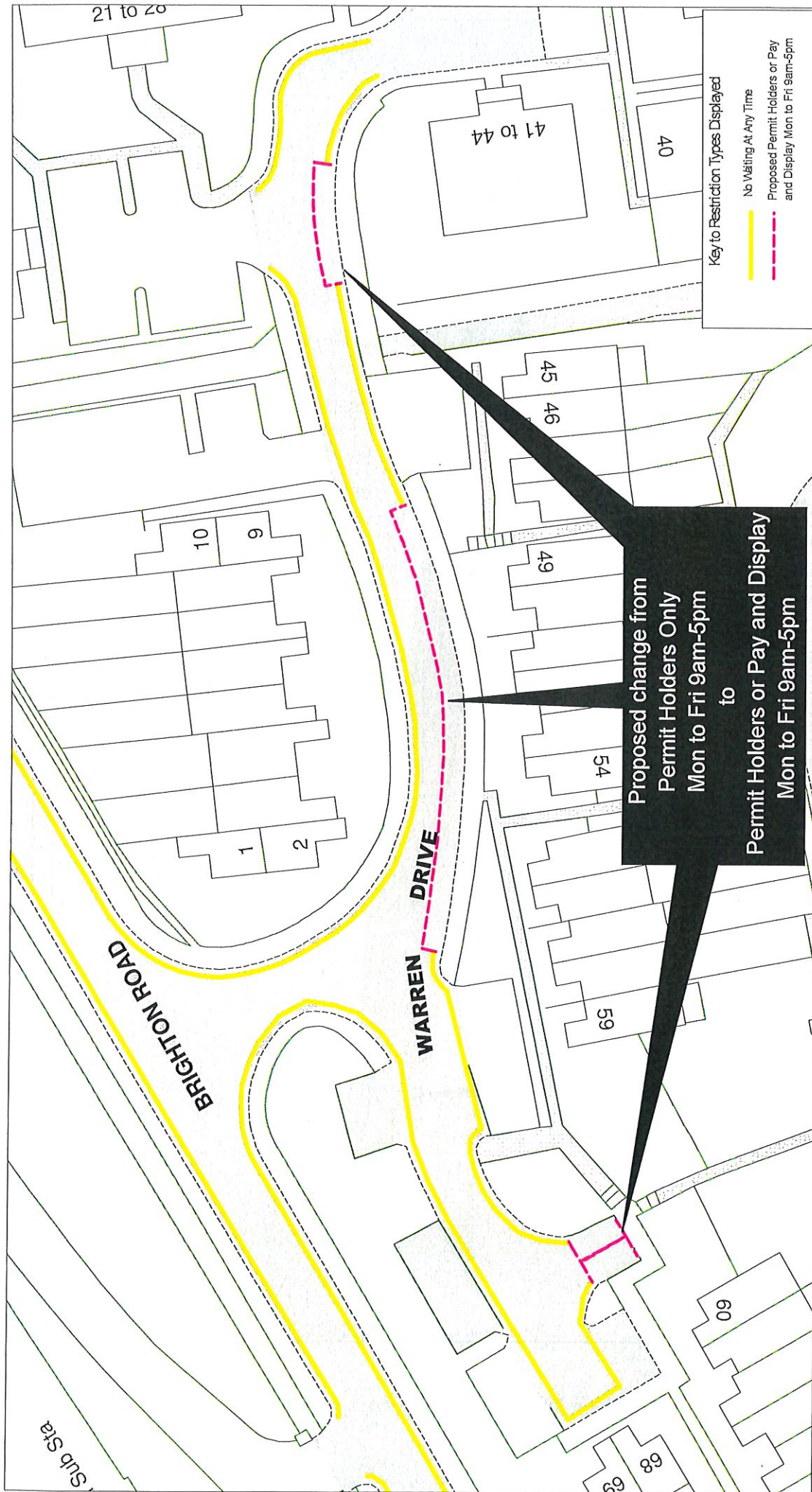
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Beach Road, Newhaven

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SCALE	1 : 500
DATE	11/02/2019
DRAWING No.	LW19 021
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Warren Drive, Lewes

SCALE

1 : 500

DATE

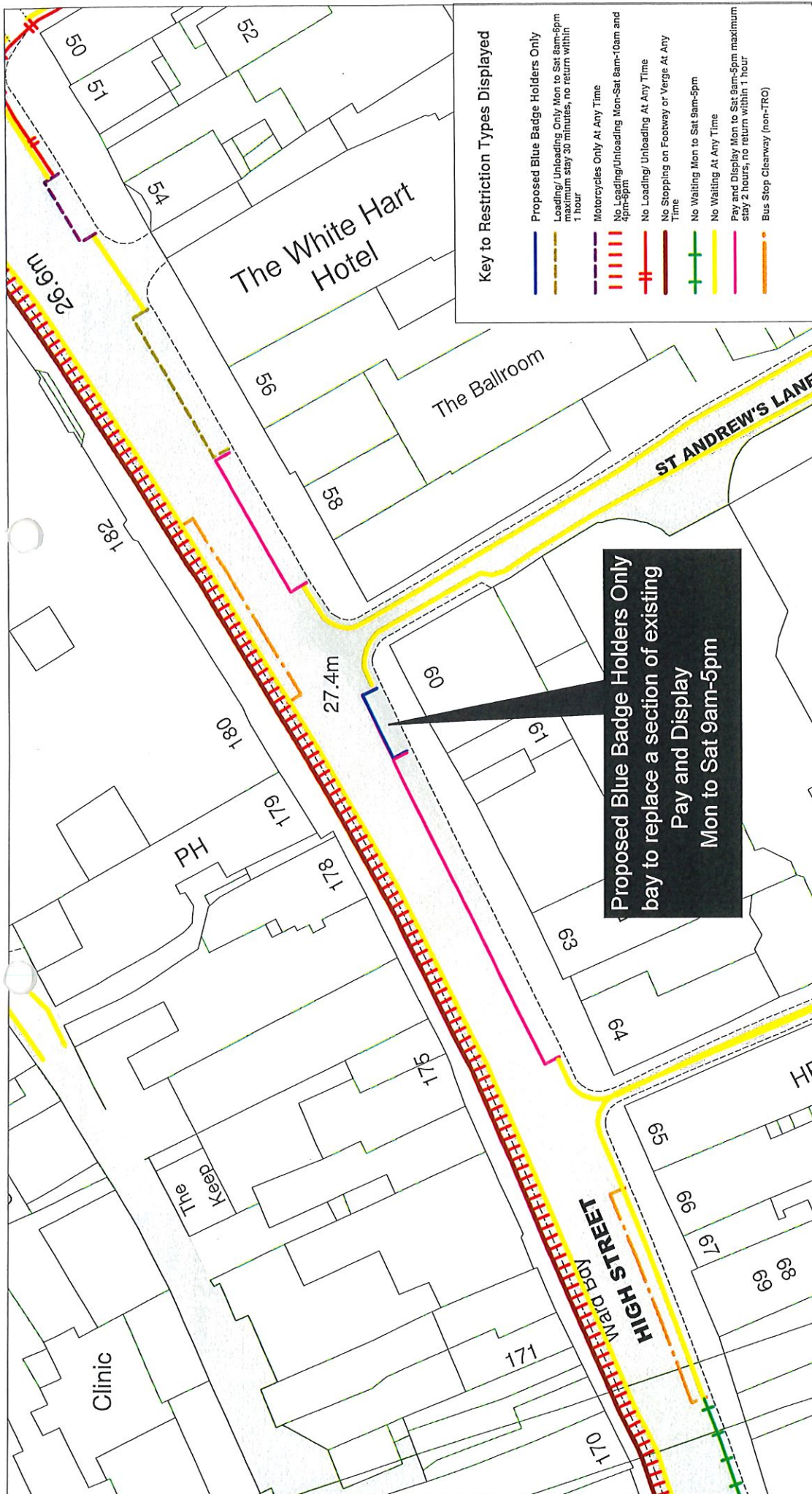
07/02/2019


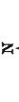
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LW19 022

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		SCALE	1 : 500
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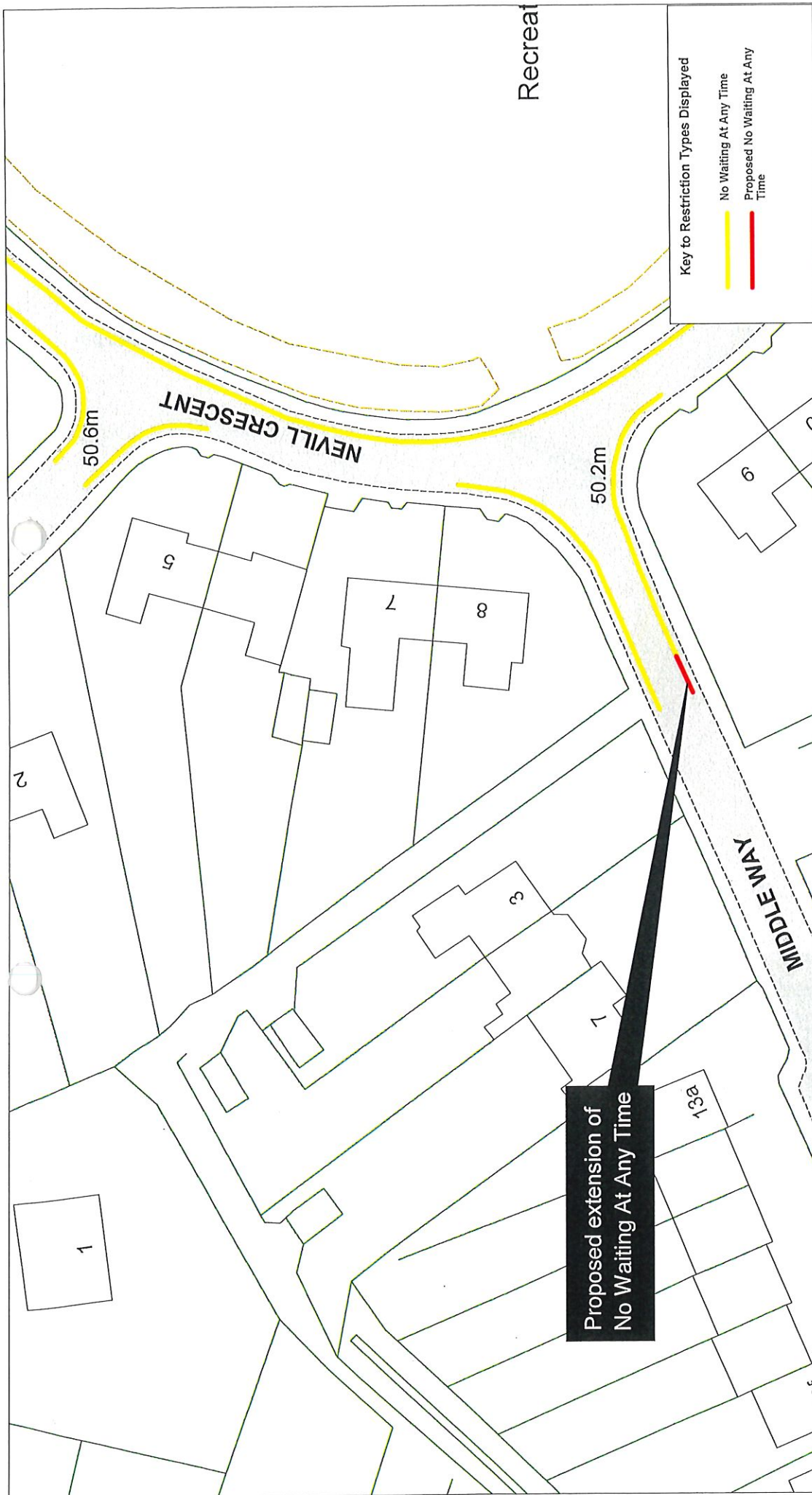
Clare Road, Lewes


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County Council



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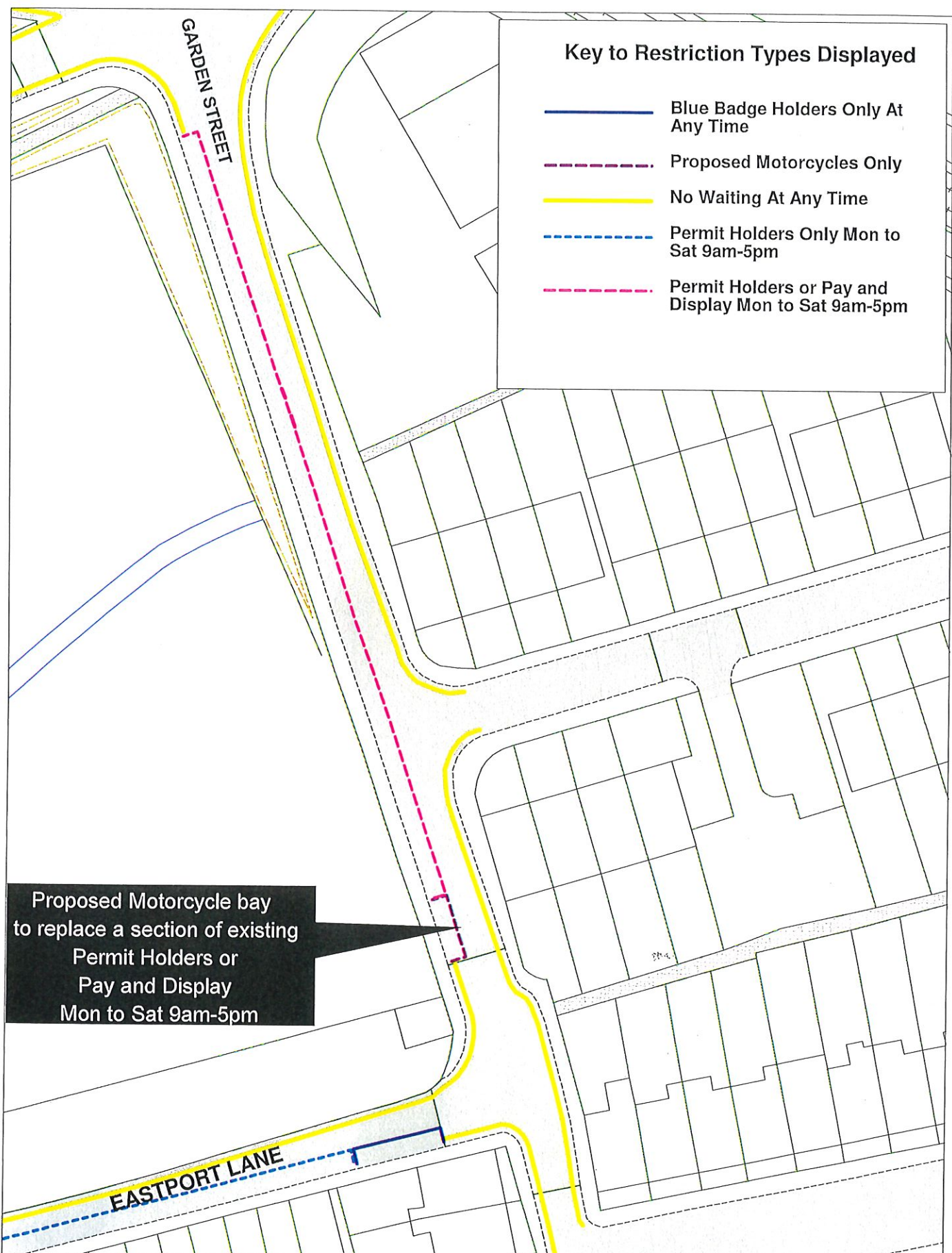
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<div><div><div>East Sussex County Council</div><div></div></div><div><div></div><div><div>Return to index</div></div></div></div>	<div>Middle Way, Lewes</div>	SCALE	1 : 500
		DATE	13/02/2019
		DRAWING No.	LW19 025
		DRAWN BY	
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Key to Restriction Types Displayed

- Blue Badge Holders Only At Any Time
- Proposed Motorcycles Only
- No Waiting At Any Time
- Permit Holders Only Mon to Sat 9am-5pm
- Permit Holders or Pay and Display Mon to Sat 9am-5pm



Proposed Motorcycle bay to replace a section of existing Permit Holders or Pay and Display Mon to Sat 9am-5pm



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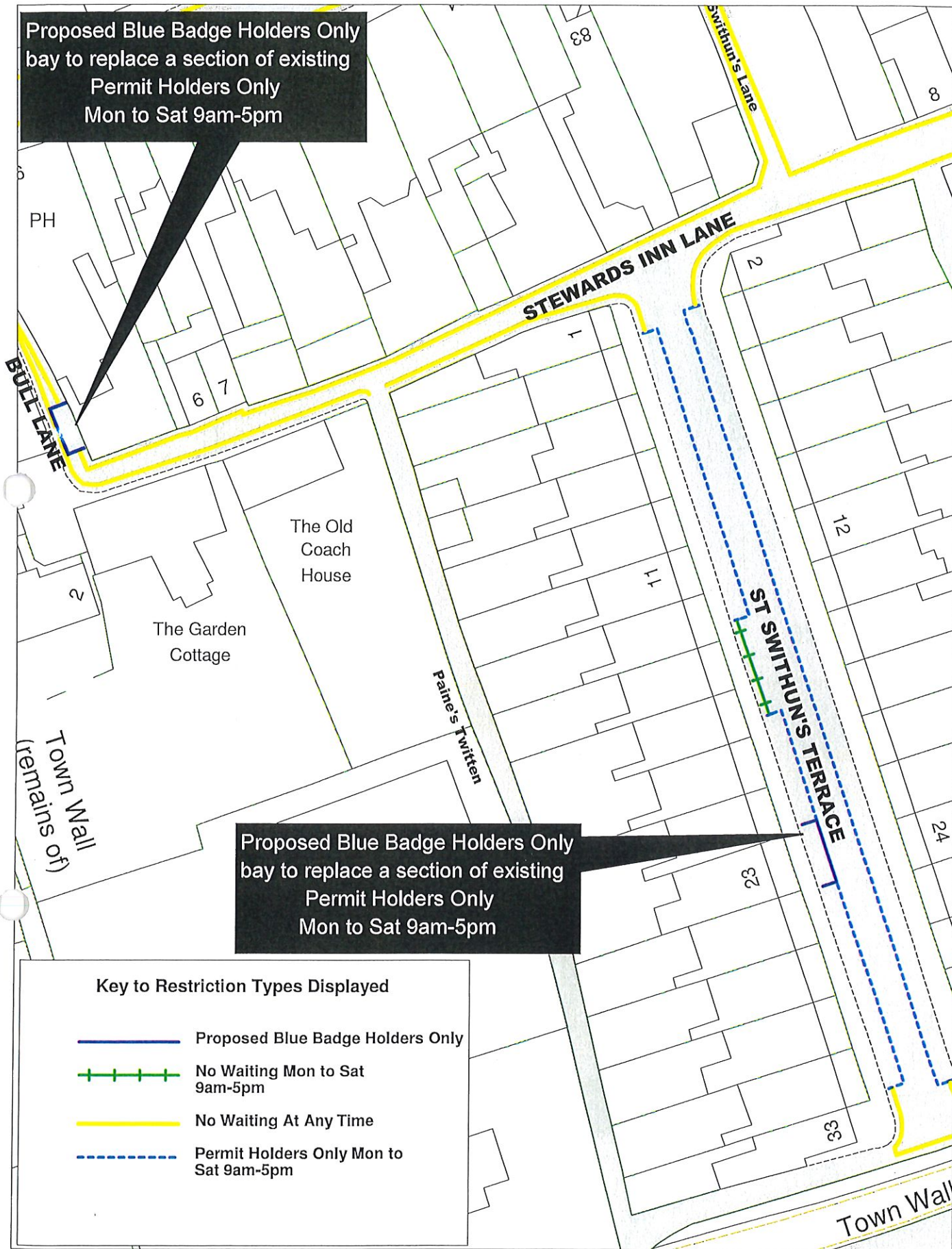


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Garden Street, Lewes

SCALE	1 : 500
DATE	11/02/2019
DRAWING No.	LW19 026
DRAWN BY	

Proposed Blue Badge Holders Only
 bay to replace a section of existing
 Permit Holders Only
 Mon to Sat 9am-5pm



Key to Restriction Types Displayed

- Proposed Blue Badge Holders Only
- + + + + No Waiting Mon to Sat 9am-5pm
- No Waiting At Any Time
- - - - Permit Holders Only Mon to Sat 9am-5pm

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 County Council



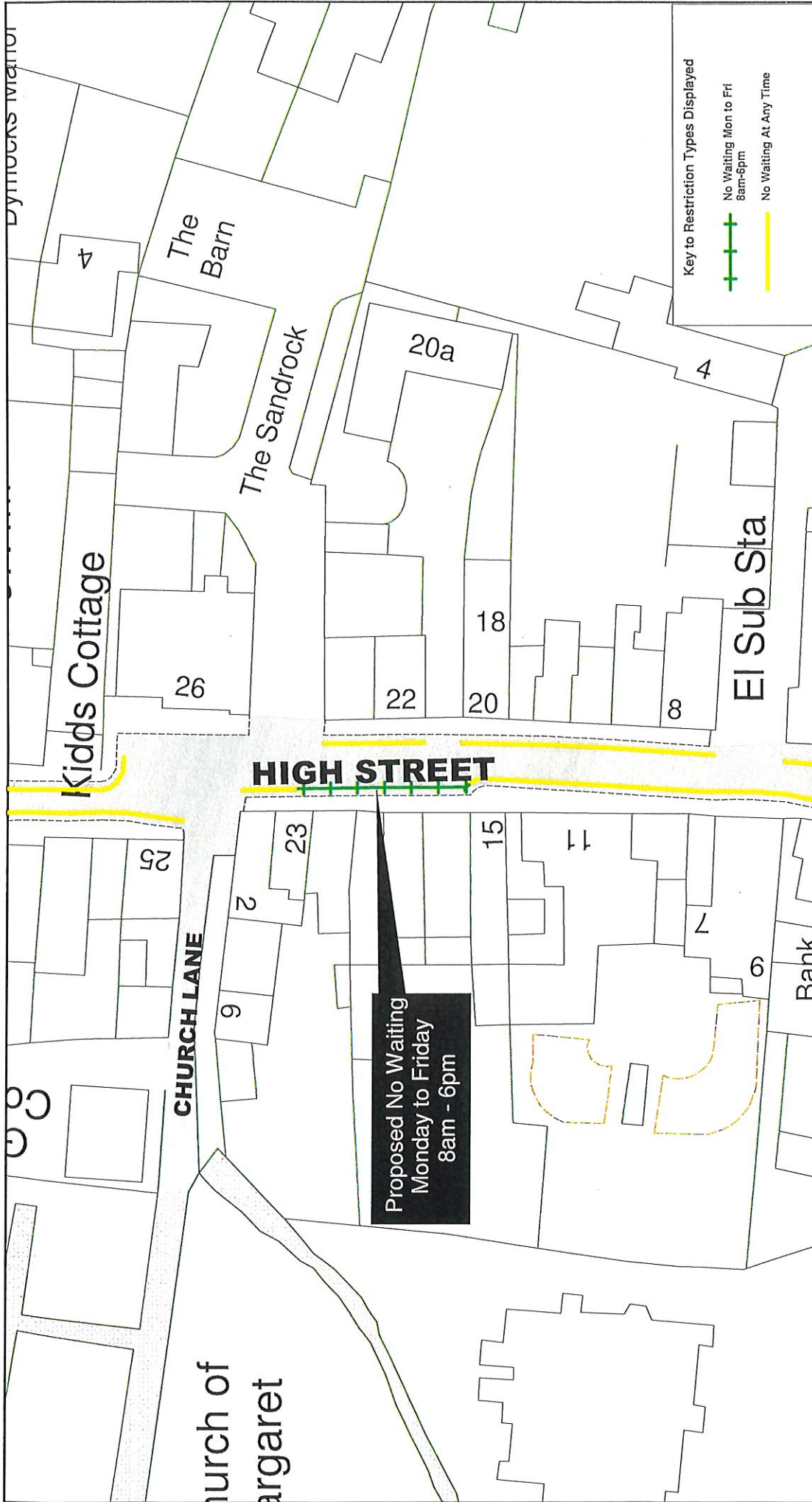
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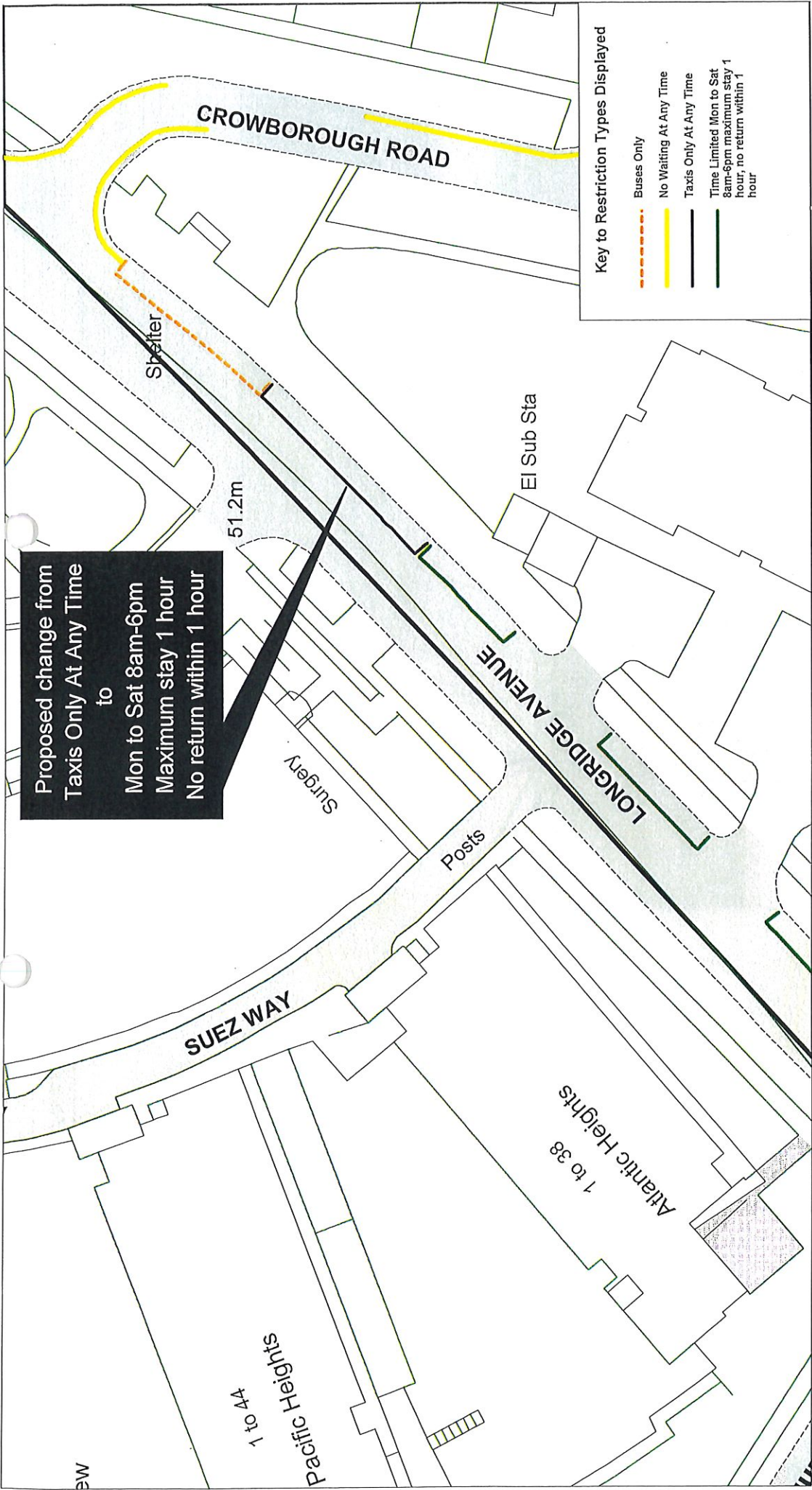
Bull Lane and St Swithuns Terrace, Lewes



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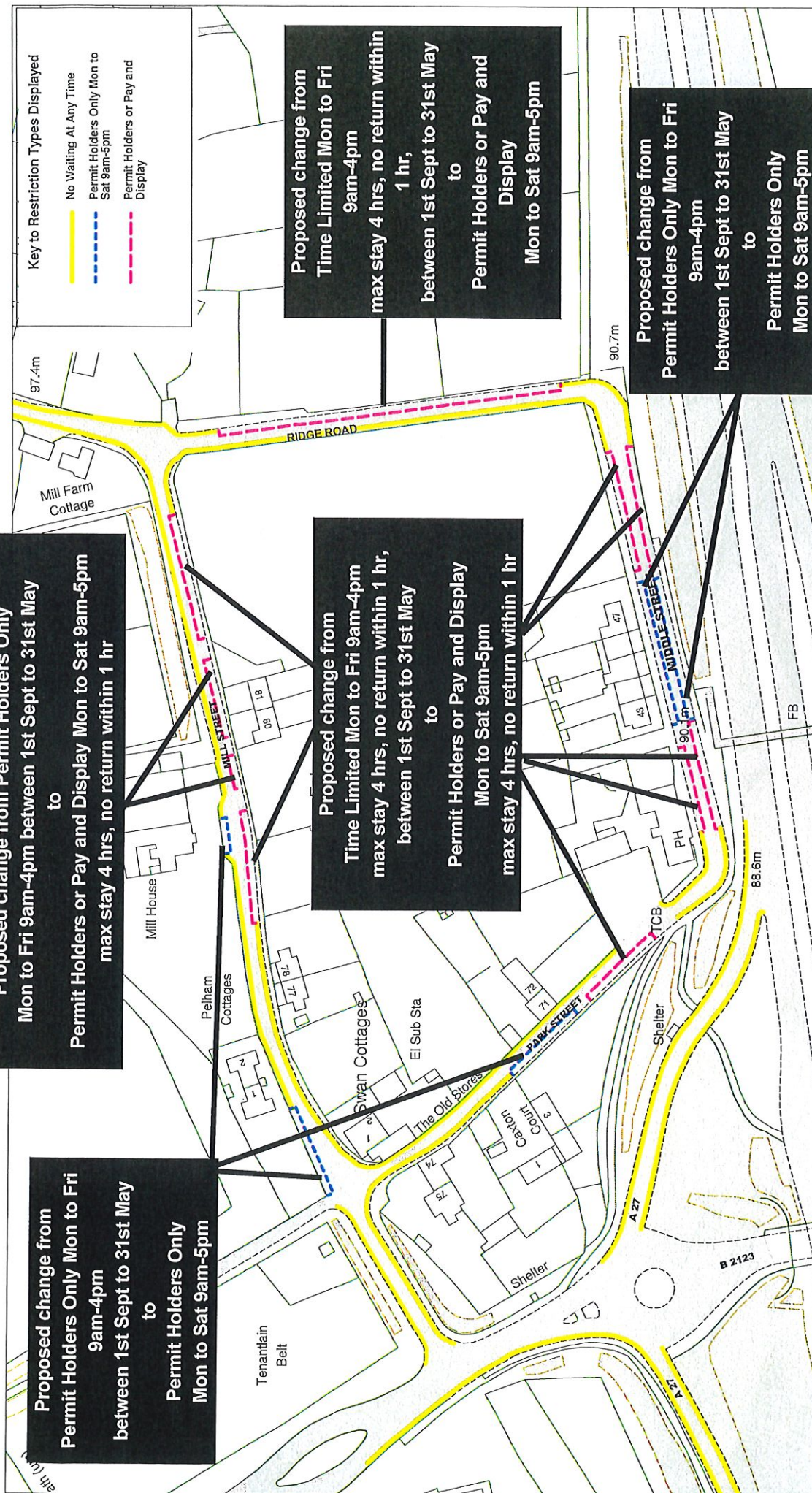
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DATE	06/02/2019
DRAWING No.	LW19 027
DRAWN BY	



			
Return to index		High Street, Ditchling	
SCALE	1 : 500	DATE	25/01/2019
DRAWING No.	LW19 028	DRAWN BY	
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<div>East Sussex County Council</div> <div></div>	<div></div> <div>Return to index</div>	Longridge Avenue, Saltdean		
		SCALE	1 : 500	
		DATE	14/02/2019	
		DRAWING No.	LW19 029	
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Middle Street, Mill Street, Park Street, Ridge Road, Falmer

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SCALE 1 : 1500

DATE 12/02/2019

DRAWING No. LW19 030

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**Proposed change from Permit Holders Only
Mon to Fri 9am-4pm between 1st Sept to 31st May
to
Permit Holders or Pay and Display Mon to Sat 9am-5pm
max stay 4 hrs, no return within 1 hr**

ose Cottage

The Cottage

Falmer

The Dolphins

Falmer Court

St
Lawrence
Church

St
Laurence
House

**Proposed change from
Time Limited Mon to Fri 9am-4pm
max stay 2 hrs, no return within 1 hr,
between 1st Sept to 31st May
to
Permit Holders or Pay and Display
Mon to Sat 9am-5pm**

**Proposed change from
Permit Holders Only Mon to Fri
9am-4pm
between 1st Sept to 31st May
to
Permit Holders Only
Mon to Sat 9am-5pm**

Key to Restriction Types Displayed

- No Waiting At Any Time
- - - - - Permit Holders Only Mon to Sat 9am-5pm
- - - - - Permit Holders or Pay and Display

**East Sussex
County Council**



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East Street, Park Street, South Street, Falmer

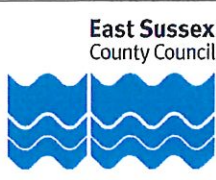
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SCALE	1 : 1000
DATE	15/02/2019
DRAWING No.	LW19 031
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Proposed extension of
No Waiting At Any Time

Proposed Bus Stop Clearway
No Stopping Except Local Buses
At Any Time
(to be advertised by public notice
only)

- Key to Restriction Types Displayed
- Bus Stop Clearway (non-TR0)
 - No Stopping on Footway or Verge
 - No Waiting At Any Time
 - Proposed No Waiting At Any Time



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Sutton Avenue, Peacehaven

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SCALE	1 : 650
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71





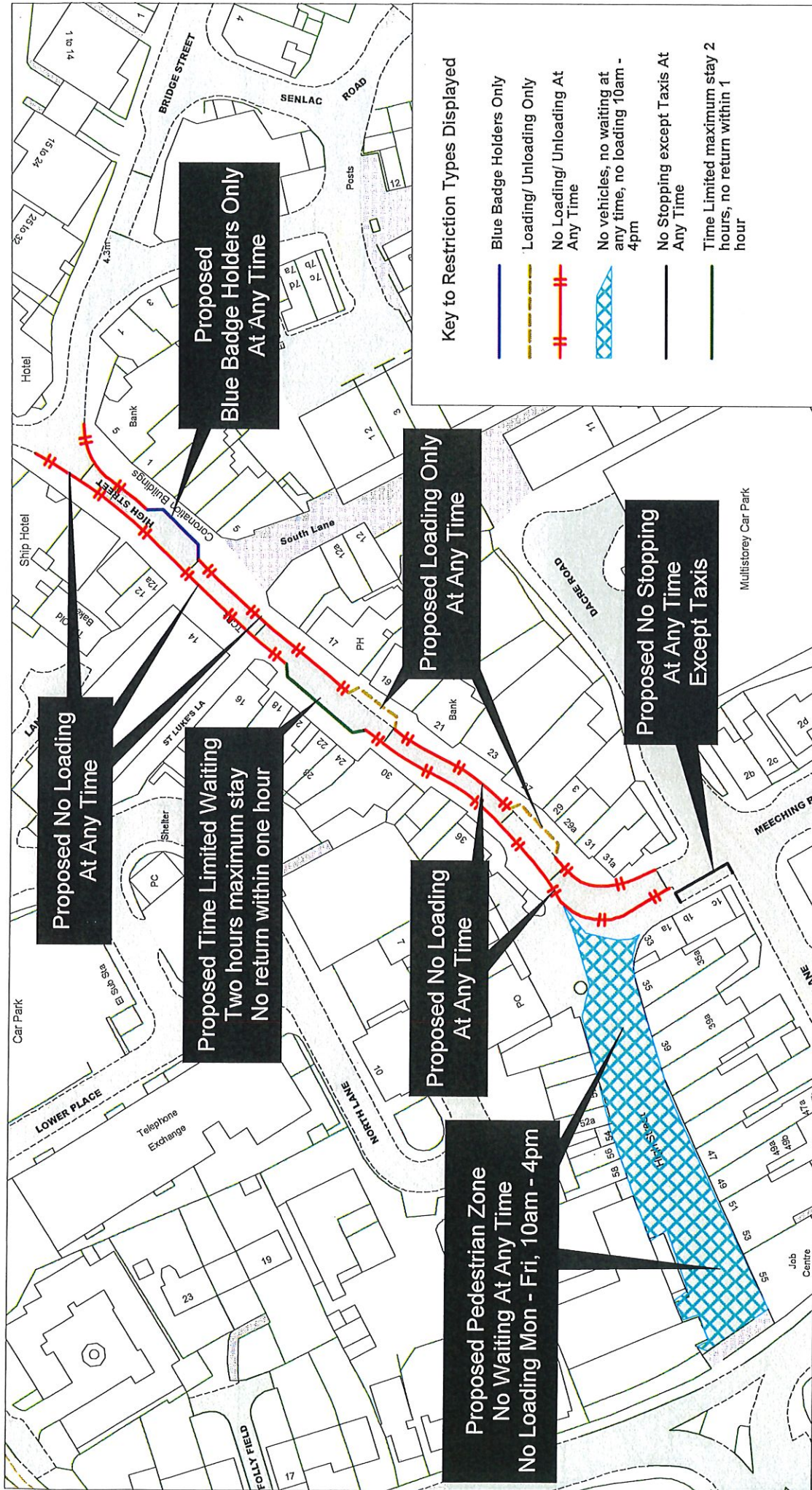
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First Avenue, Second Avenue, Newhaven

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SCALE	1 : 750		
DATE	20/02/2019		
DRAWING No.	LW19 033		
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		SCALE	1 : 1000
		DATE	27/02/2019
		DRAWING No.	LW19 034
		DRAWN BY	
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BUS SHELTER AT SLINDON AVENUE

1. HISTORY

- 1.1 Peacehaven Town Council own several bus shelters around the town, these are checked bi-weekly by the ground staff. During the last windy weather, a glass panel broke free from its fixings on the Slindon Avenue shelter. This shelter had been reported to the office as needing attention over a year ago, but no action had been taken.
- 1.2 We contacted Queensbury Shelters the manufacturer regarding a replacement glass panel, a free survey was carried out and they reported that it had deteriorated to the point of being unrepairable and that the shelter should be removed before it became dangerous.
- 1.3 The company quoted £1,000.00 to remove the shelter for us - we managed to do this with our groundstaff at no extra cost.
- 1.4 Queensbury Shelters, has advised the shelter should be galvanised and has quoted for supplying and fitting the shelter at £2,728.40 with glass and £3,101.15 with polycarbonate panels for a Winchester design shelter pictured which is the same design as 5 of our bus shelters.
- 1.5 Attached is a full list of Peacehaven Town Council's bus shelters and a plan of where they are located.



THE WINCHESTER BUS SHELTER

2. DECISION

- 2.1 Accept the quote from Queensbury shelters and place an order immediately as it is the same design as 7 of PTC current bus shelters.
- 2.2 Investigate the cost of a replacement bus shelters with other companies which would be a different design.
OR
- 2.3 Not to replace the bus shelter at this moment in time.

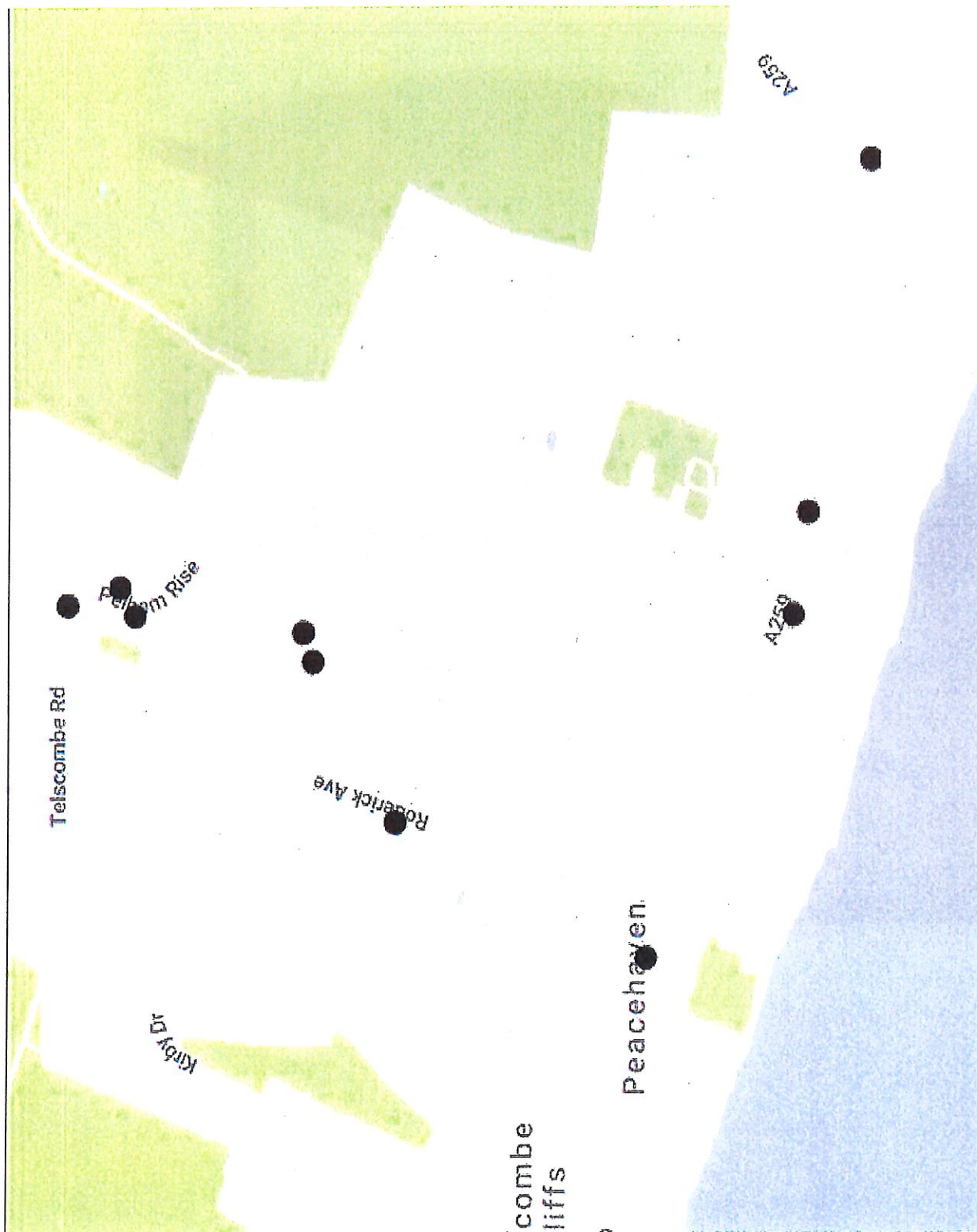
3. FINANCIAL IMPLICATIONS

- 3.1 There is not a budget set for bus shelter replacement

PEACEHAVEN TOWN COUNCIL

JUNCTION WITH	SIDE OF ROAD	LOCATION	MAKE	MATERIAL	LICENCE DETAILS	INSTALLED
TUDOR ROSE PARK	SOUTH	SOUTH COAST ROAD		WOOD/ PERSPEX	ESCC LICENCE	2015
GLADY'S AVENUE	NORTH	SOUTH COAST ROAD	WINCHESTER	METAL/ GLASS	ESCC LICENCE	2016
SLINDON AVENUE	SOUTH	SOUTH COAST ROAD	DURHAM	GLASS	ESCC LICENCE	Removed
O/S MERIDIAN COURT	EAST	SUTTON AVENUE	WINCHESTER	METAL/ PERSPEX	LDC LICENCE	1995
OPP ANNEXE STORES	WEST	RODERICK AVENUE	CANTILEVER	METAL/ PERSPEX	ESCC LICENCE	2000
JUNC COLLINGWOOD	WEST	PELHAM RISE	WINCHESTER	METAL/ PERSPEX	NO LICENCE REQUIRED**	2004
JUNC THE BRICKY	EAST	PELHAM RISE	CANTILEVER	METAL/ PERSPEX	ESCC LICENCE	
JUNC CRIPPS AVENUE	WEST	PELHAM RISE	DURHAM	METAL/ GLASS	ESCC LICENCE	1991
JUNC SWANNEE	EAST	PELHAM RISE	WINCHESTER	METAL/ PERSPEX	ESCC LICENCE	1996
JUNC RODERICK AVE	SOUTH	TELSCOMBE ROAD	WINCHESTER	METAL/ PERSPEX	ESCC LICENCE	1997

** AS ON HOUSING ASSOCIATION LAND



A second quote for a replacement of a different design of bus shelter from Nobutts outdoor shelters is:

To supply only 1 x Bradstock Bus Shelter with integrated seating -3 Bay -2480 x 1365 x 4305mm

Total £3350.00 +vat (installation is extra).



ACTION PLAN - UPDATE

12. Vicky to contact Lewes and find out why applications are being approved without being reviewed by Peacehaven.

LW/19/0075 was not a planning application and therefore not subject to consultee process or open for comments. It was an application for a Certificate of Lawfulness (Proposed). This is an application to determine that work does not require planning permission. Therefore it is assessed as to whether planning permission is required or not to undertake the works. Due to this we only have to check an application against the planning regulations to check that it is either Permitted Development or not. If it is Permitted Development then a certificate is issued and the applicant can do the works as they do not need planning permission. If it was found that the works did require planning permission the certificate would be refused and the applicant would need to make a planning application. At this stage the Town Council would be consulted when and if a subsequent planning application was submitted.

In this instance the proposed work was permitted development and a certificate was issued. Planning permission is not required. – Matt Kitchener

13. Vicky to find out the cladding type on application submitted last month PH590 LW/19/0046 (comments made on the minutes recorded 26th February 2019)

The application form states that the cladding will be light grey, so presumably the C05 Grey colour listed in the brochure. The actual colour can be conditioned as part of the decision process, if it is approved. – Russell Pilfold



CONFIRM DATE OF NEXT MEETING 9TH APRIL 2019

