

PEACEHAVEN TOWN COUNCIL

Tony Allen
ACTING TOWN CLERK
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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, Cllr Ann Harrison

Dear Committee Member,

24rd April 2019

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



Tony Allen
Acting Town Clerk

A G E N D A

GENERAL BUSINESS

1. PH619 CHAIR ANNOUNCEMENTS

2. PH620 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. PH621 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

4. PH622 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

5. PH623 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 9TH APRIL 2019 enclosed pages 1-7

6. MATTERS ARISING FROM THE PREVIOUS MINUTES

7. **BUS SHELTER AT SLINDON AVE – Quotes page 8**

PLANNING APPLICATIONS RECEIVED

8. PH624 LW/19/0165 – 4 Mayfield Avenue - pages 9-17
9. PH625 LW/19/0183 – Land rear of 53 Cissbury Ave - pages 18-33
10. PH626 LW/19/0228 – Lower Hoddern Farm Hoddern Farm Lane (unable to print) - pages 34-41
11. PH627 LW/19/0242 – The Sussex Coaster – 80-82 South Coast Road
– Objection Petition/Letter pages 42-84
12. PH628 LW/19/0265 – 5 Stanley Road Peacehaven - pages 85-115
13. PH629 LW/19/0266 – Rear of 65 The Promenade – pages 116-122
14. PH632 LW/19/0286/CD – 93-97 South Coast Road - page 123
15. PH630 LW/19/0289 – 2 Cornwall Gardens - Discharge of condition 4 - pages 124-125
16. PH631 LW/19/0290 – 214 Arundel Road Peacehaven - pages 126-134

DECISION NOTICES

LW/19/0046 – Westview Close – cladding (Permission Granted)
LW/19/0036 – 47 Rowe Avenue – Permission Granted

ACTION PLAN UPDATES

Vicky - to email Jennifer Baxter raising issues with Breaches of Conditions for Chalkers Rise & to suggest a meeting between, Barrett's, Ward Councillors and residents concerned, to discuss a way forward.

11/4 Email sent

11/4 - Response rcvd, apologising for the delay & an update to say she is arranging a site meeting with Barrett's hopefully week commencing 15th April.

18/4 Email Update rcvd from Jennifer - see attached **page 136**

Vicky - to Email to Dan Witcher Principal Officer (Implementation Team) with regards to the serious concerns with the Traffic flow Improvement Plan S1/302 Sutton Avenue.

11/4 – email sent to Dan highlighting concerns

23/4 - email received from Dan Witcher – see attached **page 135**

CONFIRM DATE OF NEXT MEETING 4TH JUNE 2019



PEACEHAVEN TOWN COUNCIL

Toni Lopes
ACTING TOWN MANAGER
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FAX: 01273 583560
E-MAIL: Townmanager@peacehaventowncouncil.gov.uk

TOWN COUNCIL OFFICE
MERIDIAN CENTRE
MERIDIAN WAY
PEACEHAVEN

MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE HELD ON TUESDAY 9TH APRIL 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 606 CHAIR ANNOUNCEMENTS

Good evening residents, thank you for coming to the Planning and Highways meeting this evening, Tuesday 9th April 2019.

Firstly may I remind you of the Health and Safety announcement, we are not expecting any evacuations, but if we do the alarm will sound and you will be required to leave the building in the closest available route and we will meet in the grass area in the south car park.

2. PH 607 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.

Question 1

Mike Gatti – Peacehaven Focus Group

Chalkers Rise/Barretts

Barratts are yet again breaching the terms of the planning application for this site, myself and residents have witnessed contractors working out of the permitted hours/days stated on the application.

- Starting before 8.00am and finishing at times 8.00pm Weekdays
- Working beyond 1.00pm Saturday (witnessed at 3.00pm)
- Working from 8.00am Sunday

I spoke to the Barratts Site agent on Monday, and he the reason he gave was to have the show houses ready for the launch at the weekend. Unfortunately, residents reported other works being carried out elsewhere on site.

Although many residents have complained to LDC (Jennifer Baxter), we feel that PTC should add their voice to this on behalf of their residents.

Cllr Duhigg – Totally agree with you

Mike Gatti - tonight I received an email from Jennifer to say she's arranging a site meeting to sort these problems out. Would be an idea to say a councillor will attend?

Lynda- after tonight's meeting we will be writing again on this issue that they are breaching their planning regulations and that we are going to request that she comes at our request also at the town council, myself as chair of planning at the moment, plus any other councillors but more initially the councillors of the North Ward, but it affects all of Peacehaven so hopefully our email will go off tomorrow, that we request a site visit and give her some dates and open to all councillors to attend at the specific site meeting.

Mike Gatti – so shall I reply to tell her that councillors may be interested in attending?

Cllr Duhigg – Yes please do, that will be your correspondence as well as ours

Cllr Griffiths – They keep saying they can't have any liaison meetings as they have nowhere to hold them yet, but what's wrong with our buildings?

Cllr Duhigg – they are aware that we have office space here and meetings rooms, so that will also be pointed out that the invitation will be to attend here to discuss issues and after when they are not complying with their planning conditions they are able to book a room here and also concerned north ward residents that wish to come along and have their say. A letter will be going out after tonight's meeting.

Question 2

Mr D Seabrook

Planned Highways Works A259/Sutton Avenue associated with LW/2017/0226

These works will allow for lane widening at the Junction of the A259 and Sutton Avenue in order to increase the traffic flow.

The plans only include minor footway improvements and tactile paving at crossing points. This will not improve the safety of the junction for pedestrians and will in fact make it less safe.

No consideration has been given to pedestrians attempting the cross Sutton Avenue which can be quite dangerous especially if you have mobility issues. It takes around 4 seconds to cross half of the road, longer with mobility issues. Cars frequently do not slow down when negotiating the junction and a wider junction will only make this worse.

Neville Court which will have around 50 to 60 elderly people in residence eventually will all need to cross this junction to access bus stops, coffee shops, banks and shops. There are several other blocks of flats in this area specifically for elderly residents.

I fear that there will be an accident and or someone killed if the road is widened further unless additional consideration is given to pedestrians. Ideally a Pedestrian crossing should be installed as a part of these works.

I would like the council to take this up with ESCC and pursue a solution.

I request that you look at this matter urgently as the deadline for receipt of comments is 12th April 2019.

Cllr Duhigg – we have got time to reply and will send out an email tomorrow on behalf of David in Public Question time and we will highlight these issues and with your agreement David can we copy your letter in with the email.

D Seabrook – Yes that's fine

3. PH 608 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr Simmons – Recovering from Knee surgery

Cllr Harrison-Hicks – Unwell

Cllr Brindley – not in attendance

Cllr Harris – not in attendance

Apologies Accepted

4. PH 609 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Cllr Griffiths - Declaring an interest - The house in Firlle Road that is on the Planning Agenda, is kindly giving the Community Gardens the compost removed from the building works. It's not for personal use and will be for the community gardens.

5. PH610 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE 26TH MARCH 2019

Minutes accepted.

Proposed – Cllr Milliner

Seconded – Cllr Griffiths

All accepted

6. PH611 TRAFFIC FLOW IMPROVEMENT PLAN

Cllr Griffiths – seems to favouring traffic than anyone else, would like to know if the islands are large enough for mobility scooters to sit on without sticking out into the road.

Cllr Cheta – we need to echo the concerns expressed by the resident in Public Questions

Cllr Duhigg – *I'm just going to suspend standing orders for just a moment.* David can I ask, having looked at these again, the pedestrian crossing you proposed is which area?

David Seabrook - To cross Sutton Avenue, what they haven't done is produced a plan of what it is at the moment so you can compare it easily. What it is at the moment is a problem.

Cllr Duhigg – I don't think any of these entrances/exits off this round about are safe for pedestrians

Mike Gatti – wasn't one of the original suggestions to put a crossing up by Rowe Avenue?

Cllr Duhigg - this will need to be looked at further, given the future impact. This design is not going to cope with the traffic flow at the moment, or the increased traffic flow in the future, either end looks too tight. When we send that email out tomorrow we will also put in about our concerns about the traffic flow roundabout, and reiterate that's another reason why we want a meeting with them and the representatives.

Cllr Cheta - the drawing is very small, it's not enabling someone to look at it properly.

David – the issue is not what they are planning to do there, it's what they are not doing, this is an opportunity to make that whole area safer and they are disregarding that completely.

Cllr Duhigg - *I'm reinstating standing orders*

7. PH612 FOOTPATH AT CENTENARY PARK

Cllr Griffiths – This is a long standing route that residents have used, I'm assuming but they haven't told us that Barretts will unblock that path. Looking at the planning application that path is still there after the building? So they have to reinstate that path for public use after they have finished using it for their car park.

What I'd like to see are residents putting in a claim of public right of way, but it's quite an onerous task for individuals to do, I'd like to propose the council has a working group where councillors and residents can work together. I know the pathway is valued and I know it wasn't a public right of way, and I know the farmers actually gave up putting a fence up as people kept breaking it down and when Lewes District council put a fence up it was broken down again, so it was just left. There is years and years of evidence of people using it.

Cllr Duhigg – so you suggest a working party of residents and councillors.

Cllr Griffiths - I'm suggesting that we have a right of way working party, as there might be other paths in the future. I think we need to get it registered as they may take it over again, there's a path at Valley Road been blocked off as well.

Cllr Cheta – we need to do what can to show support, I was very concerned to read what the school clubs have to do now

To create a working party group

Proposed – Cllr Griffiths

Seconded - Cllr Cheta

All in favour.

8. PH613 LW/19/0215 – 34b Sunview Avenue

Proposal: Proposed conversion of existing garage

Comments: no significant affect, not changing the landscape.

Recommend Approval

Proposed - Cllr Cheta

Seconded - Cllr Milliner

All in agreement

9. PH614 LW/19/0153 – 90b Phyllis Avenue

Proposal: conversion of a 3 bed detached bungalow and garage into 2x 2 bed semidetached bungalows.

Comments: struggled to read, drawing was too small. No impact on area, size of land appropriate, all in keeping with street scene.

Recommend Approval

Proposed – Cllr Duhigg

Seconded - Cllr Milliner

All in agreement

10. PH615 LW/19/0148 – 15 Phyllis Avenue

Proposal: proposed single storey extension to the rear

Recommend Approval

Proposed – Cllr Cheta

Seconded – Cllr Griffiths

All in agreement

11. PH616 LW/19/0144 – 156 South Coast Road

Proposal: demolition of existing conservatory, new single story extension, width to match existing length to 4m

Recommend Approval

Proposed – Cllr Milliner

Seconded – Cllr Cheta

All in agreement

12. PH617 LW/19/0195 – 206 South Coast Road

Proposal: cycle hoops

Comments: already been approved

13. PH618 LW/18/0402 – Appeal 41 Firlie Road

Proposal: APPEAL – Single story rear extension and two storey side extension to form a two bedroom dwelling

Comments:

Cllr Griffiths – reiterate our objection. There are inaccuracies in the Counter Statement to the Local Council's refusal. They state that the cycle storage & bin area is to be by the west wall but the wall is to the north it is a hedge to the west.

Cllr Cheta – there was objections before from Neighbours, has anything changed?

Cllr Griffiths – The statement challenges the Council statement regarding the open garden space on the opposite corner but there is only one corner opposite the property which is the garden of 134 Horsham Avenue North and not an empty plot

Recommendation: counter statements inaccurate. Decision stands

Action Plan

Vicky to email Jennifer Baxter raising issues with Breaches of Conditions for Chalkers Rise & to suggest a meeting between, Barrett's, Ward Councillors and residents concerned, to discuss a way forward. **Email sent 11/4/19 – response 11/4 apologising for the delay & an update to say she is arranging a site meeting with Barretts hopefully week commencing 15th April.**

Vicky to Email to Dan Witcher Principal Officer (Implementation Team) with regards to the serious concerns with the Traffic flow Improvement Plan S1/302 Sutton Avenue. **Email sent 11/4/19 I emailed again on 15/4 to ask if he received my email as I had received no acknowledgement**


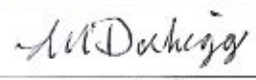

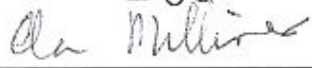
Meeting finished at 8.15pm

Date of Next meeting Tuesday 30th April 2019 at 7.30pm



PEACEHAVEN TOWN COUNCIL

Planning and highways – 9th April 2019

COUNCILLORS	Please sign below
Jackie Harrison-Hicks	unwell
Job Harris	
Melvyn Simmons	Knee operation
Claude Cheta	
Lynda Duhigg	
Sue Griffiths	
Alan Milliner	
Daryll Brindley	

APOLOGIES ACCEPTED:

Town Council Business, Mayor's attendance at Events or members attendance at Council related meetings, Sickness (personal or family)

APOLOGIES NOTED: Holidays or personal business

BUS Shelter Quotes

Unfortunately, the company that were chosen to supply and fit the bus shelter at Slindon Avenue has gone into administration, so here are some alternative designs and companies.

The three shelters below can be toughened glass or polycarbonate sheeting (which can go opaque after a while) and coloured as required, currently our shelters are all green.

The groundstaff and handyman are happy to fit the shelter if required but the council would be responsible if the glass breaks when fitting, if an outside company do this they will be responsible for any damage.

OPTIONS



1.

Cost 3-Bay Enclosed Lancashire Dome Bus Shelter: £ 4,040.00 + VAT *Including Manufacture, Delivery and Installation*



2.

Item Code	Description	Qty	Unit Price	Total
NUB009	Bradstock Bus Shelter - 2 Bay	1	£2,900.00	(supply only, plus delivery)
NUB009INST	Installation and plant hire	1	£4,980.40	
NUB009SURV	Detailed Pre-manufactured Site Survey	1	£450	£FOC
NUB009DEL	Delivery	1	£495	£FOC
Grand Total				£7,880.40 ex VAT



Carleton Shelter £3,437.06 ***supply only*** delivery £800

DECISIONS

Which design of shelter.

What colour.

What glazing type.

Who to install the shelter.

PARISH CONSULTATION LETTER

From:	Planning	To:	Peacehaven
Comments to be received by:	29.04.2019.		
Case No:	LW/19/0242		
Case Officer:	Mr Matt Kitchener		

Location: The Sussex Coaster 80 - 82 South Coast Road Peacehaven East Sussex
BN10 8SJ

Proposal: Proposed demolition of a public house and erection of a block of flats to provide eighteen residential units, office space and parking provision

I am consulting you on the above development. A copy of the above planning application, together with accompanying plans, drawings and other documents, is available on our Public Access website by following the link below:

<http://www.lewes.gov.uk/planning/1139.asp>

We would be grateful to receive any observations no later than 29.04.2019.

Yours faithfully

Mr Matt Kitchener
Specialist (Planning)

Phone: 01273 471600
Email: customerfirst@lewes-eastbourne.gov.uk
Website: lewes-eastbourne.gov.uk

PH1627

42

Re: Planning Application LW/19/0242

Sussex Coaster, 80-82 South Coast Road, Peacehaven BN10 8SJ

We the undersigned wish to object to this application on the following grounds:

- **Loss of Amenities**
- **Out of Character**
- **Overdevelopment**
- **Parking**
- **Increased Traffic Flow**
- **Loss of Privacy**

Loss of Amenities: For more than 60 years this Public House originally known as 'The Gay Highlander' has served us well in the community. It is locally considered that for the past few years it has been run in a manner to ensure it would eventually become no longer commercially viable as a local pub and eventually have a greater value as a potential development site. This application seems to endorse that locally held opinion. The viability appraisal is flawed.

Where other Public Houses on the south Coast Road have been rebranded and become more popular as Gastro/ Venue Pubs, the Sussex Coaster has for a number of years been allowed to fall into a state of disrepair particularly externally and the car park area. It could and should remain as a pub. 3 small offices is not an acceptable alternative of equal or better value to meet community needs.

Out of Character: A four storey building built alongside a collection of modest single and two storey homes would be completely out of character, domineering, over developed, oppressive and unattractive particularly bearing in mind this proposal also wants to include suites of offices effectively turning this site into a commercial centre within once quiet community.

Overdevelopment: Not many will deny the need for more homes but why here in Peacehaven which seems to take disproportionate share of Lewes District Council's quota of the building targets and with 18 more families on such a small plot is overcrowding.

Parking: Here we come to the most serious matter. The proposal intends for access to the car park be relocated from South Coast Road, as current, to Vernon Avenue which basically means funnelling all the vehicle traffic down the very narrow and already congested cul de sac known as Vernon Avenue. This issue is very confusing as in the applicants 'Design Statement' (1.5 Access) it is stated, 'the pub has access from both directions'. **The pub does not have vehicle access from Vernon Avenue** and never has in it's 60 years of existence. This statement appears to be a smoke screen to minimise the impact on residents of Vernon Avenue. The statement is misleading and therefore flawed. There are 39 dwelling units in this road and currently a total of 86 vehicles, an average of 2.2 vehicles per dwelling unit. We also have 3 businesses, at the northern end we have a Fencing company who have 4 vans and 2 cars and at the southern end we have a security company which run 14/15 vans/cars, these figures not included in the vehicle count. In the middle we have a car dealer who runs his business from home with anything up to 6 cars around at any time, **more on this later.**

increased Traffic Flow: With 25 car parking places that would, if planning was granted, only be accessible via Vernon Avenue, potentially add another 40-50 cars to the parking and traffic flow problems that have to be tolerated, again more on this later.

Loss of Privacy: The plans indicate no windows on the north side of the building of the building but there are balconies and at 4 stories tall these will impact on the privacy of the bungalows at the southern end of Vernon Avenue on both sides of the road.

More of: In the applicants planning statement it is said (5.13) 'Paragraph 109 confirms that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative Impacts on the road network would be severe'.

The planning Inspectorate has twice in the last 2 years dismissed appeals of an applicant's desire to build a much smaller apartment block within 100 metres of this site and on exactly these grounds. In 2017 & 2018 an application was made to demolish a bungalow at 36 Vernon Avenue and erect a 5 and subsequently a 4 apartment block. On both occasions the application was rejected by Lewes District Council and on both occasions the applicant took the matter to appeal. Fortunately on both occasions the Planning Inspectorate dismissed the appeal and quoted the following main issues for dismissal and I quote verbatim from the appeal decision notice Dated 6th June 2017 please see below:



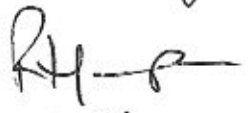


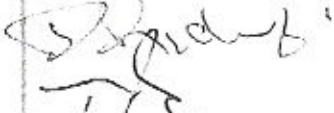



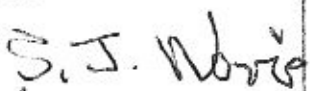





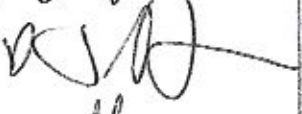
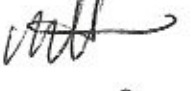


1. The effect of the proposal on the character and appearance of the area, including the effect on the level of traffic generation and car parking and,
2. The effect of the proposal on the living conditions of the occupiers of No's 29 & 31 Sunview Avenue in relation to privacy.

This current proposal creates a problem 5/6 times greater than that rejected by Planning Inspectorate (25 parking spaces. v. 4/5 parking spaces) due solely to the applicants desire to relocate the car park access away from the South Coast Road and into Vernon Avenue and therefore funnelling all of the additional generated traffic into the bottom of a cul de sac.

The Impact of this high rise development on adjoining properties is at least twice if not more the size of the earlier proposal (2 stories .v. 4 stories) which was rejected by the Planning Inspectorate twice on appeal and mainly affects those properties at the southern end of Vernon Avenue.

We urge you to take our objection seriously and as an absolute minimum not allow the relocation of the car park entry, even though that will not prevent overflow car parking in Vernon Avenue but will limit additional traffic flow and better still make the current owners follow the paths of competing pubs in the area, rebrand and return to residents a Public Amenity.

Please take note of the view previously expressed by the Planning Inspectorate and call this application In!

NAME	SIGNATURE	ADDRESS
Tim Jones		52 VERNON AVE, PEACEHAVEN BN10 8RT.
Sharon Todd		26 Southdown Ave, PH BN10 8RX
ROB HARPER		35A VERNON AVE BN10 8RT.
DOTTIE HARPER		" " " " "
ALAIN SAUNDERS		37 Vernon Ave. BN10 8RT.
Dennis Ridgway		54 Vernon Ave BN10 8RT
Tony "		54 " " "
Suzanne Hetailleur		47A Avon del Rd BN10
JENNETE BENNETT		40 VERNON AVE BN10 8RT
S. J. NOVIS		32 nd VERNON AVE BN10 8RT
H. BLASS		21 VERNON AVENUE BN10 8RT
PETER HEAD		21 VERNON AVENUE BN10 8RT.
HEDY FRIEDL		21 VERNON AVENUE BN10 8RT
Sarah Duncan		48 VERNON AVE ,
MICK BENNETT		40 VERNON AVE BN10 8RT.
DAMIAN JORDAN		38 th VERNON AVE BN10 8RT
MATTHEW BUZZA		32 VERNON AVE BN10 8RT
TRACY MORGAN		35 VERNON AVE BN10 8RT
ELLIE MORGAN		35 VERNON AVE BN10 8RT

Name

Address

Signature

DUNCAN S.

48 Vernon Ave

DUNCAN E

Kybi Bell

35 Sunview Ave

STUART BEZZ

35 Sunview Ave

Joe Welsh

33 Sunview Ave

Vicky Stevens

33 Sunview Ave

Doug Wilcox

44 Sunview Ave

MARION McDONALD

Laurny Yates

2 Westmead Close

Kareira Humber

12 Sarnia Close

Stuart Knox

12 Sarnia Close



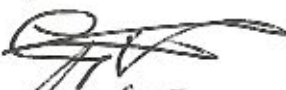

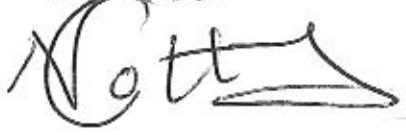
Stuart Simmonds

35 Sunview Ave

Name

Address

Signature

P. TAYLOR	45 ARUNDEL RD	
D TAYLOR	— " —	
G. TAYLOR	— " —	
C BREWIS	44 SEVERALD ROAD AVE	 48
N. Cotter	50. Vernon	

NAME / SIGNATURE

ADDRESS.

MRS. G. HURST &

MR. R. HURST

MRS PA Vowles

MR P. Vowles

CHATFIELD

C. A CHATFIELD

MR. PMS NEWTON

MR. S. RECARDO
S. Recardo

MRS. A. RECARDO
A. Recardo

MRS L Gilbert

MR P Gilbert

MR D Gilbert

MR D Gilbert

LARA THORNTON

RICHARD THORNTON

JACK THORNTON

ALFIE THORNTON

RICHARD TESCH

BARBARA TESCH

CAROLE SAUNDERS

DAMIEN SAUNDERS

→ ~~Hurst St~~ - 142 Vernon Ave

P. Vowles }
Nobles } 336 Vernon Ave

339 Vernon Ave

56 Vernon Ave.

27B VERNON AVE

27B VERNON AVE

29A VERNON AVE.

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32 VERNON AVE.

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27 VERNON AVE

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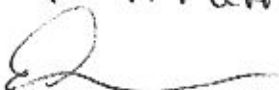



31a Vernon Ave.

- " -

NAME

SIGNATURE

ADDRESS

NAME	SIGNATURE	ADDRESS
A. L. CRUNDWELL	A Crundwell	25 ^A Vernon Ave
M. A. FURNER	M A Furner	11 - 2 -
S. Mahdavi		25 A. Vernon Avenue
R. HAYMAN	R Hayman	30 ^A VERNON AVE
R. SOULSI	R Soussi	28 VERNON AVENUE
T. Hitchcock	T. Hitchcock	38 Southdown Ave
M. RICHARDS		38 Southdown Ave
Z. RICHARDS		46 ^A Southdown Ave
J. HARRISON	J Harrison	29 VERNON AVENUE
N. Bindley	N Bindley	31 Vernon Ave
P. Tiller	P Tiller	36 Southdown Ave
G. TAYLOR	G Taylor	45 Archdel Rd
E Duncan	E Duncan	48 Vernon
T ANDREWS	T Andrews	44 VERNON AVE
M ANDREWS	M Andrews	44 VERNON AVE
J. Tharme	J Tharme	47a Southdown AVE
K. Tharme	K Tharme	47a Southdown AVE
P ANDREWS	P Andrews	44 VERNON AVE
E BUTLER	E Butler	25 VERNON AVE
R BUTLER	R Butler	25 VERNON AVE
P. Butler	P. Butt	25 VERNON AVE
H. Yeomans	Hyeomans	38 VERNON AV.
J. HOSKY		38 VERNON AV.

NAME / SIGNATURE

ADDRESS.

Colin Wright
C Wright

44, Keymer Avenue, Peacehaven East
SUSSEX, BN10 8HA

Neil Allison

44 Keymer Avenue Peacehaven
E. SUSSEX BN10 8HA

~~Colin Wright~~

44 KEYMER AVE, PEACEHAVEN, EAST SUSSEX
BN10 8HA

Jack Walters

46 Keymer Avenue Peacehaven
E SUSSEX BN10 8HA.

Brian Lock

17, Rye Close, SUTTON, BN2 8PP.

Rachel Brown

3 RESCHARY CLOSE, PEACEHAVEN BN10 8BY

Sybil Brought

3 HEATHDOWN CLOSE PEACEHAVEN
BN10 7UJ

Stef McLaughlin

26 Montreal Close, Peacehaven
BN10 8FG

Jo Peters

24 WARREN WAY,
TELSCOMBE CLIFFS. BN10 7DJ.

NEIL McLAUGHLIN
NMLC

26 MONTREAL CLOSE, PEACEHAVEN, BN10 8FG

Danielle Taylor

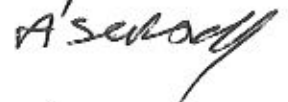
52 Roundhouse Crescent, Peacehaven, BN10 8GL

Chris Taylor

52 Roundhouse crescent, Peacehaven BN10 8GL

NAME / SIGNATURE

ADDRESS.

ANDY SCRACE


112 MALINES AVENUE
PEACEHAVEN, BN10 7RL.

Lesley SANDERS
~~Handwritten signature~~


107 QUEENSWAY, BRIGHTON
BN2 0FB.

ROSE-MARIE
BRISTAW


2/20 BANNINGS VALE
SALTDEAN BN2 5DB.

TREVILIAN MORRIS


29 BANNINGS VALE, SALTDEAN
BN2 8DB

P. TEAUME.


15 Southdown Avenue
Peacehaven BN10 8PN.

MICHAEL POTMAN

c/o Simmonds

5 Meadow Vale Overgate Road BN2 7AA

Mallhouse Studio, Piddington BN9 9AT.

NAME / SIGNATURE

ADDRESS.

Mandy Phillips Marein Phillip Kirsty Phillip	21 Bayview Road, Peacehaven.
DAVID-MARK ROBERTS	2 Sunset Close Telescombe
Leah MAHONSON	45, FLINT WAY, PEACEHAVEN
Lesley Woods Kesteven	14 KEYMER AVE, PEACEHAVEN.
J. SHERRINGTON	135 Southcott RD BN10 8PA.
J Young	135 TEASCOMBE CLIFFS WY, TEASCOMBE CLIFFS
S. Hall	Mayfield Avenue, P' Haven.
C. DEAN	45 Steyning Avenue Peacehaven
M O'Dowd	37 Capel Avenue BN10 8HB.
C-foster	28 Keymer Ave BN10 8HA
MULLOY	55 MANOR HILL BN2 5R



Lewes District Council

Planning Services

Southover House, Southover Road, Lewes
East Sussex BN7 1AB

planning@lewes.gov.uk / Tel: 01273 484420 / Fax: 01273 484452

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	80-82 The Sussex Coaster
Address line 1	South Coast Road
Address line 2	
Address line 3	
Town/city	Peacehaven
Postcode	BN10 8SJ
Description of site location must be completed if postcode is not known:	
Easting (x)	541964
Northing (y)	100744
Description	

2. Applicant Details

Title	Mr
First name	D
Surname	Collins
Company name	Eden Luxe Construction Ltd
Address line 1	C/O Parker Dann
Address line 2	
Address line 3	
Town/city	
Country	

2. Applicant Details

Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Henry"/>
Surname	<input type="text" value="Wagstaff"/>
Company name	<input type="text" value="Parker Dann"/>
Address line 1	<input type="text" value="Suite S10"/>
Address line 2	<input type="text" value="The Waterside Centre"/>
Address line 3	<input type="text" value="North Street"/>
Town/city	<input type="text" value="Lewes"/>
Country	<input type="text"/>
Postcode	<input type="text" value="BN7 2PE"/>
Primary number	<input type="text" value="01273478654"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="henry@parkerdann.co.uk"/>

1. Site Area

What is the measurement of the site area?
(numeric characters only).

Unit

2. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Public house

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

Public house

When did this use end (if known)?
DD/MM/YYYY

07/06/2018

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used?

Yes No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	White render; Hanging tiles
Description of proposed materials and finishes:	Facing brickwork; Horizontal clad boarding; Vertical metal cladding; Chequer board brick; Timber balustrading.

Roof	
Description of existing materials and finishes (optional):	Roof tiles
Description of proposed materials and finishes:	Single ply membrane in lead grey with dark matt zinc edge trims

Windows	
Description of existing materials and finishes (optional):	Timber frame
Description of proposed materials and finishes:	Aluminium frame

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Planning Statement dated March 2019; Design Statement dated 13th March 2019; Sustainability Statement dated 13th March 2019; Location Plan and Block Plan (P01 02); Site Survey (P02 02); Proposed site Plan (P30 06); Proposed First and Second Floor (P31 04); Proposed Third Floor and Roof Plan (P32 02); Proposed Elevations (P33 04); Proposed Sections (P35 04); Proposed Visuals (P36 03); Proposed Street Scene (P37 02); Proposed Materials (P38 02)

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please see Planning Statement dated March 2019 and submitted drawings

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	20	25	5

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - recommendations'.

1. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to the application site?

2. Biodiversity and Geological Conservation

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

Yes No Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

Please see Planning Statement dated March 2019 and the submitted drawings

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

Please see Planning Statement dated March 2019 and the submitted drawings

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary Information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes No

Please select the proposed housing categories that are relevant to your proposal.

16. Residential/Dwelling Units

- Market
 Social
 Intermediate
 Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Flats/Maisonettes	12	6	0	0	0	18
Total	12	6	0	0	0	18

Please select the existing housing categories that are relevant to your proposal.

- Market
 Social
 Intermediate
 Key Worker

Add 'Market' residential units

Market: Existing Housing						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Flats/Maisonettes	1	1	0	0	0	2
Total	1	1	0	0	0	2

Total proposed residential units

18

Total existing residential units

2

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (a) - Office (other than A2)	0	0	107	107
A4 - Drinking establishments	300	300	0	-300
Total	300	300	107	-193

or hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Will the proposed development require the employment of any staff?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Of name:

Title	Mr
First name	Matthew
Surname	Kitchener
Reference	180266

Date (Must be pre-application submission)

04/02/2019

Details of the pre-application advice received

The development represents an effective use of land that would be consistent with similar schemes permitted within the area. The proposal represents an acceptable form of development in principle.

The Planning Officer provided several recommendations as part of the feedback, advising that research should be undertaken regarding whether there is a need to incorporate community space within the scheme, and to offset the loss of the public house as an employment space, the scheme should seek to incorporate a commercial use element.

The full Pre-Application written response is found at Appendix A of the Planning Statement dated March 2019.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
- The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Henry"/>
Surname	<input type="text" value="Wagstaff"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="21/03/2019"/>

Declaration made

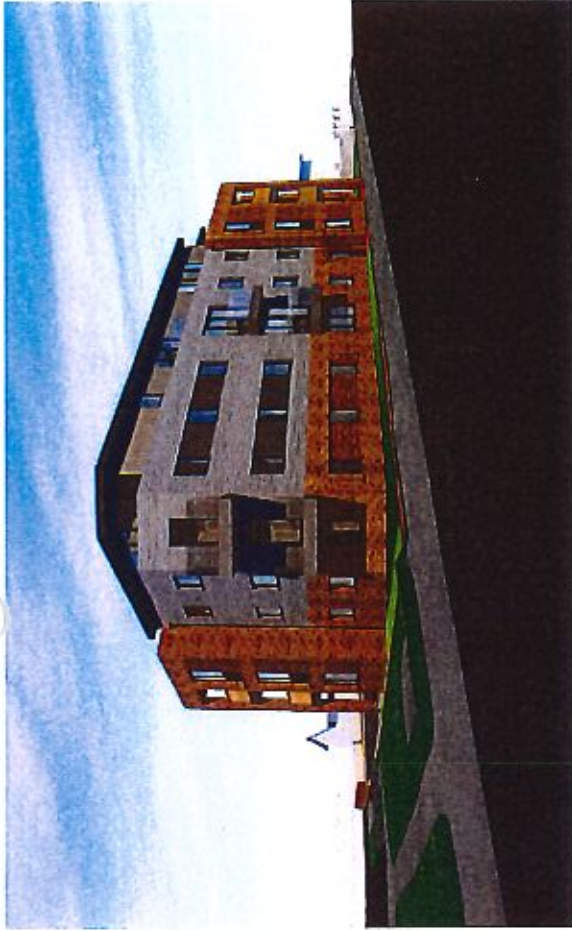
26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)



South East View from A259



West View from corner of Vernon & A259



North View from Vernon Ave

Revision History

Rev#	CRD	Change Name	Date
01	Sh-221	Updated to client comments	09/10/2019
02	Sh-223	Changes to elevations	2/12/2020
03	Sh-224	Final/NO issue	10/12/2021



The Firm's name is Mackellar Scherdt Architects and the Firm's address is Mackellar Scherdt Architects, 4177 Highway 101, Suite 100, Vernon, BC V1A 5K1, Canada. The Firm's phone number is 250-552-1111. The Firm's website is www.mackellar-scherdt.com.

CLIENT
Edmonton
New Blue Partnership
Vernon Ave, Port Moody
BC
V3H 4J2
SHERIDAN HILL
Surrey, BC

Planning

NOTES
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PROJECT NUMBER	DATE	LEVEL	SCALE
0003	P	36	03

47

Sustainability Statement

Prepared by

Mackellar Schwerdt Architects
Chartered Architects and CDM Coordinators

On behalf of

Edenluxe

Sustainability Statement

for

Redevelopment of the Sussex Coaster Site

Any queries about this Document should be addressed to

Mackellar Schwerdt Architects:

*The Old Library
Albion Street
Lewes East Sussex
BN7 2ND
Tel: 01273 480608
email: info@mackellarschwerdt.co.uk
www.mackellarschwerdt.co.uk*



01 Energy

01.1 Fabric Energy Efficiency

A fabric first approach to energy efficiency will be adopted to avoid the need, as far as possible for 'bolt on' sustainable technologies, which could impose maintenance liabilities. To achieve an improvement in the fabric efficiency of the dwelling to limit the heat loss across the building envelope and therefore reduce emissions arising from the operation of the home an enhanced U-value standard will be specified as follows.

Part L1A standard	Target
<ul style="list-style-type: none"> • Roof 0.20 • Wall 0.30 • Floors 0.25 • Windows / doors 2.00 	<ul style="list-style-type: none"> • Roof 0.16 • Wall 0.15 • Floors 0.10 • Windows / doors 1.80

These target values have been obtained using Kingspan standard details for an insulated single-ply flat roof, Masonry cavity wall and concrete raft floor, which are indicative details at this stage. Along with indicative robust details for party walls and floors which are designated as 0.00 U-value.

01.2 Eco Labelled white goods

If no white goods are provided, information on the EU Energy Efficiency Labelling Scheme will be provided. An example of the seven point rating system from A to G will also be provided.

If white goods are to be provided they shall conform to the following standards.

- Fridges, freezers or fridge freezers are to be A+ rated,
- Washing machines and dishwashers will be A rated,
- Tumble dryers will be B rated or higher.



01.3 Energy Display Devices

An Energy display device or smart meter is to be provided for each flat displaying the current electricity and primary heating fuel consumption data. The display at a minimum will show current local time, mains consumption, emissions, tariff and cost for electricity and gas usage.



Example display

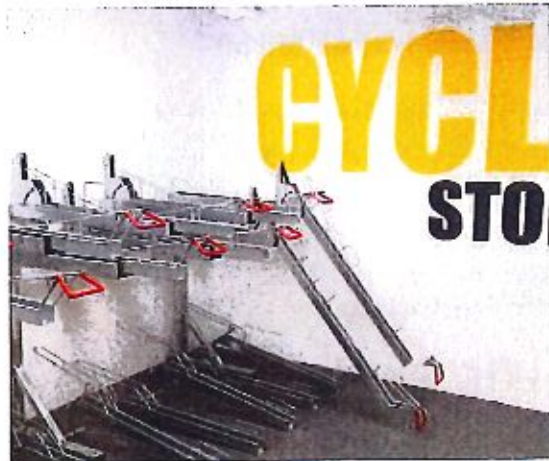
01.4 Lighting

All external lighting is to use energy efficient fittings. Space lighting is to have daylight cut-off sensors. Security lighting is to have a maximum of 150W preferably low wattage LED fittings should be used and will have PIR movement detectors and daylight cut-off devices fitted.

Furthermore, all internal light fittings are to be 100% low energy either LED or CFL lamp energy efficient lighting.

01.5 Cycle Store – sustainable transport

To promote sustainable transport and to reduce the number of short car journeys and the associated emissions, secure cycle storage is to be provided. This is to be in a secure communal cycle store, internally to the building. The minimum standard of 0.5 cycle spaces per 1 bed flat and 1 space per 2 bed flat are to be exceeded with 1 space to be provided per flat, for 20 number total. This is to be provided in a secure lockable 2-tier cycle rack.



01.6 Electric Vehicle charging

In compliance with local planning policy as advised 1 number EV charging point will be included in the scheme within one of the visitor parking bays so it is accessible to all residents.

02 Water

02.1 Internal potable water

To reduce the consumption of potable water the use of water efficient fitting and applications will be specified throughout. Products will be installed to ensure that every flat achieves less than 110 litres per person per day, where practical the aim will be to better this figure.

- 4L/2.5L Dual flush cistern,
- 8L/min flow rate shower,
- 6L/min aerated flow rate taps.
- 170L to overflow bath

03 Materials

03.1 Responsible Sourcing of Materials

To promote the specification of responsibly sourced materials for the basic building elements 100% of timber must be legally sourced. FSC/PEFC evidence will be required for all the timber.



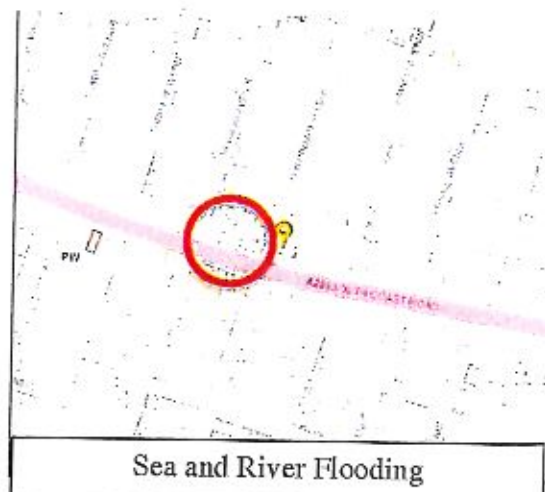
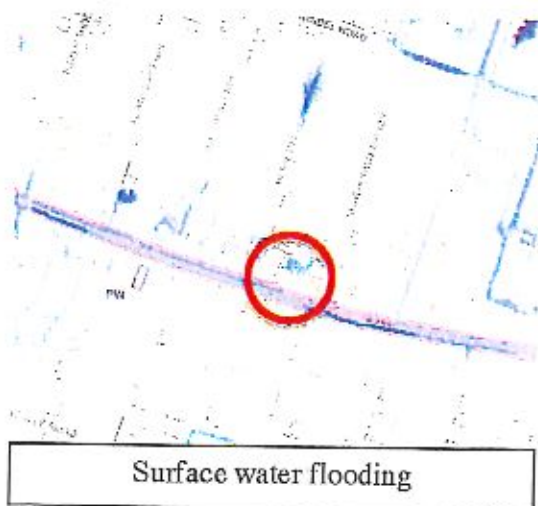
04 Surface Water

04.1 Surface water run off

To design developments, which avoid, reduce and delay the discharge of rainfall to public sewer and watercourses. Any pedestrian block paving will be of a permeable type to protect watercourses and reduce the risk of flooding, pollution and other environmental damage. The existing site has circa 1,155 sqm of impermeable hard surface; the proposed scheme reduces this to 1,061 sqm of hard surface, of which at least a further 81 sqm to 356 sqm could be of a permeable type. This results in an increase of 94 sqm of soft landscape / permeable surface before permeable paving is even considered.

04.2 Flood Risk

To encourage developments in low flood risk areas, or to take measures to reduce the impact of flooding on houses built in areas with a medium or high risk of flooding. Government flooding map data has been assessed which shows that the site is in flood zone 1 which is assessed to have a less than 1 in 1,000 annual probability of river or sea flooding. The site is also within a very low risk for surface water flooding, having a chance of less than 0.1% annually.



05 Waste

05.1 Household & Recycling waste storage

To provide an adequate provision of storage space for recyclable and non-recyclable household waste, each flat will have triple internal storage bins, with a minimum total capacity of 30L, with no bin smaller than 7L to be provided in a position within the kitchen area.

A communal bin store will be provided that can be accessed internally and externally so residents can easily access the bin store without having to leave the building, whilst locating the bin store in a convenient location for refuse collection. The containers are sized in accordance with BS 5906, which is 100L volume for a single bedroom flat and 170L for a 2-bedroom flat.



06 Health & Wellbeing

06.1 Day lighting

To improve the quality of life through good daylighting and to reduce the need for energy to light the home. Generous windows are allowed for in each room whilst taking into account concerns of overlooking.

06.2 Private Space

To improve the occupier's quality of life, private outdoor space in the form of a balcony has been provided to each flat for their use. This space is in excess of the 1.5 sqm per bedroom minimum required.

Redevelopment of the Sussex Coaster site,
Peacehaven



Design and Access Statement – Planning

Prepared by

Mackellar Schwerdt Architects
Chartered Architects and CDM Coordinators

For

Edenluxe
Redevelopment of Sussex Coaster Site

Design Statement
Rev 01

Any queries about this Document should be addressed to

Mackellar Schwerdt Architects:

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www.mackellarschwerdt.co.uk*



Issue Rev. : 01
MSA Ref : 9003/H
Date : 18 March 2019

Page 1 of 6

SI

01 INTRODUCTION

Applicant: Edenluxe
Architect: Mackellar Schwerdt Architects

The application proposes the demolition of a 2 storey vacant pub and ancillary accommodation, and the erection of a four storey (ground + 3) development of 18 flats of a mix of 1 and 2 bed dwellings and commercial space at ground floor on the vacant Sussex Coaster site.

The main volume of the development will be along the southern boundary along the A259, following the current pattern of development.



The introduction of 1 and 2 bed flats is sympathetic to the surrounding residential use. This development makes best use of the available site area, to provide a proportionate development of smaller dwellings, which are greatly needed in an area of mainly detached dwelling houses. This development is in keeping with the current development trend, style and scale. There are several recently completed and / or underway and recently approved developments of a similar nature and scale in the locality.

The development as proposed received positive feedback through pre-application advice and has in turn responded to the points raised through its hard-wearing material palette, appropriate for its coastal setting, a reduction in the built volume to the North and East to respect existing neighbouring properties and by introducing commercial use.

01.1 Use

Currently the site is a vacant public house with two flats above a one bed and a two bed, which includes garages and sheds to the North and a large expanse of hard standing to the West. The existing building is built up to the Southern and Eastern Boundary with low brick walls to the South and West and close boarded fencing to the North and East. The pub garden is located in the North East corner, abutting surrounding dwellings gardens.

The proposed use of the site is residential, which conforms to the use of the surrounding area.

01.2 Flooding

The surface water as well as the river and sea flooding maps have been consulted and are attached within the separate sustainability statement. Neither sources are shown to present a flooding issue showing the site as a 'low risk'. The North East corner of the site is highlighted on the surface water flooding map and is due to a local depression in topography rather than a particular issue, however this is outside of the proposed building footprint. As noted in the sustainability statement the hardstanding on site is reduced by 94 sqm in the proposed development with a further 81 to 356 sqm of potential permeable surface.

01.3 Amount, Scale and Layout

A single four storey (ground + 3) development is to be constructed on the site. This consist of 18 flats, 12 one bed and 6 two bed, with commercial space at ground floor.

Two flats including the secure communal cycle store and bin store are on the ground floor with 25 parking spaces to the North of the site. There are 6 flats on the first and second floor with 1 flat spanning over the parking to the rear (North). Compared to the scheme at pre-app1 flat has been omitted at first floor to the north to increase the distance from 21 Vernon Avenue, reducing the buildings mass. A further 4 flats are on the third floor which is greatly reduced in size, to allow it to step back further diminishing the perceived mass of the development.

The building has been aligned along the Southern and Western site boundaries, following the established development pattern with the building line quite close to the site boundary along the A259 whilst being stepped back further along Vernon Avenue.

The proposed scheme steps back in plan and down in height to the East and North of the site to respect the height of the existing dwellings. The main mass of the building is located toward the South-Western corner of the site, to anchor the development and create a sense of place and identity to address this prominent corner.

The existing side-to-side distance between the proposed development and existing dwelling to the East has been increased from 1.3m to 3m based on pre-app feedback. The side-to-side distance between the proposed development and existing dwelling to the North is 11 meters, increased from 6m on the pre-app scheme. The existing back-to-side distance on the plot is 15 meters from the pub to number 21 Vernon Avenue, the back-to-side distance achieved by the proposed development is increased to 18 meters. The average back to side distance in the locality is 12 to 15 meters and the average side-to-side distance ranges from 1 to 4 meters. Thus the development fits comfortably into the existing established and the developing urban context.

Site area is circa 1,173m².
Total GIA is circa 1,392m².

01.4 Appearance

The dwellings are of a modern style, in keeping with other recent completed developments (example images of recent completed developments below).



The main material palette is a mix of 3 hardwearing materials, suitable for the coastal environment. The materials are separated by a distinct layering, the foremost materials and the majority of the ground floor is a cream brick blend. Interest is added through playing with the brick bond and using a distinct projecting perp-end chequer board bond.

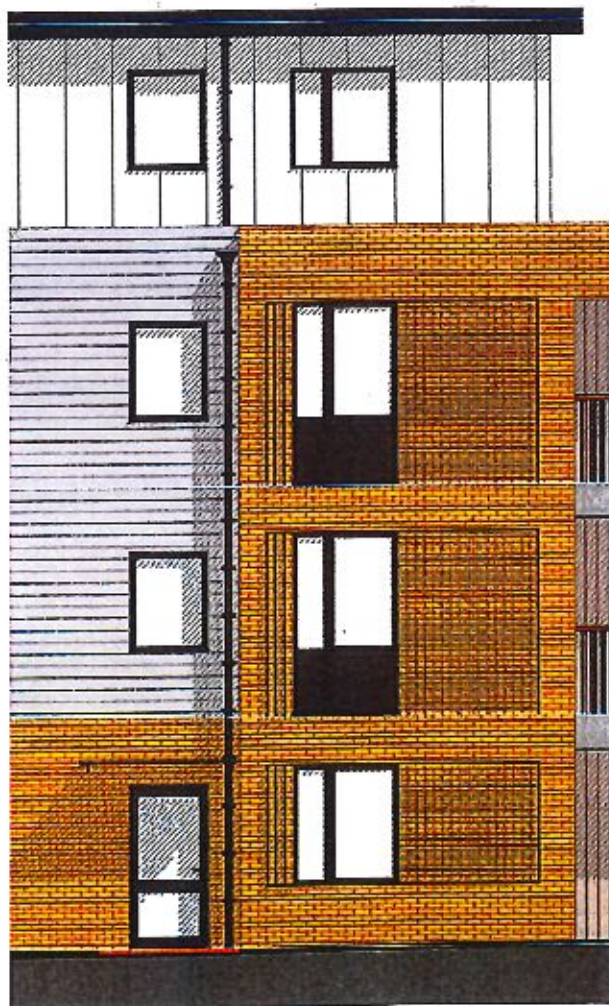
The secondary material is a horizontal weatherboard, in light grey blue. This is a flush system to avoid the issues of differential weathering associated with the overhangs in shiplap cladding. To create panels and ribbon windows within this cladding, a darker grey blue weatherboard cladding is laid vertically. This would be a cement fibre board that is strong and durable, unlike softwood timber cladding it doesn't rot and is easy to redecorate when required.

The 'penthouse' top storey is set back the furthest and uses a third material, which is vertical standing seam Zinc. This is to almost make the topmost storey 'disappear'.

Other materials include dark matt zinc facing to the balcony projections and the walls to the 'carved out' balconies are clad in a light coloured Accoya wood cladding that is a treated, long lasting external cladding material.

There is a wide range of different materials in use surrounding the site, however it is predominantly brick. Thus it is logical to reflect this use of brick whilst introducing a distinct material pallet to give this new building a clear identity, due the sites prominence as a corner plot.

Proposed materials:



Envelope: Full height buff blend bricks. Light grey / blue horizontal cement fibre cladding board at first and second and vertical standing seam Zinc cladding on upper storeys. All finishes are identified in the elevations provided.

Roof: Dark lead colour Single-ply membrane.

External Doors: Anthracite Grey PPC aluminium or aluminium / timber hybrid double-glazed. Colour of door and window frames to match.

Windows: PPC aluminium or aluminium / timber hybrid double-glazed casement windows with operable lights. Colour of window and door frames to match.

Other: Self coloured Accoya wood cladding to underside and reveals within balconies. Zinc cladding to balcony facias. Timber and minimal glazed balcony balustrades. Anthracite PPC aluminium rainwater goods.

Landscaping: Permeable block paving or tarmac to pedestrian and vehicular zones. Permeable patio paving ground floor flat gardens with landscaped garden, grassed with some low-maintenance planting. 1.8 metre high close boarded timber fence to the North & East and bow top metal railings with planting to the south.

01.5 Access

The vehicular access to the flats will be from Vernon Avenue, removing the current access from the A259 as the pub has access from both directions. Not only will this stop people from being able to potentially 'cut through' the site but by directing vehicles via Vernon Avenue it will disperse traffic through the existing residential traffic pathways rather than focusing all vehicle movement directly onto the A259. A separate transport statement is provided.

Pedestrian access into the flats can be achieved from the residential car park at the rear of the site from Vernon Avenue or from the front of the site from the A259. A central secure communal corridor and lobby links through the building. Several of the ground floor flats can be accessed independently from the front of the site.

01.6 Transport

The site is ideally located for a sustainable residential development on a brownfield site, in an existing residential area well served by local amenities. There are many small shops, public houses and cafes along the A259 and sports and recreation facilities all within walking distance.

There are bus stops heading East and West on the A259 within 2 minutes walk from the site providing good public transport links locally and to the wider area.

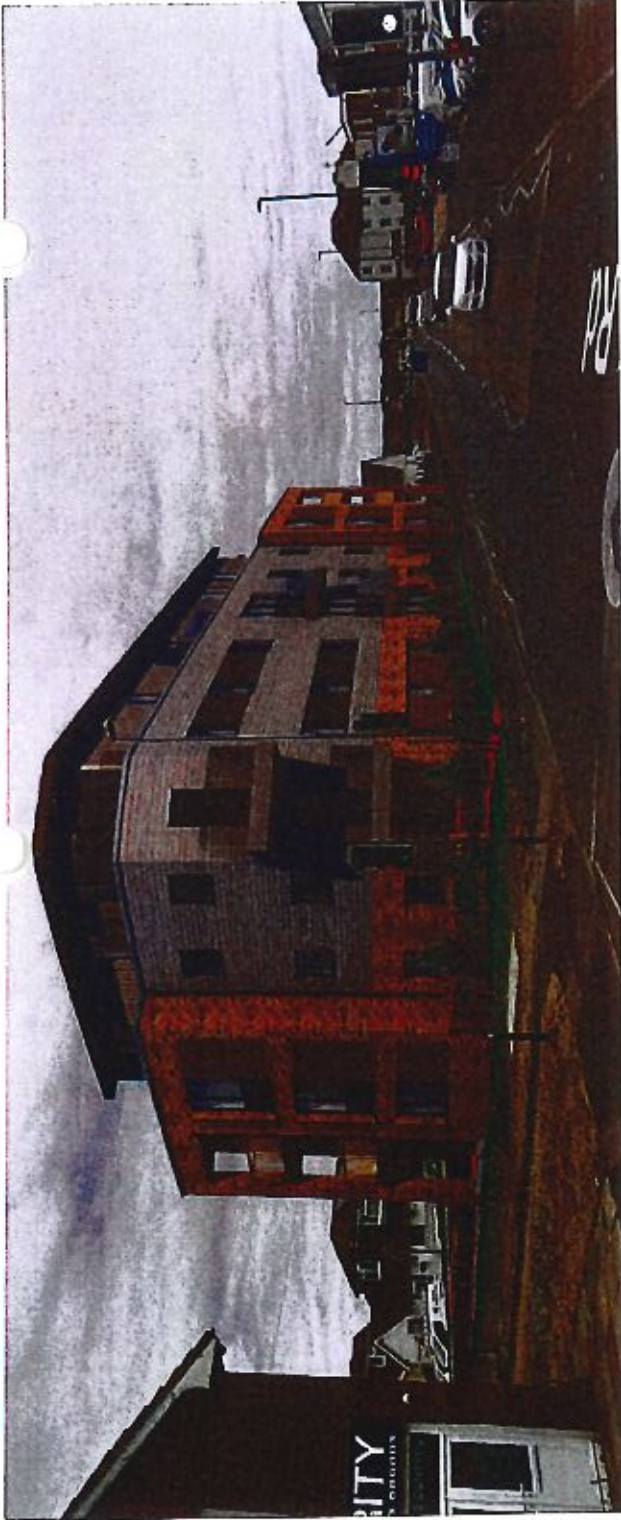
Further to this established infrastructure network, secure cycle parking will be provided to reduce reliance on the car.

01.7 Summary

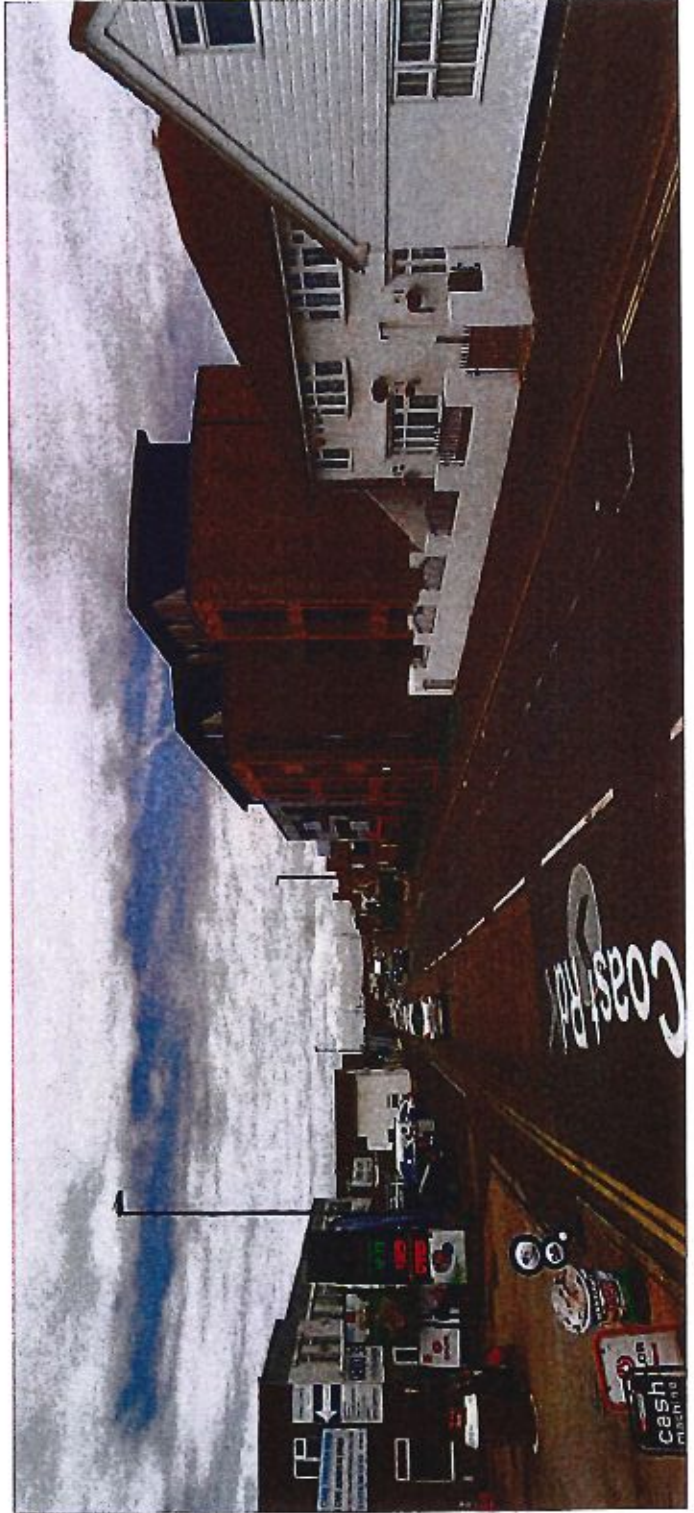
The proposed scheme of 18, 1 and 2 bed residential flats with commercial at ground will fit in with the urban fabric of the existing houses and proposed adjacent developments. The new dwellings follow the established building line whilst being prominent enough to address the dual aspect of this corner plot.

The neighbouring properties will not be unduly impacted; houses to the North are protected from overlooking with back-to-side distances of 11m to 18m. The form of the proposal sensitively steps down to respect both the houses to the North and East. This development will not detrimentally affect the area and will provide additional housing and employment potential within the heart of Peacehaven.

All effort has been taken to deliver a sensitive scheme, whilst providing modern, aspirational dwellings exceeding the minimum Dwelling Space Standards, taking on-board the positive comments and feedback from the pre-app discussion.



Street scene looking east



Street scene looking West

Revision History

Rev#	CD	Change Name	Date
01			10/1/2013
02	Ch-034	Planned Zone	10/2/2013



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Planning

NOTES:

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PROJECT	SHEET	DATE	REVISED
8003	P	37	02

Demolition of a public house and erection of a block of flats to provide eighteen residential units, office space and parking provision at The Sussex Coaster, 82 South Coast Road, Peacehaven BN10 8SJ



Planning Statement

On behalf of Eden Luxe Construction Ltd.

March 2019



Contents

	Page
1.0 Introduction	1
2.0 The Site and Local Context	2
3.0 Relevant Planning History	5
4.0 The Proposed Development	8
5.0 Relevant Planning Policy and Planning Assessment	13
6.0 Design & Access	24
7.0 Conclusion	26

Appendices

Appendix A-

Pre-Application written response received from Lewes District Council

Appendix B-

Marketing Information Letter, prepared by EI Group dated 21st February 2019

Appendix C-

Covering Letter and Property Particulars, prepared by Fleurets Property Specialists

1.0 Introduction

- 1.1 This Planning Statement has been prepared by Parker Dann on behalf of our Client, Eden Luxe Construction Ltd, to support a planning application at The Sussex Coaster, 82 South Coast Road, Peacehaven (*the site*). The planning application seeks Full Planning Permission for the demolition of an existing public house and the erection of a block of flats to provide eighteen residential units with office floorspace and parking provision (*the development*).
- 1.2 A Pre-Application request to test the acceptability of the development in principle was submitted to Lewes District Council in November 2018. The Pre-Application response received from the Planning Officer was positive, with the proposal considered to represent an acceptable form of development in principle. The Pre-Application written response is attached at **Appendix A** to this Statement.
- 1.3 This Statement should be considered alongside the following documents prepared in support of the planning application:
- Drawings of the proposal prepared by Mackellar Schwerdt Architects;
 - Design Statement prepared by Mackellar Schwerdt Architects dated 13th March 2019;
 - Sustainability Statement prepared by Mackellar Schwerdt Architects dated 13th March 2019;
 - Transport Statement prepared by Allen Rollings, BSc (Hons) CEng MICE MIHT; and
 - Affordable Housing Statement prepared by Affordable Housing 106 Ltd.

2.0 The Site and Local Context

- 2.1 The application site measures approximately 0.118 hectares in area and is occupied by a public house known as *'The Sussex Coaster'*. The site is situated in a sustainable location within the defined Development Boundary for Peacehaven. The site is classified as brownfield land (*'Previously Developed Land'*).
- 2.2 The site is located on the northern side of South Coast Road (A259), which runs in an east to west direction between Newhaven and Brighton. Vehicle access is provided off South Coast Road, along with Vernon Avenue which runs in a south to north direction directly to the west of the site.
- 2.3 The existing building on site is situated within the south eastern corner of the plot and consists of a two storey detached building comprising the public house premises at ground floor level and two associated flats contained at first floor level. An area of hardstanding formerly used as a parking area is situated to the west of the site. The topography of the site and immediate locality is relatively flat.
- 2.4 The built development within the surrounding area is composite in nature, being characterised by a mix of single and two storey dwellings alongside a more urban grain of development prevailing along South Coast Road, where commercial and business uses are also found.
- 2.5 The site is located within Flood Zone 1 as designated by the Environment Agency. This means the site is susceptible from only the lowest risk of flooding. The site is not within a Conservation Area and there are no Listed Buildings within the vicinity of the site. Photographs of the site and immediate surrounding area are set out below:



Figure 1: Principal elevation of existing public house



Figure 2: Facing north toward existing car parking area

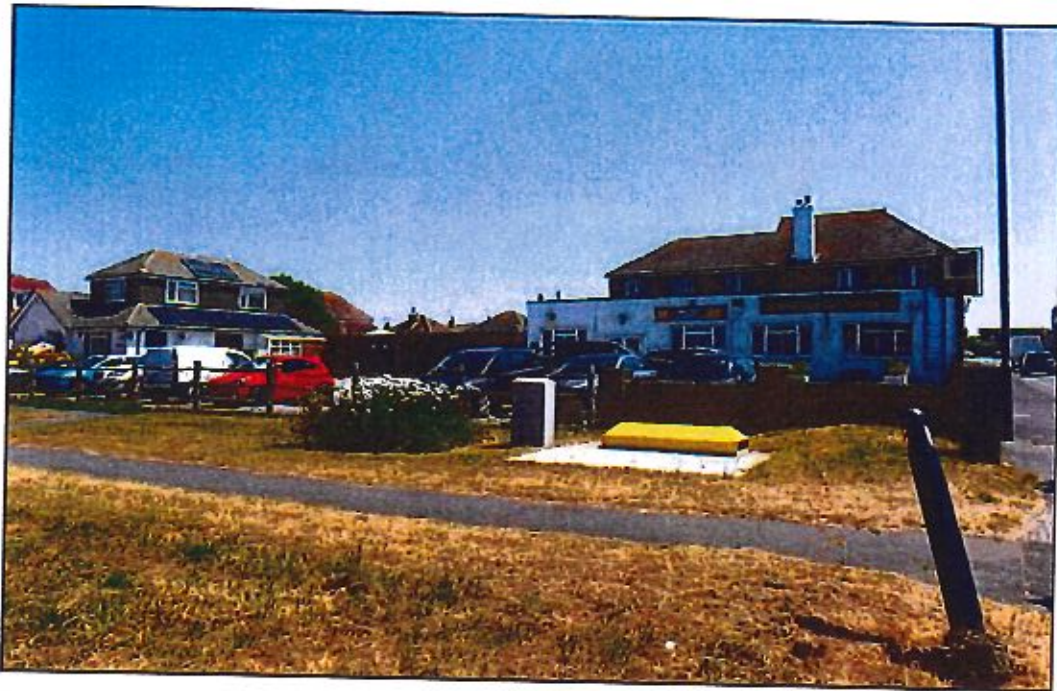


Figure 3: Facing east into the site



Figure 4: Looking into the site from Vernon Avenue

3.0 Relevant Planning History

3.1 The relevant planning history associated with the site is set out within the table below:

Council Reference Number	Proposal	Decision	Date
LW/09/1150	Continued use of land within the licensed area as a pub garden (renewal of temporary planning approval LW/08/0716)	Approved	22/06/2010
LW/08/0716	Section 73A Retrospective application for the continued use of land within the licensed area of The Sussex Coaster as a pub garden including paving and seating	Approved	12/12/2008
LW/85/0755	Section 32 retrospective application for retention of retractable awnings over existing ground floor windows to South Coast Road and car park entrance	Approved	11/07/1985
LW/83/1493	Retention of front extension to public barn granted for temporary period under LW/78/1217	Approved	24/10/1983
LW/78/1217	Front extension to public bar	Approved	20/09/1978
LW/78/1147	Planning Application for conversion of garage into preparation room	Approved	04/08/1978
E/72/1181	Planning and Building Regulations Application for alterations and additions to provide garage, store, kitchen and dining room with two staff flats over	Refused	26/06/2072
E/71/1109	Planning and Listed Building Regulations Application for an extension to existing public bar	Refused	24/01/1972
E/70/0118	Planning and Listed Building Regulations Application for demolition of garage and beer store and erection of office, staff bedrooms, kitchen and beer store	Approved	23/03/1970
EV/63/0013	Various illuminated signs	Approved	28/10/1963
E/62/0042	Planning and Listed Building Regulations Application for a proposed conversion of club premises to licensed public house	Approved	29/01/1962

3.2 There are several relevant planning applications associated with other sites within the wider locality. These planning applications are set out within the table below:

Address	Council Reference Number	Proposal	Decision	Date
138 South Coast Road, Peacehaven, BN10 8ER	LW/18/0630	Demolition of existing single storey building and garage and construction of four storey mixed use development with two commercial units at ground floor and 9 no. self-contained flats on the upper storeys including 1 and 2 bed units and a 3-bedroom unit	Approved	10/01/2019
194 South Coast Road, Peacehaven, BN10 8JJ	LW/18/0026	Demolition of existing bungalow and erection of 3 storey block of flats comprising three x 1 bedroom and six x 2 bedroom units	Approved	07/06/2018
Brighton Motel, 1 South Coast Road, Peacehaven	LW/15/0462	Redevelopment of previous fuel service station and motel into 21 new 3 bed plus 5 new 2 bed houses along with 36 car parking spaces for social housing use	Awaiting decision	N/A
184 South Coast Road, Peacehaven	LW/15/0023	Creation of an additional storey and alterations to ground floor layout to the block of flats approved under LW/11/1318 to provide a total of 10 flats	Approved	10/06/2015
184 South Coast Road, Peacehaven BN10 8JJ	LW/11/1318	Demolition of industrial buildings and erection of block of four x three bedroom terraced, part three storey houses, three storey block of five x two bedroom and two x one bedroom flats and retail unit plus 13 parking spaces	Approved	11/02/2013
69 South Coast Road, Peacehaven BN10 8SJ	LW/05/0710	Demolition of Meridian Lodge Bed & Breakfast and erection of a single block of nine x two bed flats on three storeys and one x two bed flats in loft space (resubmission of LW/04/2636)	Refused (Appeal Allowed)	24/05/2005

3.3 A planning history search of the Immediate and wider locality reveals there are several previous planning applications which have been approved for schemes that are comparable to the proposed development. These planning applications provide confirmation of the principle of providing residential and mixed use development comprising 3-4 storeys within the wider vicinity of the site and within Peacehaven.

- 3.4 Of relevance is the most recently approved planning application (ref: LW/18/0630) at 138 South Coast Road, which proposed the demolition of an existing single storey building and garage and the erection of a four storey mixed use development comprising residential and commercial uses. The proposed scheme was significantly larger in terms of size, scale and massing when compared to the (original) existing building found at the site. The development also presented a modern and attractive design which is similar in character and appearance to the proposed development.
- 3.5 The planning application (ref: LW/11/1318) at 184 South Coast Road is also of relevance. The planning application was approved for the demolition of industrial buildings and erection of a three storey block of flats and a block of terraced houses. A more recent planning application at the site (ref: LW/15/0023) was approved for the creation of an additional storey and alterations to the ground floor layout of the previous scheme. Both schemes have been implemented and completed.
- 3.6 A recent planning application at 194 South Coast Road (ref: LW/18/0026) was approved for the demolition of a bungalow and erection of a three storey block of flats. The approved building was significantly larger in terms of size, scale and massing when compared to the (original) existing bungalow found at the site.
- 3.7 The planning applications discussed above have set precedence within the locality for the development of contemporary buildings of up to four storeys in form. The resulting size, scale and appearance of the proposed development subject of this planning application is therefore entirely comparable to these approved developments, and will subsequently contribute to the emerging '*sense of place*' created by these modern developments within this locality.

4.0 The Proposed Development

- 4.1 This planning application proposes to demolish the existing public house on site and erect a four storey mixed-use building comprising eighteen residential units (C3 Use Class) and 107 sqm GIA of office floorspace (B1 Use Class) at ground floor level. The development will also provide a total of twenty five off road parking spaces.
- 4.2 The building will be located along the southern and western site boundaries of the plot, with frontage onto South Coast Road. The office floorspace will be contained within the eastern part of the ground floor level, and will accommodate three separate office spaces.
- 4.3 Eighteen residential units are proposed to be accommodated within the western part of the ground floor and the remaining upper storeys. All residential units have been designed in accordance with the Government's *Technical housing standards – nationally described space standard* (2015) and will comprise a mix of one and two bedroom flats, in accordance with the following:
- 12 x one-bedroom flats; and
 - 6 x two-bedroom flats.
- 4.4 The exact level of affordable housing provision is yet to be determined and subject of an Affordable Housing Statement report prepared by Affordable Housing 106 Ltd.
- 4.5 Vehicle access into the site will be achieved from Vernon Avenue, whilst pedestrian access will be available from the car park located to the rear of the building from Vernon Avenue.
- 4.6 The proposed parking area will provide a total of twenty five designated parking spaces for both the residential and office elements of the development. One of the parking spaces will be designated as an EV Charger space. The parking provision is proposed in accordance with Senior Planning Officer's Pre-Application written response.

- 4.7 The scheme has been carefully designed to ensure that it accords with the context of the site and surrounding area. This is evidenced through the inclusion of the fourth storey, which is set back from the edge of the elevation edges, along with the stepping down of the eastern and northern parts of the building to ensure that the development responds to the character of the area becomes predominantly residential in nature.
- 4.8 These key design features ensure that the size, scale and siting of the development would not appear overly bulky when viewed from the street scene, and further would not cause undue dominance, loss of light or privacy to the nearby residential dwellings. Drawing extracts and visuals of the proposed development are set out below:



Figure 5: Proposed frontage onto South Coast Road



Figure 6: Proposed north (rear) elevation



Figure 7: Proposed north-east view from Vernon Avenue



Figure 8: Proposed south east view from South Coast Road

- 4.9 The scheme has benefitted from comprehensive Pre-Application consultation with Senior Planning Officers at the Council. During these discussions, the Council confirmed that the development represented an effective use of land that would be consistent with similar schemes permitted within the area, with the proposal overall representing an acceptable form of development in principle.
- 4.10 The Council provided several recommendations as part of their feedback, advising that as part of the preparation of the planning application research should be undertaken regarding whether there is a need to incorporate community space within the scheme. It was also advised that to offset the loss of the public house as an employment space, the scheme should seek to incorporate a commercial use element.
- 4.11 As such the scheme has subsequently been revised to provide office floorspace at ground floor level which provides the commercial use element, and research has been undertaken which strongly suggests that there is no need for the provision of further community space within this part of the locality.

- 4.12 Whilst the Council acknowledged the acceptability of the loss of the public house, it was advised that the planning application should be accompanied with information confirming that the public house is no longer required within the locality, in accordance with local planning policy. The Planning Officer required evidence of previous marketing of the public house for at least twelve months.
- 4.13 To this end, the planning application has been accompanied with a letter which details the marketing of The Sussex Coaster prepared by EI Group which is attached at **Appendix B** to this Statement, and the marketing particulars of the Sussex Coaster prepared by Fleurets which is attached at **Appendix C** of this Statement.
- 4.14 This marketing information confirms that The Sussex Coaster was marketed since 6th March 2017 until 20th February 2018, with no deals from public house operators agreed. This Statement will provide an explanation of the lack of demand for the public house within the locality which justifies the loss of this use at the site.

5.0 Relevant Planning Policy and Planning Assessment

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the policies contained in the development plan, unless other material considerations indicate otherwise.

5.2 This section of the Statement explains how the proposed development complies with the policies of the adopted development plan and identifies a strong body of material considerations that also support the grant of planning permission in this particular case.

The Development Plan

5.3 The Development Plan, so far as is material to the planning application, is comprised of the following:

- Lewes Core Strategy Part One (2016); and
- Lewes Local Plan Saved Policies (2003).

5.4 In addition to these documents, there is a need to consider relevant planning policy guidance contained within the National Planning Policy Framework (2019) (*'NPPF'*).

National Planning Policy Framework (2019)

5.5 The NPPF is clear that the policies contained within the Framework are capable of forming material considerations in planning decisions.

5.6 Paragraph 7 indicates that the purpose of the planning system is to achieve sustainable development. Paragraph 8 identifies three aspects of sustainable development; economic, social and environmental.

5.7 Paragraph 11 states that in certain circumstances, decisions should apply a presumption in favour of sustainable development. This means:

- *'Approving development proposals that accord with an up-to-date development plan without delay; or*
- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed ; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'.*

- 5.8 Paragraph 39 refers to Pre-Application engagement and confirms that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. As mentioned previously, a Pre-Application request was submitted to the Council in November 2018. The response from the Senior Planning Officer's was positive, and confirmed that the development was an acceptable form of development in principle. The advice provided by the Council has been fully adhered to and incorporated within the planning application submission.
- 5.9 Paragraph 59 sets out the Government's objective to significantly boost the supply of homes.
- 5.10 Paragraph 61 highlights the need to deliver housing for different groups within the community. The development represents an excellent opportunity to increase the number of much needed smaller residential units of one and two bedrooms within a sustainable location, which would be ideal for first time buyers as well as those wishing to downsize.
- 5.11 Paragraph 68 highlights the important contribution small to medium sized sites can make in terms of housing delivery. At least 10% of Local Planning Authority housing requirements are to be sites no larger than one hectare. The site application site is well under one hectare in area would assist Lewes District Council in meeting this target.

- 5.12 Paragraph 85 confirms that town centres are integral for communities and that their growth should be supported. Further to this the NPPF highlights that residential development is key in keeping town centres invigorated. The influx of residents which would result from this development would give a real and tangible boost to the local economy of Peacehaven.
- 5.13 Paragraph 109 confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. A Transport Statement has been prepared in support of the application which confirms that the scheme does not propose any highway impacts.
- 5.14 Paragraph 117 confirms that, inter alia, *'Planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment'*. It is suggested that an efficient way of doing this is to encourage the redevelopment of brownfield land (Previously Developed Land).
- 5.15 The planning application site constitutes brownfield land in accordance with the definition set out within Annex 2 of the NPPF which states:
- *'...land which is or was occupied by a permanent structure'*
- 5.16 Paragraph 118 refers to the promotion of the development of under-utilised land and buildings and states that planning policies and decisions should:
- *'Give substantial weight to the value of using suitable brownfield land within settlements for homes and support appropriate schemes to remediate degraded and derelict land; and*
 - *Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.'*

- 5.17 In this instance, this development will provide housing through the efficient use of Previously Developed Land which is disused, redundant and currently serves no purpose.
- 5.18 Section 12 of the NPPF is concerned with achieving well-designed places, stating that good design is a key aspect of sustainable development. Paragraph 127 outlines that planning policies and decisions should ensure that developments achieve the following:
- *'Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; and*
 - *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.'*
- 5.19 The proposed building has been carefully designed by the Architects to ensure that it responds sympathetically to the character of the site and wider locality. The building will contribute significantly to the quality of the built environment along South Coast Road through its contemporary and attractive design, which has been benefitted from the use of high quality and sustainable materials.
- 5.20 The proposed design of the building will be in keeping with the recently approved and built out developments along South Coast Road, which now contribute to the grain of development found along this key transitional road.

Lewes Core Strategy Part One (2016)

- 5.21 Spatial Policy 1 is concerned with the provision of housing, and states that the Council are expected to deliver a minimum of 6,900 net additional dwellings by 2030 (which equates to 345 units per annum).
- 5.22 Spatial Policy 2 sets out how these dwellings are to be distributed, with Peacehaven expected to deliver a minimum of 255 units of these additional dwellings with an additional allowance for 600 units to be permitted on unidentified small scale windfall sites during the plan period. The proposed development would deliver a total of eighteen units which would help contribute to the provision of housing within Peacehaven and the District as a whole.
- 5.23 Core Policy 1 refers to affordable housing provision and confirms that a District-wide target of 40% affordable housing should be sought on major developments. A major development is a scheme which provides more than a total of ten units. The affordable housing provision associated with this scheme is yet to be agreed and is subject to the Affordable Housing Statement prepared by Affordable Housing 106 Ltd.
- 5.24 Core Policy 2 refers to housing type, mix and density and confirms that in order to deliver sustainable, mixed and balanced communities, the Council expects housing development to:
- *Provide a range of dwelling types and sizes to meet the identified local need, with this need to generally include one and two bedroom homes for single person households and couples with no dependants;*
 - *Provide flexible, socially inclusive and adaptable accommodation to help meet the diverse needs for the community and the changing needs of occupants over time; and*
 - *Reflect the site context including the character of the surrounding area, site accessibility, and the size and type of dwellings needed in the locality, to achieve densities in the region of 47 to 57 dwellings per hectare for the towns.'*

- 5.25 This development has taken the above criteria into consideration and will provide a total of eighteen units, all of which are either one or two bedrooms in accordance with the need for these units identified by the Council. The development additionally provides socially inclusive facilities such as the provision of lifts and easy pedestrian access into the building.
- 5.26 Core Policy 4 and Core Policy 7 are key considerations for the principle of the development and provide guidance where the loss of employment and community infrastructure is proposed. Core Policy 4 states that the Council will seek to safeguard existing employment sites from alternative uses, unless there are demonstrable economic viability reasons for not doing so. This will include (*inter alia*):
- *'A demonstrated lack of tenant/occupier interest; and*
 - *A demonstrated lack of developer interest.'*
- 5.27 The policy goes on to state that in such instances, there will be a strong preference for a mixed use alternative development in order to facilitate the delivery of an appropriate element of employment use on the site.
- 5.28 Core Policy 7 states that the Council will resist the loss of sites currently or last in use for the provision of community facilities or services unless (*inter alia*):
- *'A viability appraisal, including a marketing exercise where appropriate demonstrates that continued use as a community facility or service is no longer feasible; or*
 - *An alternative facility of equivalent or better quality to meet community needs is available.'*
- 5.29 For several years, The Sussex Coaster has been struggling financially. The last full time proven operator of the public house managed the site between March 2015 and September 2016, and despite initiatives such as televising live sport, weekly entertainment events including pool, darts and weekly quizzes, this proven operator was unable to grow the business.
- 5.30 Since September 2016, the site has been marketed to let on a tied basis but with no interest the EI Group instructed Fleurets to market the public house to let on

an untied basis between 6th March 2017 and 20th February 2018. During this period there were no deals agreed and therefore the EI Group instructed Fleurets to market the site for sale. Since then, the public house was occupied by a tenant 'at will' with a peppercorn rent at £10 per week. Enterprise Inn as the proven operator would reimburse the tenant the business rates during this period, with the public house only open on a temporary basis. The public house ceased to trade on 7th June 2018 and has been closed since this date.

- 5.31 The long-term decline of the public house as a business suggests that there is insufficient need and demand for a public house in this particular location. At the same time, the fabric of the building and the site as a whole has become run down and in a certain state of disrepair. In accordance with the provisions of Core Policy 7, it is clear that the public house is no longer needed at the site, with such use now considered financially unviable as a result. The lack of tenant interest is a key indicator of this. The retention of this use should therefore no longer be sought, and alternative uses for this brownfield site must be pursued.
- 5.32 There are several public houses found within the wider locality which satisfy local demand. Such nearby public houses include the Dew Drop Inn, which is located approximately 727m to the west of the site as the crow flies, and The Castle, which is located approximately 805m to the west as the crow flies. Given there are alternative public houses located near to the site means it is conceded that the loss of The Sussex Coaster will not harm the vitality of the locality.
- 5.33 The planning application proposes new commercial office (B1) floorspace as part of the scheme which addresses the loss of an existing commercial use and ensures that this is supplemented with a more viable form of employment generation that is compatible with the residential use proposed.
- 5.34 It was highlighted by the Senior Planning Officer's during the Pre-Application process that an assessment must be made to demonstrate whether there is a need or demand for community space to be included within the proposed scheme. There are already a variety of different community spaces available for public and private use throughout Peacehaven. The Meridian Centre which is located off Meridian Way, Peacehaven is operated by Peacehaven Town Council and offers a total of five meeting rooms and community spaces of different sizes.

From discussions with Peacehaven Town Council it is considered the Meridian Centre satisfies the demand for meeting rooms within the locality. In addition, there are several different community leisure uses found within Peacehaven. As such it is not considered necessary to provide additional meeting space or leisure space within the development scheme.

- 5.35 Considering the above, this aspect of the proposal satisfies the provisions set out in both Core Policy 4 and Core Policy 7.
- 5.36 Core Policy 11 refers to the built and historic environment and the need for high quality design. Core Policy 11 seeks to secure high quality design in all new development, which will be achieved by ensuring the design of developments:
- *'Respects and positively contributes to the character and distinctiveness of the District's unique built and natural heritage;*
 - *Responds sympathetically to the site and its local context and it well integrated in terms of access and functionality with the surrounding area;*
 - *Is adaptable, safe and accessible to all;*
 - *Makes efficient and effective use of land; and*
 - *Provides a satisfactory environment for existing and future occupants including daylight, sunlight, privacy, private outdoor space and or communal amenity areas.'*
- 5.37 The proposal represents a form of contemporary architecture that will significantly enhance the surrounding environment and lift the architectural profile of the area. The size and scale of the block of flats will make the most efficient use of the site whilst also not appearing to significantly dominate the street scene or nearby residential area in a negative way, e.g. through excessive massing, which has been avoided in this instance through the use of the recessed fourth storey.
- 5.38 The amenities of the surrounding residential properties have been carefully considered within the formation of the design, and it is considered that the reduction in built form to the north and east, where the building is in close proximity to neighbouring dwellings, achieves an acceptable relationship between

the buildings. Further to this, the separation of the building from to the rear of the site, where the character of the area becomes predominantly residential in nature, ensures that the development avoids any sense of dominance or causes undue loss of light and privacy that would be unreasonable in an urban location such as this.

5.39 Core Policy 13 seeks to promote sustainable travel, and confirms the Council will support development that encourages travel by walking, cycling and public transport, and reduces the proportion of journeys made by car by:

- *'Ensuring that new development is located in sustainable locations with good access to schools, shops, jobs and other key services by walking, cycling and public transport in order to reduce the need to travel by car;*
- *Ensuring that the design and layout of new development priorities the needs of pedestrians, cyclists and users of public transport over ease of access by the motorist;*
- *Requiring new development to provide for an appropriate level of cycle and car parking in accordance with parking guidance approved by the Council; and*
- *Requiring development which generates a significant demand for travel be supported by a Transport Assessment where appropriate.'*

5.40 The site is located within a highly sustainable location, being within walking distance (approximately eighteen minutes) to the centre of Peacehaven, which is defined as a 'District Retail Centre' within the Council's Core Strategy and contains a wide and diverse range of services and facilities. There are several bus stops along South Coast Road which offer a wide range of frequent bus routes between Brighton, Newhaven, Seaford and Eastbourne.

5.41 The development proposes a total of twenty five car parking spaces in accordance with the ESCC Parking Standards Calculator, with one parking space designated as an EV Charger parking space. The scheme has also taken account of the need to promote alternative methods of transportation and to this end, a secure communal cycle store is located within the ground floor of the building, along with an external cycle storage facility to the east of the building.

5.42 Core Policy 14 refers to renewable and low carbon energy and sustainable use of resources and confirms that in order to reduce locally contributing causes of climate change, including through the implementation of sustainable construction techniques in new development, the Local Planning Authority will:

- *'Encourage renewable and low carbon energy in all development. Development location and design that takes advantage of opportunities for decentralised, renewable and low carbon energy will be encouraged;*
- *Support applications for low carbon and renewable energy installations;*
and
- *Require all new dwellings to achieve water consumption of no more than 110 litres per person per day.'*

5.43 The development will comply with the criteria contained within Core Policy 14 and will provide several renewable and low carbon elements. The Sustainability Statement prepared by the Architects and submitted as part of this planning applications provides a detailed description and explanation of these elements which will be incorporated throughout the scheme.

Lewes Local Plan Saved Policies (2003)

5.44 Policy ST3 lists several criteria which development proposals must comply with in order to be considered acceptable in terms of design. The criteria include:

- *'Development should respect the overall scale, height, massing, alignment, site coverage, density, landscaping, character, rhythm and layout of neighbouring buildings and the local area more generally;*
- *Materials should be of a quality, type, colour and design which is appropriate to the character of the local area;*
- *Development, including conversion, should respect the amenities of adjoining properties in terms of noise, privacy, natural daylight, and visual amenities and smell;*
- *Development should not result in detriment to the character or the amenities of the area through increased traffic levels, congestion or hazards, noise levels and other environmental considerations;*

- *Development should not result in the loss of significant buildings, public views or spaces between and around buildings, or trees or other landscape features which make an important contribution to the character of the area; and*
- *Development should consider the enclosure of spaces around buildings and should be designed to take account of overlooking, microclimate and the function of such spaces.'*

5.45 Policy ST21 refers to hard surfacing and landscaping and confirms that hard surfaced and landscaped areas will be required to be provided by developers in safe and convenient locations in substantial new developments within which the Council can locate recycling facilities appropriate for waste generated by those uses, if adequate facilities do not exist in the vicinity.

5.46 Hard and soft landscaping will be proposed at the site as part of the development. The bicycle storage and refuse area will be located within the ground floor of the building which will reduce the accumulation of clutter outside the building.

6.0 Design & Access

Use and Amount of Development

- 6.1 The scheme proposes the construction of a four storey building comprising 1,026 sqm GIA of residential (C3) floorspace which accommodates eighteen one and two bedroom units.
- 6.2 The development also proposes 107 sqm GIA of office (B1) floorspace in order to offset the loss of the public house as an employment generating use. The proposed office space will be contained at ground floor level within the eastern part of the building.

Scale and Layout

- 6.3 The drawings submitted as part of this planning application shows that the building will sit comfortably within the site and will reflect the density and scale of built development within the surrounding area in terms of size and mass. The building will be located within the southern portion of the plot with frontage onto South Coast Road, which reflects the existing pattern of built development within the area. The building will be adjoined by a vehicle parking area to the rear.

Appearance

- 6.4 The building will be of a high quality design which will appear in keeping with other recently approved and completed developments along South Coast Road. A contemporary material palette is proposed which includes a mix of sustainable and hardwearing materials comprised of brick, horizontal timber weatherboarding and zinc, which are appropriate within this coastal environment

Landscaping

- 6.5 A scheme of hard and soft landscaping is proposed and will comprise the provision of hard surfacing to the pedestrian and vehicle parking areas. The ground floor garden areas will be landscaped and grassed with low-maintenance

planting. A 1.8m high close board timber fence to the north and east of the site will be provided.

Access

- 6.6 The vehicular access to the flats will be provided off Vernon Avenue, removing the current access from the A259. Pedestrian access into the flats can be achieved from the vehicle parking area at the rear of the site from Vernon Avenue or from the front of the site from the A259. A central secure communal corridor and lobby links through the building. Several of the ground floor flats can be accessed independently from the front of the site.

7.0 Conclusion

- 7.1 This Planning Statement has identified a raft of supportive planning policy which confirms that this development proposal should be acceptable when assessed against the relevant national and local planning policy and legislation.
- 7.2 Overall it is considered the proposed development, which comprises the erection of a block of flats to accommodate eighteen units with office floorspace, makes an efficient and effective use of a disused and redundant site and delivers much needed one and two bedroom units within a highly sustainable location within the development boundary of Peacehaven. Considerable support is afforded to the proposal through the Government's desire to '*significantly boost the supply of homes.*'
- 7.3 This Statement has set out a case in favour for the loss of the existing public house and explained that this use is now wholly unviable following years of financial struggle and lack of demand locally. This has been reflected through the lack of occupant interest in the premises following the recent period of marketing of the public house. The proposal seeks to redress this loss through the retention of an alternative commercial use at the site through the provision of office space at ground floor level.
- 7.4 There are no identifiable adverse impacts that significantly and demonstrably outweigh the benefits of providing the development and therefore the planning application should be approved in line with the provisions of the NPPF (2019), subject to the attachment of appropriate conditions which are considered relevant, reasonable, necessary, enforceable and precise to this development proposal.

Appendix A-

Pre-Application written response received from Lewes District Council

Mon 04/02/2019 09:53

Kitchener, Matthew <Matthew.Kitchener@lewes-eastbourne.gov.uk>

RE: The Sussex Coaster, 82 South Coast Road, Peacehaven

Dear Henry

RE: The Sussex Coaster, 82 South Coast Road, Peacehaven

With reference to your request for pre-application planning advice validated on 21 November 2018, and further discussions on site on Tuesday 8 December 2018 at 9am, followed by a further office meeting with our Policy Team on Tuesday 8 January 2019 at 10:30am, please find my response below.

Preamble

The application site is not in a conservation area and there are no listed buildings in the vicinity of the site. The site is not subject to any tree preservation orders.

The site is within the 'Planning Boundary' for Peacehaven (as specified in the Council's Joint Core Strategy), meaning that redevelopment of the site can be accepted in principle, but is subject to policies in the adopted Joint Core Strategy (including those 'saved' policies of the Lewes District Local Plan). The national planning policy of the National Planning Policy Framework (July 2018) is also applicable to development proposals.

The Council have approved flats along the South Coast Road (SCR) in similar locations. It is considered that such developments are an efficient use of land, and can help deliver much-needed housing. This is an opportunity to improve the general standard of design along the SCR.

Assessment

It is my opinion that the principle of having a four storey building on site may be acceptable subject to design and impact on the amenity of the bungalow style buildings to the north, as similar scale and design buildings can be found along South Coast Road. Nevertheless, the proposed use would be subject to providing a marketing assessment showing there is no need for a new pub within the locality. You will need to demonstrate that the existing pub is not financially viable anymore and provide evidence of at least 12 months active marketing of the site.

The Council's Joint Core Strategy Policies clearly states that in case of a community facility loss (Public House) alternative development option of a community facility should be sought first. Furthermore, a mixed use development, e.g. retail or community facility on ground floor, and residential flats above, is more likely to get support from the Council than solely residential development. It should be noted that the Council's Regeneration Team would like to see a new employment space on site. This could be secured via a legal agreement.

Moving back to the submitted proposal, in my view, the height of the proposed building is acceptable. It is considered that the setting back of the fourth floor helps reduce the overall impact and bulk of the building as well as the stepping down of the building height at the rear adjacent to the residential properties to the north. It may be advisable to pull the first floor element in from the northern boundary of the site to reduce the impact on No. 21 Verdon Avenue. In terms of the external facing materials, mixed brick with cladding could be acceptable although it is required that the proposed materials should be weather and salt resistant.

The floor spaces for the flats would need to comply with or exceed the DCLG 'Technical housing standards – national described space standards'. This should be demonstrated in the required Design and Access Statement. Although you have confirmed during our discussion that all flats would apply with the adopted space standards, some of 2-bedroom units appear to be 4 persons occupancy (2no. double bedrooms) below a minimum 70sq. metres requirement. Developments also need to be as sustainable as possible including such proposals as electric car charging points and PV panels.

The Council encourage pre-application consultations with nearby occupiers. Any such consultation which is carried out should be summarised in the DAS. In the meantime, I would suggest reviewing upper floors fenestration along the north facing elevation as the proposed development may result in overlooking of No. 21 Verdon Avenue.

The proposed parking provision in form of 1 parking space per unit although slightly below the requirements set within the ESCC 'Parking Demand Calculator' is considered to be acceptable. The site sits within a sustainable location with public transport links and local services set in close proximity to the site. In addition to that, vehicle charging points would need to be included in the parking layout and shown on the plan. Such requirement is set within the adopted Council's SDP, and you should provide a minimum 1 dedicated electric vehicle charging point.

Lastly, although the Telscombe Cliffs and Peacehaven Neighbourhood Plan is at a relatively early stage, you are advised to discuss the proposed works with the local Neighbourhood Plan steering group

Please note that the above advice applies only to your enquiry about the need for planning permission for your proposed development. It does not cover any other consent you may need from the Council or from other persons, for example, consent under Building Regulations, or consent from the Council, as landowner if required. You are advised to make sure that you have all the necessary consents in place before you proceed with your proposed development.

The above advice is an officer's informal opinion only offered on a without prejudice basis and is not binding on the Council.

Yours faithfully

Mr Matthew Kitchener AssocRTPI
Specialist Advisor - Planning
Lewes District Council and Eastbourne Borough Council
T: 01273 085160
E: matthew.kitchener@lewes-eastbourne.gov.uk
www.lewes-eastbourne.gov.uk

Wed 06/02/2019 10:39

Kitchener, Matthew Matthew.Kitchener@lewes-eastbourne.gov.uk

RE: The Sussex Coaster, 82 South Coast Road, Peacehaven

Hi Henry

With regards to the provision of employment space as part of the development. CP4 (Encouraging Economic Development and Regeneration) of the Local Plan says that "Where an application is made to change the use of an employment site to another use it will need to be supported by appropriate and robust evidence to demonstrate the economic viability or environmental amenity case proposed for not retaining the site for employment use. A demonstrated lack of developer or tenant/occupier interest would include, as a minimum, evidence of at least 12 months of active and continuous marketing, including advertising, for employment use at an appropriate market level and evidence of no unreasonable barriers to potential employment tenants/occupiers. Details of the numbers and types of interested parties and reasons for not pursuing their interest in the site for employment use will be expected".

The policy then recommends that in relation to loss of employment provision "In such circumstances, there will be a strong preference for a mixed use alternative development in order to facilitate the retention or delivery of an appropriate element of employment use on the site".

It is therefore my opinion that a scheme that involved the retention of employment space at ground floor would be preferable. Obviously it is down to the documentation submitted with an application to provide evidence as to why no employment space should be provided if this route was chosen.

This is an officers informal opinion only offered on a without prejudice basis.

Yours faithfully

Mr Matthew Kitchener AssocRTPI (Mon-Tues & Thurs-Fri only)

Specialist Advisor - Planning

Lewes District Council and Eastbourne Borough Council

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E: matthew.kitchener@lewes-eastbourne.gov.uk

www.lewes-eastbourne.gov.uk

Tue 12/02/2019 14:39

Kitchener, Matthew <Matthew.Kitchener@lewes-eastbourne.gov.uk>

RE: The Sussex Coaster, 82 South Coast Road, Peacehaven

Dear Henry

With regards to the marketing detail, further to the details outlined in your email, I would advise that a 'Marketing Report' be submitted from 'Fleurets' corroborating the information as well as any other company/individual who was actively involved in the marketing of the premises at the time. This would help you prove the case laid out in your summary.

As confirmed in my telephone conversation to you, as long as the marketing proves the lack of "need" for a public house, then the provision of replacement employment space at ground floor would be an acceptable substitute and lead to a continuation of the employment provision of the site, whilst accommodating residential units above.

This is an officers informal opinion only offered on a without prejudice basis.

Yours faithfully

Mr Matthew Kitchener AssocRTPI

Specialist Advisor - Planning

Lewes District Council and Eastbourne Borough Council

T: 01273 085160

E: matthew.kitchener@lewes-eastbourne.gov.uk

www.lewes-eastbourne.gov.uk



Our ref: MP/hsc/008270

21st February 2019

To whom it may concern

Re: Marketing of the Sussex Coaster, 82 South Coast Road, Peacehaven, BN10 8SJ

I can confirm that prior to September 2016 there was an above average operator who after 18 months of driving the site via Sky Sports, weekly entertainment, pool darts and quiz nights, failed to grow the business.

That operator gave notice due to a static sales line.

Since September 2016 the pub was marketed for let on a tied basis. With no success, Ei Group instructed Fleurets to market the property for let on an untied basis for the period 06/03/2017 until 20/02/2018. With no deals agreed we then instructed Fleurets to market the site for sale.

During this period the property was open with a temporary operator at a rate of £10.00 per week. Ei Group reimbursed the operator for business rates.

Yours faithfully
Ei Group

Matthew Pocock
Regional Manager



Appendix B-

Marketing Information Letter, prepared by EI Group dated 21st February 2019

NVE/ch

13th February 2019

To Whom it may concern,

Marketing of the Sussex Coaster, 82 South Coast Road, Peacehaven, BN10 8SJ

Fleurets were instructed to market the property for the period 6/3/2017 to 20/2/2018 on an untied basis.

With no deals agreed Fleurets were then instructed to market the site for sale as of 20/2/2018

We received three offers, none of which were from pub operators. A deal was completed 7/6/2018.

Please see attached marketing details for the letting and sale period.

Kind regards,

Yours sincerely,

Nick Earee

Nick Earee
Divisional Director

T 01273 429 500

M 07836 541 790

E nick.earee@fleurets.com

Appendix C-

Covering Letter and Property Particulars, prepared by Fleurets Property Specialists



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For details of HUNDREDS of properties FOR SALE or TO LET Nationwide visit fleurets.com

Sussex Coaster

82 South Coast Road, Peacehaven,
East Sussex BN10 8SJ

Leasehold - Nil Premium New Free of Tie Lease

- 'A Road' Location
- 6 Miles East of Brighton
- Open Plan Bar Areas (60)
- Restaurant (30)
- Garden/Patio
- Car Park (20)
- Site area 1184m² (0.29 acre)

SOLE LETTING RIGHTS
REF: S-716162

VIEWING

Strictly by appointment only through Fleurets south office on 01273 429500. However an initial discreet viewing as a customer is recommended in the first instance.

LOCATION

The Sussex Coaster occupies a prominent site on the corner of South Coast Road and Vernon Road between the seafront and Peacehaven and Teiscombe Bowls Club. Peacehaven itself is approximately 6 miles east of Brighton and 2 miles west of Newhaven and is located above the chalk cliffs of the South Downs which overlook the English Channel.

DESCRIPTION

A prominent detached two story brick built property with a pitched tiled roof with painted elevations and with additional extensions and outbuildings.

LOCATION MAP



Map Data © 2017 Google. All rights reserved.

TRADE

No trading information is available but this prominent 'A' road site has potential for growth in both wet and dry trade. Given its location, there is plenty of opportunity to attract passing trade along the main A259 and also from the local community.

PLANNING

We have made enquiries with Lewes District Council and they have confirmed that the property is not listed and is not within a conservation area. For further information please call Lewes District Council on 01273 471600.

ACCOMMODATION

Ground floor:

Front Bar Area (20) - part timber panelled ceiling, perimeter bench seating. Flat screen TV, chalking boards advertising discounts and events. Timber floor.

Main bar area (40) - Large and longitudinal trading area with raised staged front with two darts boards, sofas, pool table, sports orientated.

Bar Servery - fully equipped

X2 Ladies and Gents WCs

Restaurant (30) - Blue painted timber panelled walls. Currently operated as a café.

Cupboard

Utility area - quarry tiled floor

Kitchen - comprehensive and extensive range of stainless steel catering equipment

Beer Cellar - mechanically cooled
Store

First Floor:

One bedroom flat (not been inspected)

Lounge/dining room

Office

Three Double Bedrooms

Bathroom

Kitchen

External:

Smoking shelter - to the rear of the property

Car park (20) - to the left hand side of the property with good access to the property

Patio area - to the side of the property

Large Garden/patio area - to the rear

TENURE

Rental offers are invited for a new free of tie lease. Terms will be agreed by negotiation. The lease will be protected by Part II of the Landlord and Tenant Act 1954. There will be a deposit required which will be the equivalent of three months rent and the rent will be paid quarterly in advance. The rent will be subject to annual increases in line with the retail price index and five yearly rent reviews. The lease is assignable after the end of the first two years and will be let on fully repairing and insuring terms. Standard free of tie Heads of Terms are available on request. Rent concessions may be available (rent free period and stepped rents) depending on the level of investment envisaged or required.

SITE PLAN



Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 100004772

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fleurets.com - Our Reference: S-716162

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SITE AREA

1184m² (0.29 acre). Floor plans attached.

REQUIRED CAPITAL

The first three months rent and other contractual charges will be payable in advance and the deposit payable will be 25% of the final agreed rent. In addition you will need to provide funds for professional advice, investment and working capital - the amount will be dependent on your business plan.

LICENCE

A Premises Licence prevails. The main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:-

Monday - Saturday: 10:00am-00:00am
Sunday: 12:00pm - 00:00am

BUSINESS RATES

The property is in an area administered by Lewes District Council. The VOA website shows the property has a 2010 Rateable Value of £16,400. The 2017 Rateable Value has been assessed at £19,500.

The domestic accommodation is within Band B for council tax purposes.

SERVICES

We understand that all mains services are connected to the property.

APPLICATION PROCESS

Applicants are invited to submit rental offers for a new free of the lease. A free of the application form must be completed in all cases (available on request). A business plan, forecast profit and loss account and proof of funding must be provided prior to interview.

EPC

The property has an EPC rating of C.

ADDITIONAL PHOTOGRAPHS



T 01273 420500

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If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

VALUATIONS & RENT REVIEWS

Fleurets has the largest team of Chartered Surveyors to specialise nationally and exclusively in the Capital and Rental Valuation of Licensed property. For professional Valuations, Rent Reviews, Consultancy, Expert Advice, Rating and Planning advice please contact your local Fleurets office.

ON MARKET & HOTEL REVIEWS

Topical articles and advice about market issues along with advert style details of the HUNDREDS of properties we have for sale and to let are contained in our on line brochures ON MARKET and HOTELS REVIEW. Call your local office or visit www.fleurets.com/on-market for details.

FURTHER INFORMATION

For further information please contact: Nick Earce at our Brighton office on 01273 429500 or email nick.earce@fleurets.com

DISCLAIMER

Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property.

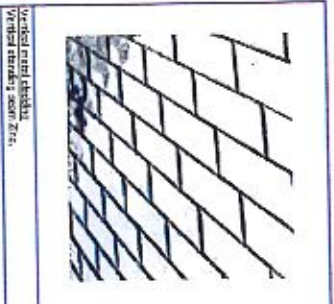
FINANCE AND INSURANCE

T 01273 429500

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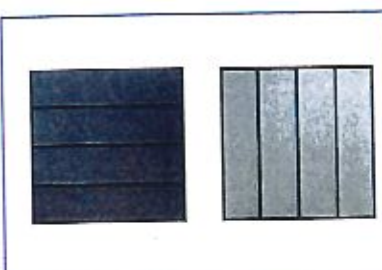
Exterior walls finished with Aluma- or Sika- in Ashford Gray to match down side windows.



Steel
Stair nosing in lead grey with Dimpled edge type. Acrylic wood cladding to inside of nosing.

Aluminum Exterior Balustrade
Balustrade in Ashford Gray to match down side windows.

Aluminum Exterior Balustrade
Balustrade in Ashford Gray to match down side windows.



Steel Trenching
Flat, 1.5" deep, 1.5" wide

E-05 Typical Bay Elevation

General exterior finish
Sika Aluma- or Sika- in Ashford Gray to match down side windows.

Blockwork
V-shaped depression with step and nosing



Blockwork
V-shaped depression with step and nosing



Exterior finish
Aluma- or Sika- in Ashford Gray to match down side windows.

E-06 Typical Bay Elevation

Blockwork
V-shaped depression with step and nosing



Material	Code	Quantity	Unit
Blockwork	1		
Aluminum	2		
Steel	3		
Wood	4		

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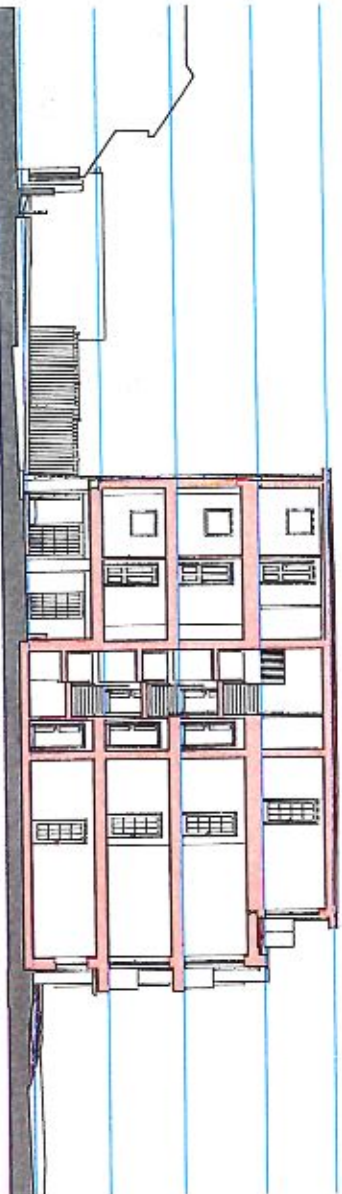
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Project Name: **New Site Parkland**
Location: **Verona Park, Parkland**
Checked by: **AS**
Sheet Size: **A1**
Revision Title: **Typical Bay Elevation**

Planning

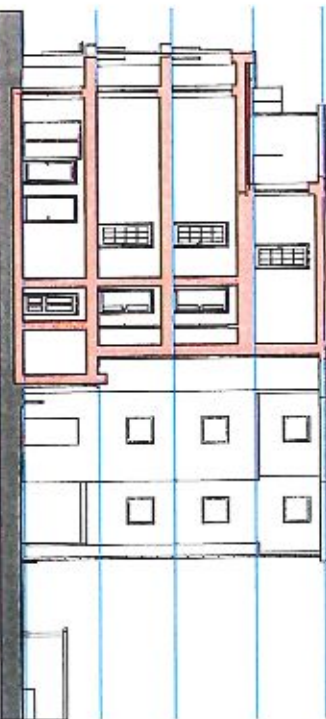
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9003	P	38	02

76

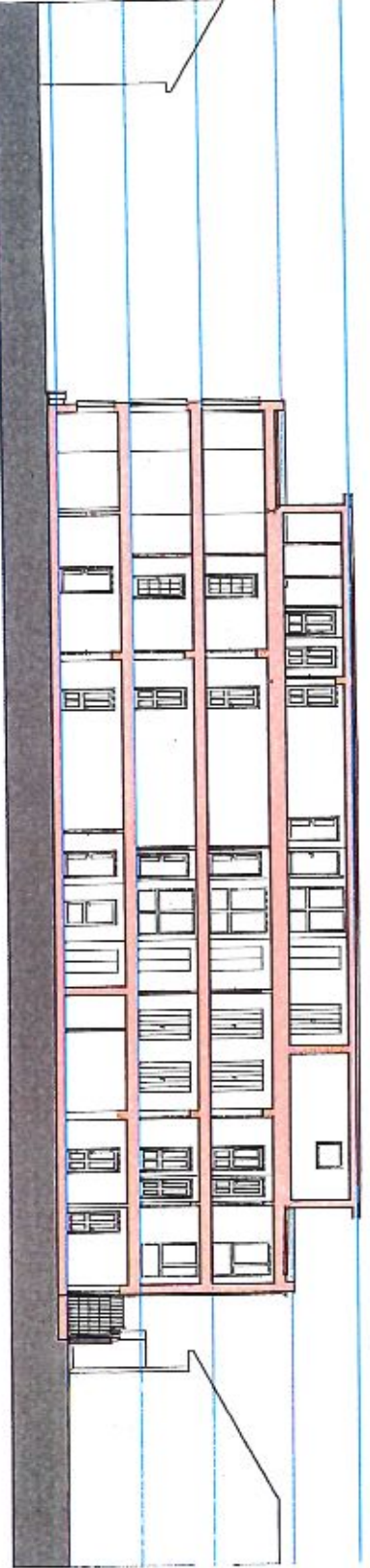
S-02 SECTION B-B
TYPE



S-03 SECTION C-C
TYPE



S-01 SECTION A-A
TYPE



DATE: 11/15/2011

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/15/2011	ISSUED FOR PERMIT	MS	MS
2	11/15/2011	ISSUED FOR PERMIT	MS	MS
3	11/15/2011	ISSUED FOR PERMIT	MS	MS
4	11/15/2011	ISSUED FOR PERMIT	MS	MS
5	11/15/2011	ISSUED FOR PERMIT	MS	MS
6	11/15/2011	ISSUED FOR PERMIT	MS	MS
7	11/15/2011	ISSUED FOR PERMIT	MS	MS
8	11/15/2011	ISSUED FOR PERMIT	MS	MS
9	11/15/2011	ISSUED FOR PERMIT	MS	MS
10	11/15/2011	ISSUED FOR PERMIT	MS	MS

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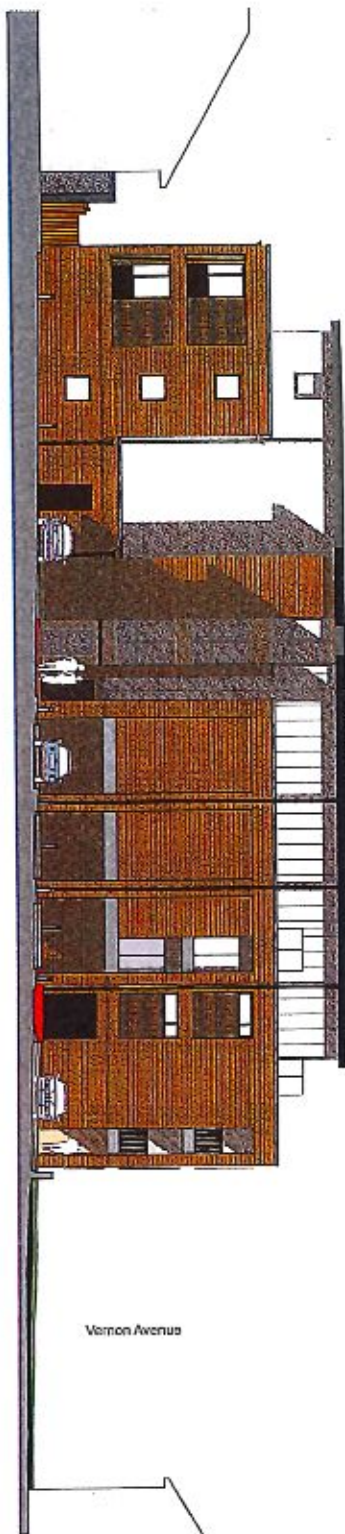
The architect shall be responsible for obtaining all necessary permits from the appropriate authorities. The architect shall be responsible for obtaining all necessary permits from the appropriate authorities. The architect shall be responsible for obtaining all necessary permits from the appropriate authorities.

Planning

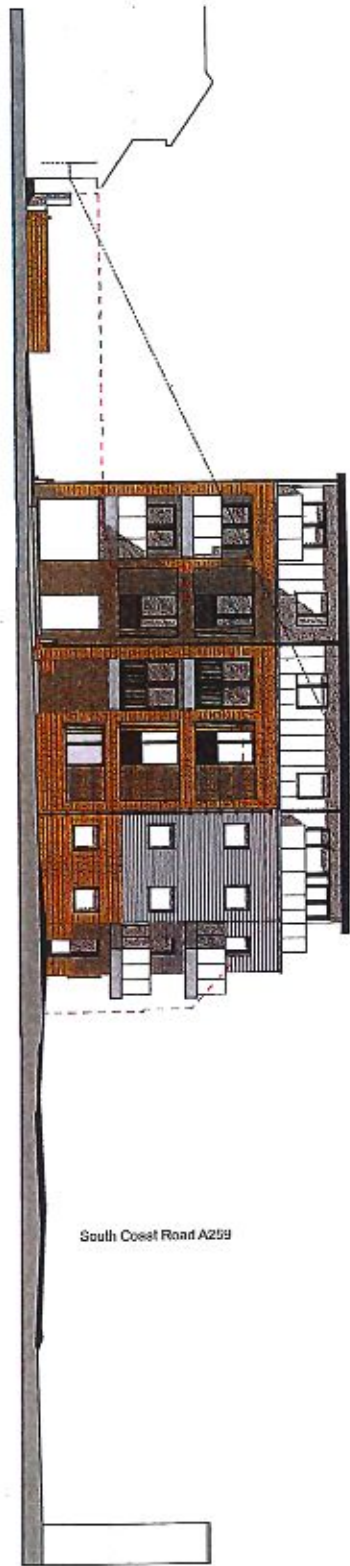
PROJECT NUMBER	DATE	ISSUE	REVISION
9003	P	35	04

77

E-03 North Elevation



E-04 West Elevation



South Cochet Road A259

Vernon Avenue

REVISIONS

NO.	DATE	DESCRIPTION

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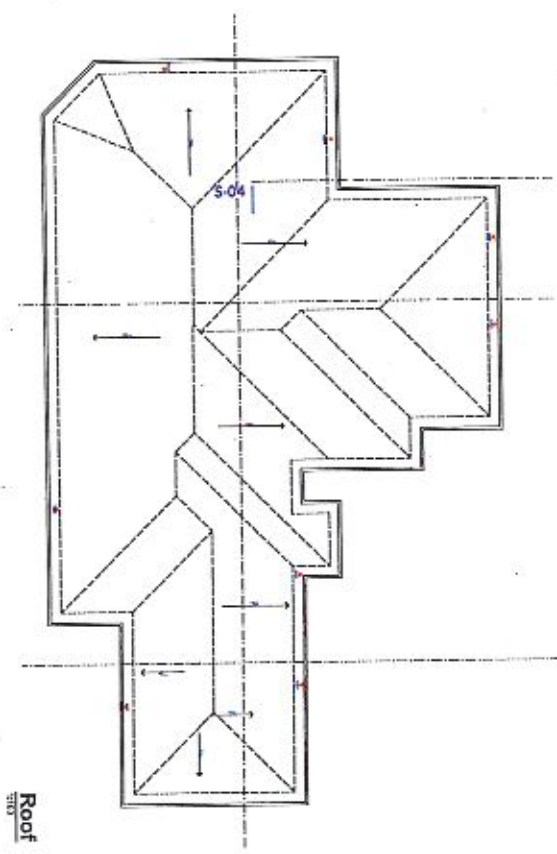
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 LOCATION: Vernon Ave, Perchman
 SHEET NO: A1
 DRAWING TITLE: Shedders

Planning

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

78



Roof



Third Floor



Revised 2004

NO.	DATE	DESCRIPTION
1	10/20/03	ISSUED FOR PERMITS
2	11/10/03	REVISED PER PERMITS
3	12/15/03	REVISED PER PERMITS
4	01/20/04	REVISED PER PERMITS
5	02/10/04	REVISED PER PERMITS
6	03/15/04	REVISED PER PERMITS
7	04/20/04	REVISED PER PERMITS
8	05/25/04	REVISED PER PERMITS
9	06/30/04	REVISED PER PERMITS
10	07/31/04	REVISED PER PERMITS
11	08/31/04	REVISED PER PERMITS
12	09/30/04	REVISED PER PERMITS
13	10/31/04	REVISED PER PERMITS
14	11/30/04	REVISED PER PERMITS
15	12/31/04	REVISED PER PERMITS

**MACKELLAR
SCHWERDT**

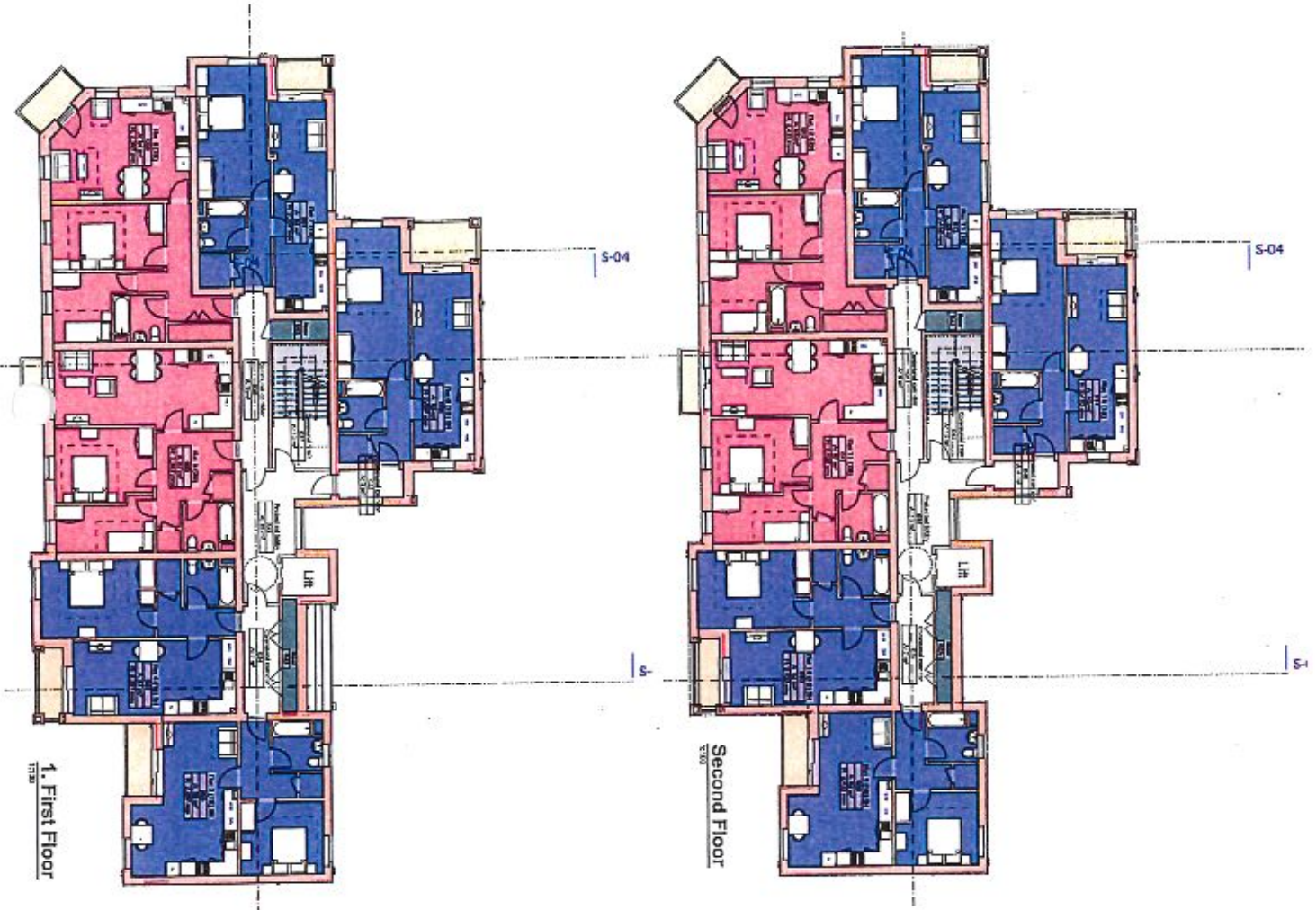
3101 West 12th Street, Suite 100
 Lincoln, NE 68502
 (402) 441-1111
 www.mackellar-schwerdt.com

CLIENT: Eschelon
 PROJECT NAME: New Flat Residences
 LOCATION: Vermont Ave., North Omaha
 CHECKED BY: AS
 SHEET SIZE: A1
 DRAWING TITLE: Upper floor Plans

Signing

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]

PROJECT NUMBER: 9003
 DRAWN BY: P
 SHEET NUMBER: 32
 TOTAL SHEETS: 02



1. First Floor

Second Floor



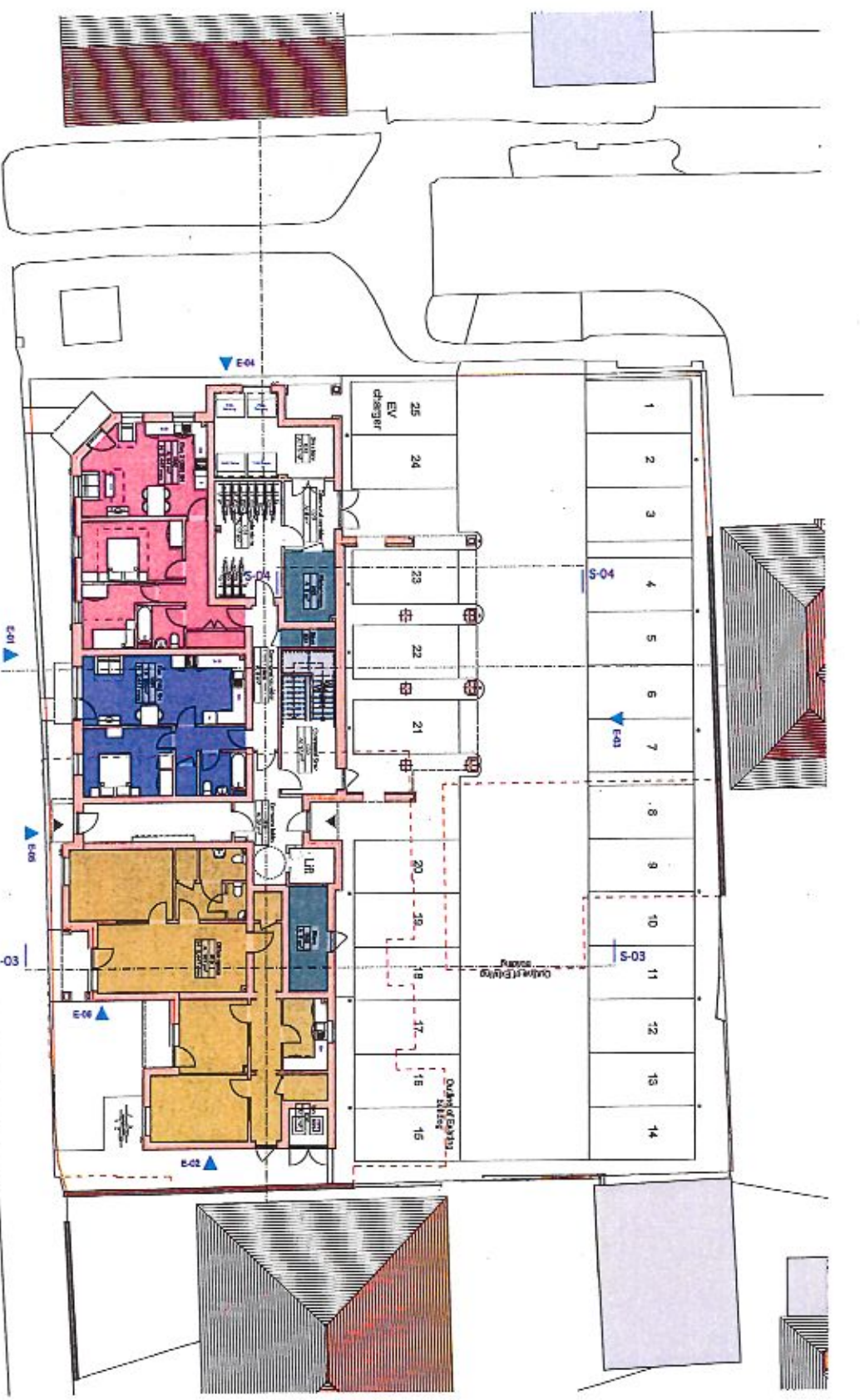
NO.	DATE	DESCRIPTION
1	2011.08.22	Issue for Review
2	2011.09.01	Issue for Construction
3	2011.10.15	Issue for Construction
4	2011.11.01	Issue for Construction
5	2012.01.15	Issue for Construction
6	2012.03.01	Issue for Construction
7	2012.05.01	Issue for Construction
8	2012.07.01	Issue for Construction
9	2012.09.01	Issue for Construction
10	2012.11.01	Issue for Construction

**MACKELLAR
SCHWERDT**

The drawings shall be used for the construction of the building and shall not be used for any other purpose without the written consent of the architect.
 CLIENT: **Edizione**
 PROJECT NAME: **New Ribs Residential**
 LOCATION: **Verona Ave., Neuchâtel**
 CHECKED BY: **MS**
 SHEET SIZE: **A1**
 DRAWING TITLE: **Upper floor plans**

Finishing

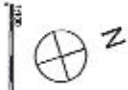
NO.	DATE	DESCRIPTION
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2	2011.09.01	Issue for Construction
3	2011.10.15	Issue for Construction
4	2011.11.01	Issue for Construction
5	2012.01.15	Issue for Construction
6	2012.03.01	Issue for Construction
7	2012.05.01	Issue for Construction
8	2012.07.01	Issue for Construction
9	2012.09.01	Issue for Construction
10	2012.11.01	Issue for Construction



Notes

16 Total Dwellings
 12 1 Bed Flats
 5 2 Bed Flats

Site Area 0.119 Ha
 Total GVA 1435 sqm
 Total Dwellings Area 1225 sqm
 (ex commerial + Plant)



0. Ground Floor

Floor	Room Number	Room Name	Area (sqm)
Ground Floor	001	ENTRANCE	65.76
	002	REAR PORCH	58.39
	003	REAR PORCH	58.39
	004	OFFICE SPACE	97.67
	005	REAR PORCH	3.20
	006	REAR PORCH	7.90
	007	REAR PORCH	7.90
	008	REAR PORCH	7.90
	009	REAR PORCH	24.11
	010	REAR PORCH	24.11
	011	REAR PORCH	24.11
	012	REAR PORCH	24.11
	013	REAR PORCH	24.11
	014	REAR PORCH	24.11
First Floor	015	REAR PORCH	91.54
	016	REAR PORCH	91.54
	017	REAR PORCH	91.54
	018	REAR PORCH	91.54
	019	REAR PORCH	91.54
	020	REAR PORCH	91.54
	021	REAR PORCH	91.54
	022	REAR PORCH	91.54
	023	REAR PORCH	91.54
	024	REAR PORCH	91.54
	025	REAR PORCH	91.54
	026	REAR PORCH	91.54
	027	REAR PORCH	91.54
	028	REAR PORCH	91.54
Second Floor	029	REAR PORCH	53.02
	030	REAR PORCH	53.02
	031	REAR PORCH	53.02
	032	REAR PORCH	53.02
	033	REAR PORCH	53.02
	034	REAR PORCH	53.02
	035	REAR PORCH	53.02
	036	REAR PORCH	53.02
	037	REAR PORCH	53.02
	038	REAR PORCH	53.02
	039	REAR PORCH	53.02
	040	REAR PORCH	53.02
	041	REAR PORCH	53.02
	042	REAR PORCH	53.02
Third Floor	043	REAR PORCH	57.41
	044	REAR PORCH	57.41
	045	REAR PORCH	57.41
	046	REAR PORCH	57.41
	047	REAR PORCH	57.41
	048	REAR PORCH	57.41
	049	REAR PORCH	57.41
	050	REAR PORCH	57.41
	051	REAR PORCH	57.41
	052	REAR PORCH	57.41
	053	REAR PORCH	57.41
	054	REAR PORCH	57.41
	055	REAR PORCH	57.41

MACKELLAR SCHWEDT

Architects
 10000 100th Avenue, Suite 100, Edmonton, Alberta T5A 1G2
 Phone: (780) 443-1111
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 Email: info@mackellar-schwedt.com

Project Name: **Edmonton New Flats Residences**
 Location: **Verona Ave, Edmonton**
 Checked By: **AS**
 Sheet Size: **A1**
 Drawing Title: **Site Plan**

Notes

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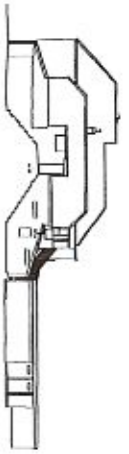
2. This drawing is the property of Mackellar Schwedt Architects and should not be used for any other project without the written consent of Mackellar Schwedt Architects.

3. This drawing is the property of Mackellar Schwedt Architects and should not be used for any other project without the written consent of Mackellar Schwedt Architects.

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5. This drawing is the property of Mackellar Schwedt Architects and should not be used for any other project without the written consent of Mackellar Schwedt Architects.

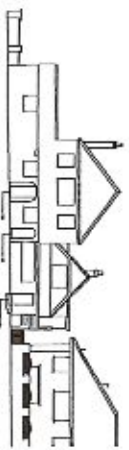
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05 <td>Issue for Construction <td>AS <td>2023-10-15</td> </td></td>	Issue for Construction <td>AS <td>2023-10-15</td> </td>	AS <td>2023-10-15</td>	2023-10-15
04 <td>Issue for Construction <td>AS <td>2023-10-10</td> </td></td>	Issue for Construction <td>AS <td>2023-10-10</td> </td>	AS <td>2023-10-10</td>	2023-10-10
03 <td>Issue for Construction <td>AS <td>2023-10-05</td> </td></td>	Issue for Construction <td>AS <td>2023-10-05</td> </td>	AS <td>2023-10-05</td>	2023-10-05
02 <td>Issue for Construction <td>AS <td>2023-09-25</td> </td></td>	Issue for Construction <td>AS <td>2023-09-25</td> </td>	AS <td>2023-09-25</td>	2023-09-25
01 <td>Issue for Construction <td>AS <td>2023-09-20</td> </td></td>	Issue for Construction <td>AS <td>2023-09-20</td> </td>	AS <td>2023-09-20</td>	2023-09-20



East Survey Elevation
1/300



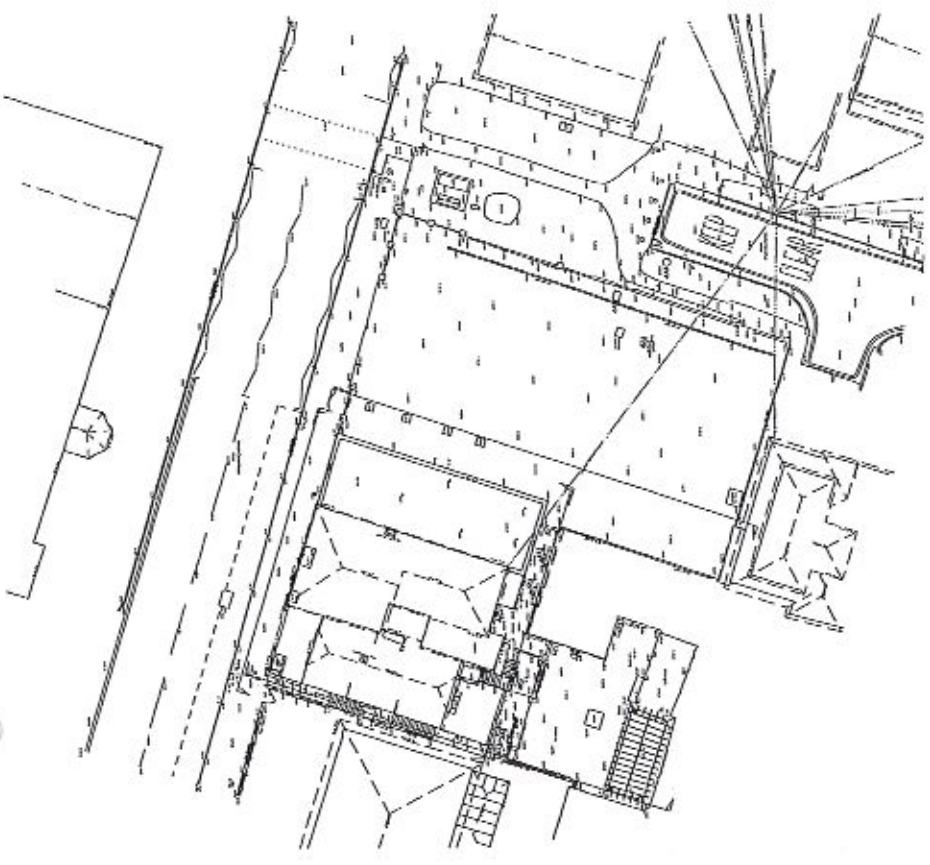
West Survey Elevation
1/300



South Survey Elevation
1/300



North Survey Elevation
1/300



Survey Site Plan
1/300



Survey GF Plan
1/300



Survey FF Plan
1/300

Datum/Loos	1:200	1:300	1:500	1:1000

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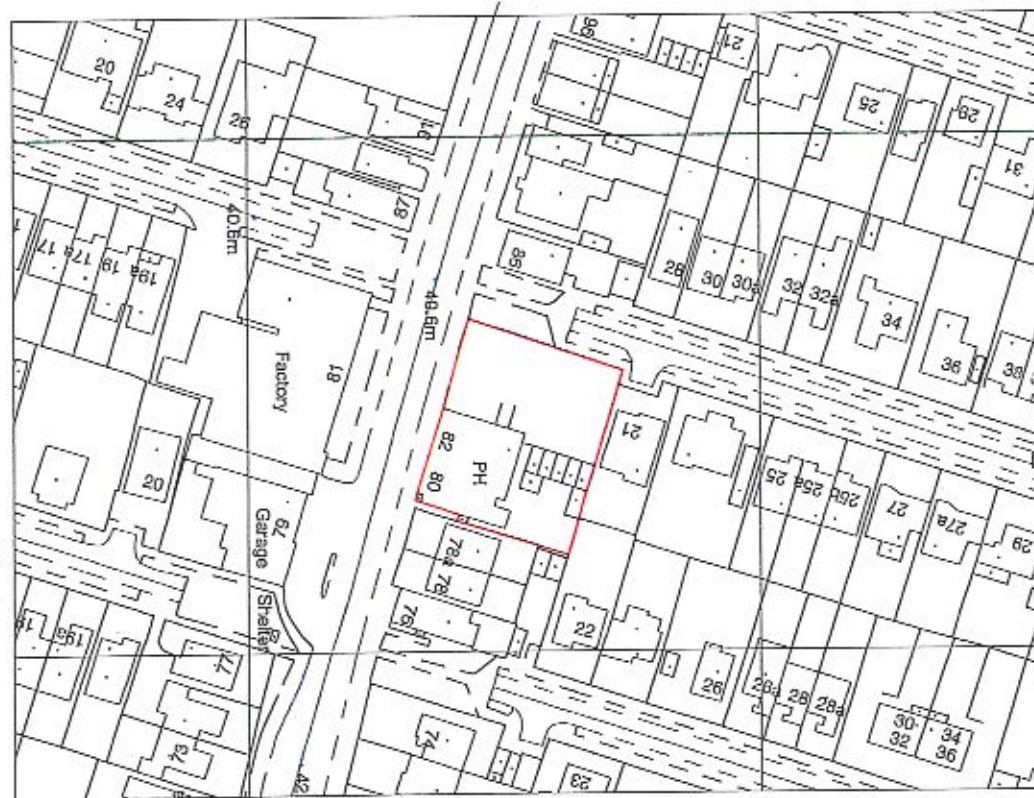
The Office:
Albert Street, Lower East Dublin, D17 YN90, D17 YN93
tel: 01774 94863

CLIENT: Estelion
PROJECT NAME: New Flat, Puckinham
LOCATION: Vernon Ave, Puckinham
SCHEDULED BY: A2
SHEET SIZE: A1
DRAWING TITLE: Survey Plans

WORKS: **Planning**

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DATE/TIME	STATUS	REVISION
9003	P	02 02



DATE	BY	DESCRIPTION
12/15/2023	J. Scherdt	Final Design
12/15/2023	J. Scherdt	Final Design

MACKELLAR SCHWERT

1000 Broadway, Suite 1000, San Francisco, CA 94103

PH: 415.774.8800

WWW.MACKELLAR-SCHWERT.COM

CLIENT: **Eshelun**

PROJECT NAME: **New San Francisco**

LOCATION: **Yerkes Ave, San Francisco**

PROJECT NO: **40**

SHEET NO: **11**

DRAWING TITLE: **Location & Block View**

Planning

NOTES:
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2. All dimensions are in feet and inches, unless otherwise noted.
3. The architect is not responsible for any errors or omissions in this drawing or any other drawings or specifications prepared by others.
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9003 P 01 02

9003 P 01 02



88

