

PEACEHAVEN TOWN COUNCIL

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TOWN COUNCIL OFFICE
MERIDIAN CENTRE
MERIDIAN WAY
PEACEHAVEN

Councillors on this Committee: EX OFFICIO

Cllr. C Cheta (Mayor), Cllr. J Harris (Deputy Mayor),

Cllr I Sharkey (Chair), Cllr A Milliner (Vice-Chair) Cllr L Duhigg, Cllr A Goble, Cllr S Griffiths,
Cllr D Seabrook, Cllr D Paul, Cllr G Hill, Cllr L Mills,

28th August 2019

Dear Committee Member,

You are summoned to a meeting of the **PLANNING & HIGHWAYS COMMITTEE** which will be held on **Tuesday 3rd September 2019** in the Anzac Room. Community House, Meridian Centre, Peacehaven at 7:30pm



Tony Allen
Town Clerk

A G E N D A

GENERAL BUSINESS

1 PH683 CHAIR ANNOUNCEMENTS

2 PH684 PUBLIC QUESTIONS

There will now be a 15 minute period when members of the public may ask questions (which have been submitted in writing and received by 12 noon on the day of the meeting) on any matters that affect the Town.

3 PH685 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

4 PH686 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

5 PH687 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF TUESDAY 6th AUGUST 2019

6 PH688 MONITORING THE PROGRESS OF THE LOWER HODDERN FARM DEVELOPMENT

7 PH689 LW/19/0407 330-336 SOUTHCOAST ROAD. BUS SHELTER AT THE WESTBOUND BUS STOP AT SOUTH COAST ROAD/LINCOLN – Correspondence for discussion

8 PH690 STEYNING AVENUE CAR PARK – Correspondence for discussion

9 PH691 TO DISCUSS PLANNING COMMITTEE'S BUDGETARY REQUIREMENTS 2020-21

10 PH692 PUBLIC RIGHTS OF WAY WORKING GROUP REPORT

11 To consider Planning Applications as follows:-

PH693 LW/19/0548/CD Lower Hoddern Farm	Discharge of condition 3 (street furniture) and condition 26 (details of acoustic glazing and means of mechanical ventilation) in relation to planning approval LW/17/0226
PH689 LW/19/0553 138 South Coast Road Peacehaven Case Officer: Chris Wright	Re-positioning 2 Rear columns in the undercroft (ground level)
PH690 LW/19/0554 4 Mayfield Avenue Peacehaven Case Officer: Chris Wright	Erection of new dwelling on land to side of existing dwelling
PH691 LW/19/0562 12 Swanee Close Peacehaven BN10 8EZ Case officer: Robin Hirschfeld	Proposed single storey rear extension to provide a conservatory
PH692 LW/19/0582 51 Firl Road Peacehaven BN10 8DA Case Officer: James Smith	Single storey side extension

12 To note the following Planning Applications:-

PH TW/19/0053/TPO 10 Stanley Road	T1 Oak - Remove dead branch over the driveway (Safety), T3 Horse Chestnut - remove large stem over the driveway back to trunk (General Maint.) T4 Oak - 1 long branch, remove back to trunk as growing too close the house.
PH LW/19/0585 Meridian school	Renewal of planning consent for a double mobile classroom at Meridian Community Primary School for a period of 4 years (July 2023)

13 TO NOTE the following planning application decisions:-

TW/19/0048/TPO 2 The Cedars Peacehaven BN10 7SZ	Lewes DC Consents to the specified tree works
LW/19/0443 58 Cairo Avenue Peacehaven	Lewes DC Grants Permission Peacehaven's Planning & Highways Committee Supported this application
LW/19/0349 12 Bramber Close Peacehaven	Lewes DC Grants Permission Peacehaven's Planning & Highways Committee Supported this application
LW/19/0463 Workshop 18a Valley Road Peacehaven	Lewes DC Refuses Permission Peacehaven's Planning & Highways Committee Objected to this application
LW/19/0487 2 Swannee Close Peacehaven	Lewes DC Grants Permission Peacehaven's Planning & Highways Committee Supported this application

Next meeting of the Committee – 1ST October 2019

PEACEHAVEN TOWN COUNCIL

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TOWN COUNCIL OFFICE
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PEACEHAVEN
EAST SUSSEX

**Minutes of the meeting of the Planning & Highways Committee held in Community House,
Meridian Centre at 7.30pm on Tuesday 6th August 2019**

Present – Cllr I Sharkey (Chairman), Cllr J Harris, Cllr S Griffiths, Cllr D Seabrook, Cllr D Paul, Cllr G Hill, Cllr L Mills, Cllr A Goble, Cllr A Milliner, Cllr L Duhigg
Victoria Onis (Admin) Deborah Donovan (Civic & Marketing Officer)

1 PH659 CHAIR ANNOUNCEMENTS

The Chairman welcomed everyone to the meeting and read the Health and Safety announcement.

2 PH660 PUBLIC QUESTIONS

Due to a large public interest in a number of applications, the Chair allowed extra time.

The Public session was attended by approx. 50 residents. Concerns and objections were presented regarding

LW/19/0242 The Sussex Coaster
LW/19/0493 Nursery 29 Glynn Road
LW/19/0496 44 Lincoln Avenue
LW/19/0503 47 Piddinghoe Avenue

The Project Manager from Barrett Homes development, Craig McKenzie was in attendance. He spoke of how he wants to improve relations between Barretts and the Residents. He has given his contact details and spoke to individuals after the meeting.

3 PH661 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Cllr Walters; Holiday

4 PH662 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Cllr Duhigg advised that she is also on Lewes District Councils Planning Committee

5 PH663 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 9th July 2019,

It was resolved to adopt the minutes as a true record

Proposed Cllr Griffiths

Seconded Cllr Mills

All in favour

6 PH664 MONITORING THE PROGRESS OF THE LOWER HODDERN FARM DEVELOPMENT

Cllr Griffiths advised the Public Rights of Way working group will meet tomorrow; where the public access across the field at the big park will be discussed

PLANNING APPLICATIONS

PH665 LW/19/0242 The Sussex Coaster BN10 8SJ

Case Officer: Matt Kitchener/ Chris Wright

Councillors have noted all comments by members of the public.

All public comments/petition and presentation has been sent to Lewes DC again 7/8/19

Peacehaven Town Council recommends Refusal & will ask for this application to be called in by the District Councillor

Proposed Cllr Griffiths

Seconded Cllr Milliner

All in Favour

PLANNING OBJECTIONS – as per previous submission

- 1) Back garden development – building another property the confines of the existing one or large extension to property.
- 2) Out of keeping with street scene-impairment of the street scene, changing the character and appearance, detrimental to it, will spoil the ambience of Road/Avenue, unfriendly
- 3) Blind or blocking corners-either with fence, bushes or trees causing hazard to drivers and pedestrians, health and safety
- 4) Loss of privacy-over-looking, causing loss of privacy or light, too close
- 5) Poor design-down to developer- does not fit in with local surroundings
- 6) Inadequate local infrastructure-including A259, surgeries, school
- 7) Effect on local character-surrounding area included
- 8) Density of layout & over development -too large for plot
- 9) Absence of car parking facilities-provision for pedestrians, wheelchairs and prams
- 10) Increase of traffic & congestion-is there an alternative
- 11) Exacerbate existing parking problems
- 12) Parking & Highway safety-turning space is applicable
- 13) Listed building or tree(s) with protection orders
- 14) Local drainage needs to be improved-not really for us, but sometimes there is a problem if the drain goes under the neighbours garden or path
- 15) Could prejudice further development-not really down to us, but would depend on how the developer acts.

PH669 LW/19/0349 12 Bramber Close BN10 8DH

Case Officer: Robin Hirschfeld

Peacehaven Town Council Recommend Approval

Proposed Cllr Seabrook

Seconded Cllr Paul

All in Favour

PH673 LW/19/0447 39 Victoria Avenue Peacehaven BN10 8HJ

Case Officer: Chris Wright

Peacehaven Town Council Recommend Approval

Proposed Cllr Duhigg

Seconded Cllr Harris

All in Favour

PH667 LW/19/0463 18 Valley Road Peacehaven BN10 8AE

Case Officer: Robin Hirschfeld

Councillors have noted all comments by members of the public.

All public comments have been sent to Lewes DC

Peacehaven Town Council recommends Refusal

Proposed Cllr Paul

Seconded Cllr Griffiths

All in Favour

PLANNING OBJECTIONS

- Out of keeping with street scene
- Effect on local character

PH666 LW/19/0487 2 Swanee Close, Peacehaven BN10 8EZ

Case Officer: April Parsons

Peacehaven Town Council Recommend Approval

Proposed Cllr Paul

Seconded Cllr Hill

All in Favour

PH668 LW/19/0487 10 Edith Avenue Peacehaven BN10 8PJ

Case Officer: Julie Cattell

Peacehaven Town Council Recommend Approval

Proposed Cllr Harris

Seconded Cllr Milliner

All in Favour

PH670 LW/19/0491 12 Sunview Avenue Peacehaven BN10 8PJ

Case Officer: Julie Cattell

Peacehaven Town Council Recommend Approval

Proposed Cllr Duhigg

Seconded Cllr Mills

All in Favour

PH671 LW/19/0493 Nursery 29 Glynn Road BN10 8AT

Case Officer: James Smith

Councillors have noted all comments by members of the public.
All public comments have been sent to Lewes DC.

Peacehaven Town Council recommends Refusal

Proposed Cllr Milliner

Seconded Cllr Harris

All in Favour

PLANNING OBJECTIONS

- Increase in traffic congestion
- Absence of car parking facilities
- Effect on local character
- Exacerbate existing parking problems
- Parking & Highway safety

PH672 LW/19/0494 Nursery 29 Glynn Road BN10 8AT

Case Officer: James Smith

Councillors have noted all comments by members of the public.
All public comments have been sent to Lewes DC.

Peacehaven Town Council recommends Refusal

Proposed Cllr Paul

Seconded Cllr Mills

All in Favour

PH674 LW/19/0496 44 Lincoln Avenue BN10 7JU

Case Officer: Danielle Durham

Councillors have noted all comments by members of the public.
All public comments have been sent to Lewes DC.

Peacehaven Town Council recommends Refusal & will ask for this application to be called in by the District Councillor

Proposed Cllr Griffiths

Seconded Cllr Seabrook

All in Favour

PLANNING OBJECTIONS

- Increase in traffic congestion
- Absence of car parking facilities
- Effect on local character
- Exacerbate existing parking problems
- Parking & Highway safety

PH675 LW/19/0503 47 Piddinghoe Avenue BN10 8RJ

Case Officer: April Parsons

Councillors have noted all comments by members of the public.
All public comments have been sent to Lewes DC

Peacehaven Town Council recommends Refusal

Proposed Cllr Seabrook

Seconded Cllr Griffiths

All in Favour

PLANNING OBJECTIONS

- Loss of privacy
- Density of layout & over development

- 8 **Tree work planning applications** TW/19/0048/TPO & TW/19/0046/TPO – Noted by Committee
- 9 **Planning application Decisions** - Noted by Committee
- 10 **PH653 Anchor Health Care Centre Car park Redevelopment; RESPONSE FROM Doctor Gurtler-**
Noted by Committee

Date of next meeting Tuesday 3rd September 2019 at 7.30pm

There being no further business, the meeting closed at 9pm

From: [REDACTED]
Sent: 13 August 2019 15:12
To: Town manager
Subject: LW/19/0407 330 – 336 South Coast Road, Peacehaven

Tony

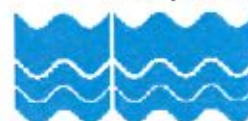
Cllr. Cathy Gallagher has suggested this enquiry should be sent to you.

This application has already been considered by your planning committee.

Consultation with the highway authority has revealed that in the event of planning permission being granted there will be a requirement for certain highway works to be undertaken including the provision of a bus shelter at the westbound bus stop at South Coast Road/Lincoln.

The Transport Development Control Officer has suggested contact be made with the town council in order to establish what type of bus shelter will be required.

I look forward to hearing from you



To: Head of Planning
Lewes District Council
Southover House, Southover Road, Lewes

FAO: Danielle Durham

APPLICATION NUMBER	HW/LW/19/0407
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Applicant:

Location: 330 South Coast Road Peacehaven East Sussex BN10 7EN

Development: Erection of 8 two-storey 3 bedroomed houses

Road Name or Number	A259	Consultation Date	2 July 2019	Use Class	
National Grid Reference	540259 101219	Contact Officer	Kate Bishop 01273 482254		

Recommendation:

No objection		Objection	
No objection subject to the imposition of conditions	X	Objection due to insufficient information	

Executive Summary:

This application seeks approval for the erection of 8 two storey 3 bed homes with new access and associated parking. I do not wish to object to the proposal however, this is subject to off site highway improvements being carried out to mitigate the development and conditions securing a suitable access, on-site parking and a construction management plan to ensure that the construction phase has minimal impact on the surrounding highway network.

Response

Access

A new access is proposed to serve the development off Second Road (UC5857), with the existing accesses closed off. The proposed access will be 4.5m wide which is appropriate to accommodate two way flows; however the junction radius should be altered to mirror the turning head that currently exists. Turning in and out of the access for larger vehicles and small goods vehicles would be difficult with the access as shown on plan (711/PP/02). The new access will need to be positioned a minimum of 1.5m from the existing telegraph pole and any planting

within the visibility splays either side of the access will need to be maintained below 600mm. The existing turning area off Second Road will be removed; however the proposed access will enable turning to take place for other road users.

Parking/Cycle Provision

The East Sussex Residential Parking Demand Calculator has been designed to calculate the number of parking spaces required at new residential development on a site specific basis. The calculator predicts levels of car ownership using information relating to the site location (ward), unit type, size and the number of allocated spaces. The Parking Demand Calculator indicates that the parking provision required for a development of this type in this location is 14 spaces provided that 1 space is allocated per unit. The proposal includes 14 spaces accessed via Second Road and as such is considered acceptable. It is noted that parking provision is of concern to local residents although the number of parking spaces accords with our requirements there is potential to incorporate some additional spaces instead of the current communal bike storage.

In accordance with the East Sussex County Council's adopted parking standards a 3 bed house should be provided 2 cycle spaces. The 14 cycle spaces proposed therefore fall slightly short of the 16 that should be provided. Cycle storage should be covered, secure and located conveniently for users, it is preferable for houses to have individual storage.

Location/Accessibility

The site is well positioned for bus services between Brighton and Eastbourne provided by the 12 and 14 services generally every 10 – 15 minutes during the week from around 5.30am to approximately 10.30pm. These bus services also serve as a connection to the railway station in Newhaven which provides a connection to London for commuters. The nearest bus stops are located opposite the site on the A259 South Coast Road. The site is also within walking distance of the schools, doctors' surgery and the town with its associated shops and facilities which will reduce the reliance on the private car.

Mitigation Measures

To encourage occupiers of this development to use public transport bus stop infrastructure needs to be improved.

Tactile paving should be provided across Lincoln Avenue and Ambleside Avenue at the junction with South Coast Road to improve the pedestrian facilities to the nearest bus stops.

The two closest bus stops to the site along South Coast Road should be upgraded at the applicant's expense. The requirements are as follows;

South Coast Road/Lincoln west-bound bus stop (esuamgdg) - The bus stop requires a shelter plus section of high rise kerbing to confirm with accessibility requirements The bus stop should be also be protected by a bus stop clearway.

South Coast Road/Lincoln east-bound bus stop (esudgpat) - This bus stop requires a raised section of high rise kerbing and a new bus stop clearway.

The Bus Stop Clearway is open to objections and is therefore not guaranteed. In addition to carrying out the bus stop improvements the Highway Authority would wish to secure a contribution to cover all the costs involved in the Bus Stop Clearway to carry out all the paperwork/process. A contribution of £750 is therefore sought for these works.

All these off site highway works and contribution would need to be secured through a s106 and detailed design agreed through a s278 Agreement with ESCC.

Construction Management

A construction traffic management plan would need to be provided as a condition of any planning permission. It is suggested that the existing accesses of the South Coast Road (A259) will be utilised for the construction phases as such turning/parking and storage of materials would need to be accommodated within the site. It is presumed that the construction of the new access will take place during phase 1; clarification on how each phase will be delivered including routing and size of vehicles will need to be provided. No on-street parking should occur during the whole of the construction phases.

Conclusion

In addition to the s106 requirements listed above I recommend that any consent shall include the following attached conditions

1. The first phase of development shall not be occupied until details of the layout of the new access and the specification for the construction of the access have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the use hereby permitted shall not be occupied until the construction of the access has been completed in accordance with the specification set out on Form HT407 which is attached to and forms part of this permission

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

2. The first phase of development shall not be occupied until the existing accesses shown on the submitted plan (Drawing No 711/PP/009 Rev B) and additional access off Second Road have been stopped up and the [kerb and/or footway and/or verge] reinstated in accordance with details submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

3. The development shall not be occupied until parking areas have been provided in accordance with the details which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

4. The development shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority] and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development

5. The access shall not be used until visibility splays at a setback distance of 2.4m are provided to the junction with Lincoln Avenue and are cleared of all obstructions exceeding 600mm in height and kept clear thereafter

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

6. The first phase of development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with details which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the turning space shall thereafter be retained for that use and shall not be used for any other purpose;

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

7. The completed access shall have maximum gradients of of 4% (1 in 25) from the channel line and 11% (1 in 9) thereafter

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

8. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and egress and routeing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Informative

1. The applicant will be required to enter into a Section 278 legal agreement with East Sussex County Council, as Highway Authority, for the off-site highway works. This includes the construction of the new accesses, closure of the existing and reinstatement of the kerbing fronting the site and dropped kerbs and tactile paving. The applicant is requested to contact the Transport Development Control Team (01273 482254) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

2. The applicant is advised of the requirement to enter into discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway. The applicant should contact the Transport Development Control Team (01273 482254).

Signed: Kate Bishop by email

Date: 1st August 2019

For Director of Communities, Economy and Transport
On behalf of the Highway Authority

HT401

From: J. [redacted]@outlook.com]
Sent: 20 August 2019 11:35
To: Town manager
Subject: Parking.

Mr Allen,

I have just tried to park in the car park at the top of Steyning adjacent to the A 259 and was unable to do so because it was full.

The reason it was full is because it is being used by people going by bus into Brighton. This is, was not its purpose . It is there for shoppers using the local shops. Trade is hard enough for them at present it will get harder if people can't park in the town.

Can you please do something about it with Lewes.

My suggestion would be to put a three hour limit on it with no return. This would stop the abuse local people are suffering at the present by not being able to park.

What about more parking wardens as previously requested.

I await your reply.

[redacted]strong

Reference	LW/19/0548/CD
Alternative Reference	PP-07923487
Application Received	Fri 02 Aug 2019
Application Validated	Fri 02 Aug 2019
Address	Lower Hoddern Farm Hoddern Farm Lane Peacehaven East Sussex BN10 8AP
Proposal	Discharge of condition 3 (street furniture) and condition 26 (details of acoustic glazing and means of mechanical ventilation) in relation to planning approval LW/17/0226
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



Chalkers Rise Peacehaven

Environmental Noise Impact Assessment Report

26781/ENIA1 Rev1

14 May 2019

For:
BDW Southern Counties
BDW House
Walnut Tree Close
Guildford
Surrey
GU1 4SW





Hann Tucker Associates
Consultants in Acoustics Noise & Vibration

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(w) hanntucker.co.uk (e) enquiries@hanntucker.co.uk



Environmental Noise Impact Assessment Report 26781/ENIA1 Rev1

Document Control

Rev	Date	Comment	Prepared by	Authorised by
0	10/05/2019	First Issue	Nick Russell Principal Consultant MIOA	John Gibbs Director MIOA, MSEE, CEnv
1	13/05/2019	Amendments following discussions		
			Nick Russell Principal Consultant MIOA	John Gibbs Director MIOA, MSEE, CEnv



Environmental Noise Impact Assessment Report 26781/ENIA1 Rev1

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Attachments

Acoustic Specification for Glazing to Residential Façades

Acoustic Specification for Tricklevents

Appendix A – Acoustic Terminology

Time History Graph 26553/TH1



1.0 Introduction

A residential development comprising around 450 dwellings is proposed at Lower Hoddern Farm in Peacehaven. This development is known as Chalkers Rise.

As part of the development the Local Authority have imposed a Condition (26) regarding internal noise levels.

Hann Tucker Associates have therefore been commissioned to undertake an environmental noise survey. The data obtained has subsequently been used to undertake a detailed acoustic analysis to determine the sound insulation requirements of the external building fabric elements in order to control the aforementioned environmental airborne noise levels in line with appropriate internal acoustic design criteria and the Local Authority's Condition. Our findings and recommendations are presented herein.

In addition the data will be compared with that measured by others in previous noise surveys.

2.0 Objectives

To undertake an environmental noise survey to establish the existing L_{Amax} , L_{Aeq} and L_{A90} environmental road, rail and air traffic noise levels at a selected accessible positions.

Based on the results of our survey and the previous noise surveys produced by others, to undertake a noise assessment to assess the suitability of the proposed windows and tricklevents in accordance with Planning Condition 26.

To present our methodology and findings in a detailed Environmental Noise Survey and Noise Impact Assessment Report to discharge the planning condition.

3.0 Site Description

3.1 Location

The site is located to the northeast of Peacehaven and falls under the jurisdiction of Lewes District Council. See following Location Map.

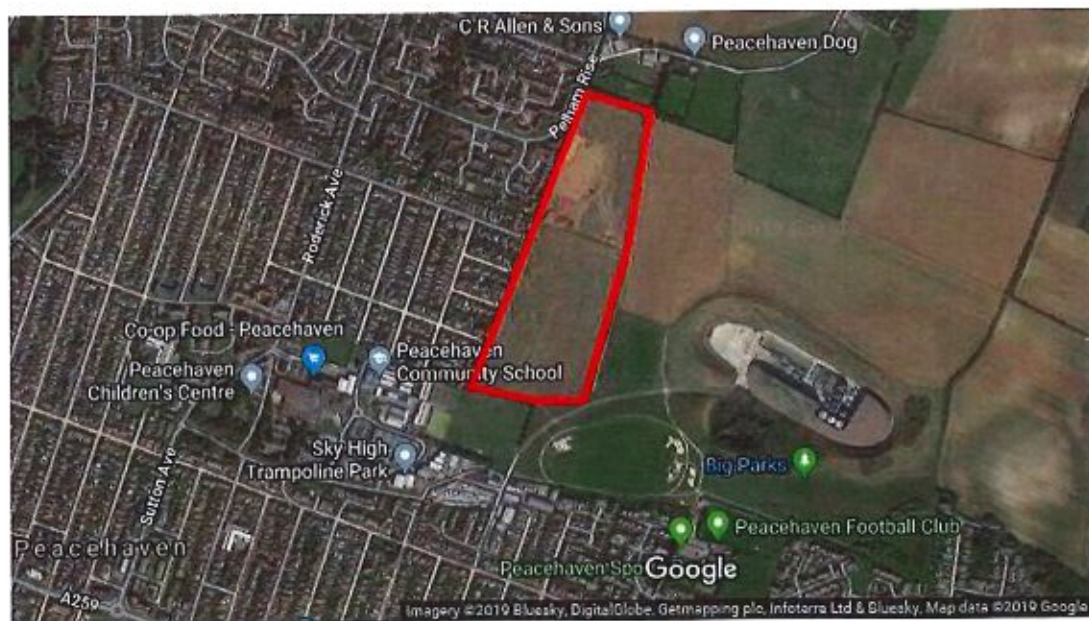


Site Plan

3.2 Description

The site is located east of Pelham Rise at the northern part and adjoined by the sports fields of Peacehaven Community School to the south. There is a sewage treatment works in the open fields to the east and a number of residential properties to the west and south.

See Site Plan below.



Site Plan (maps.google.co.uk)



4.0 Acoustic Terminology

For an explanation of the acoustic terminology used in this report please refer to Appendix A enclosed.

5.0 Survey Methodology

The survey was undertaken by Nick Russell, MIOA.

5.1 Unmanned Survey

5.1.1. Procedure

Fully automated environmental noise monitoring was undertaken from approximately 15:00 hours on Monday 29 April to approximately 13:00 hours on Tuesday 30 April 2019.

Owing to the nature of the survey, i.e. unmanned, it is not possible to accurately comment on the weather conditions throughout the entire survey period. However at the beginning and end of the survey period the wind conditions were calm and the sky was generally clear. We understand that generally throughout the survey period the weather conditions were similar to this.

The dominant noise source at the beginning and end of the survey was noted to be from road traffic with occasional contribution from work on site.

Measurements were taken continuously of the A-weighted (dBA) L_{90} , L_{eq} and L_{max} sound pressure levels over 15 minute periods.

5.1.2 Measurement Positions

The noise level measurements were undertaken at two positions at the development site.

Position No	Description
1	The sound level meter was attached to a tree within the garden area of the Plot 1 house. It was overlooking Pelham Rise and at a height of approximately 2.2m from the ground.
2	The sound level meter was installed within the first floor bedroom of the Plot 1 show home which overlooked the garden and also Pelham Rise. The room was fully furnished and all windows were closed. Integral tricklevents were open.

The approximate location of these positions are shown on the following plan.



HT: 26781/ENIA1 Rev1



Plan Showing Unmanned Measurement Positions

5.1.3 Instrumentation

The instrumentation used during the survey is presented in the table below:

Description	Manufacturer	Type	Serial Number	Calibration
Position 1 Type 1 Data Logging Sound Level Meter	Larson Davis	824	3804	Calibration on 09/07/2018
Position 1 Type 1 ½" Condenser Microphone	Larson Davis	377B02	107417	Calibration on 09/07/2018
Position 2 Type 1 Data Logging Sound Level Meter	Larson Davis	824	3699	Calibration on 09/07/2018
Position 2 Type 1 ½" Condenser Microphone	PCB	377B02	104946	Calibration on 09/07/2018
Type 1 Calibrator	Larson Davis	CAL200	3082	Calibration on 08/08/2018



The sound level meters, including the extension cable, were calibrated prior to and on completion of the surveys. No significant changes were found to have occurred (no more than 0.1 dB).

The sound level meters were each located in an environmental case with the microphone connected to the sound level meter via an extension cable. The microphone was fitted with a manufacturer windshield.

5.2 Manned Surveys

5.2.1 Procedure

Fully manned environmental noise monitoring was undertaken from approximately 09:30 hours to 12:00 hours on Tuesday 30 April 2019.

5.2.2 Measurement Positions

Noise level measurements were recorded at two positions around the development site. These positions correlate with the previous noise survey undertaken by Hydrock and are described in the table below:

Position No	Description
A	On Hoyle Road adjoining the Peacohaven School playing fields. This is comparable to Position 3 in the Hydrock acoustic report.
B	At the end of Bee Road to the west of site. This is comparable to Position 2 in the Hydrock acoustic report.

5.2.3 Instrumentation

The instrumentation used during the manned survey is presented in the table below:

Description	Manufacturer	Type	Serial Number	Calibration
Type 1 Precision Sound Level Meter	Brüel and Kjaer	2260	2274840	Calibration on 04/07/2018
Type 1 ½" Condenser Microphone	Brüel & Kjaer	4189	2275232	Calibration on 04/07/2018
Preamp	Brüel & Kjaer	ZC0026	Unknown	Calibration on 04/07/2018



The sound level meter was mounted on a tripod and was fitted with a Brüel and Kjær microphone windshield.

The sound level meter was calibrated prior to and on completion of the survey. No significant change was found to have occurred (no more than 0.5dB).

6.0 Results

6.1 Unmanned Survey

6.1.1 Measured Leq Noise Levels

The results have been plotted on Time History Graphs 26553/TH1 enclosed presenting the 15 minute A-weighted (dBA) L90, Leq and Lmax levels at the measurement position throughout the duration of the survey.

The measured daytime $L_{Aeq(16-hour)}$ and night-time $L_{Aeq(8-hour)}$ noise levels for each position are presented in the table below.

Daytime (07:00 to 23:00 hours) and Night-time (23:00 to 07:00 hours) Measured L_{Aeq} Noise Levels (dB re 2.0×10^{-5} Pa)		
Position	Daytime $L_{Aeq(16-hour)}^*$	Night-time $L_{Aeq(8-hour)}$
1	60	51
2	37	32

* Daytime Period calculated from 14 hour recorded data.

The noise levels recorded by Hydrock at Position 1, along the main road, were 66 and 57dBA respectively for daytime and night-time.

6.1.2 Incident Noise Levels

The following table presents the typical worst-case incident noise levels at the façade. The data has been used in subsequent analysis to establish sound performance specifications for each of the external building fabric elements.

Period	Leq Sound Pressure Level (dB) @ Octave Band Centre Frequency (Hz)								dBA
	63	125	250	500	1k	2k	4k	8k	
Daytime	56	47	44	52	47	46	57	54	60
Night-time	50	39	34	32	33	27	20	21	37

6.2 Manned Survey

The noise levels recorded during our manned noise survey are presented in the table below with the corresponding average values recorded by Hydrock during the time periods of the survey:

HTA Position	Hydrock Position	Noise Levels (dB LAeq)	
		HTA	Hydrock
A	3	46	43
B	2	40	38

7.0 Discussion of Results

7.1 Unmanned Results

From our results and also those in the Hydrock Noise Planning Report dated January 2017, as detailed in Section 6.1.1 above, it can be seen that external noise levels have reduced by 6dBA. From our discussions on site we understand that the usage of the industrial units to the north of site has changed and a breakers yard is no longer operating and this may be the cause of the reduction in ambient levels.

With regards to the noise levels measured inside the first floor bedroom we recorded a maximum reduction of 32dBA during the highest external noise period of 15 minutes. It can be seen from our Graph 26781/TH2 that there is a constant noise inside the property during the night-time periods. It is thought that this was caused by an electric heater that was unfortunately not noticed during the installation of the sound meter and this limited the reduction during quiet external noise periods. The difference of 32dBA is considered a typical reduction for the building construction with thermal double glazing.

7.2 Manned Results

From the noise data in Section 6.2 above it can be seen that the results for the time periods at Positions A and B are broadly similar. The increases measured during our survey were noted to be influenced by siteworks on Chalkers Rise. Our opinion is that the ambient noise levels around areas other than the northwest of the site are generally consistent with data recorded in 2017 by Hydrock and these areas are significantly quieter.



8.0 Acoustic Design Criteria

8.1 Local Planning Policy

We understand that the Council has imposed the following Planning Condition (26) on this project:

"The buildings within Plot numbers 1, 134, 135 and 143 of the detailed application area, Phase 1, as shown on drawing 2445-C-1005-N, shall not be occupied until details of acoustic glazing and means of mechanical ventilation to the west-facing elevations of those buildings, to BS 8233:2014, "Guidance on Sound Insulation and Noise Reduction for Buildings-Code of Practice", have been submitted to and approved in writing by the local planning authority."

The above plots are all adjoining Pelham Rise to the northeast of the site.

8.2 British Standard BS8233: 2014

BS 8233: 2014 "Sound insulation and noise reduction for buildings" recommends design criteria for internal ambient noise levels for dwellings providing a reasonable or good level of protection from external noise. It states that it is desirable that internal ambient noise levels do not exceed the following guidelines:

Activity	Location	Desirable Internal Ambient Criteria	
		07:00 – 23:00	23:00 to 07:00
Resting	Living Rooms	35 dB L _{Aeq,16hour}	-
Dining	Dining Room/Arca	40 dB L _{Aeq,16hour}	-
Sleeping (Daytime Resting)	Bedroom	35 dB L _{Aeq,16hour}	30 dB L _{Aeq,8hour}

The document goes on to state where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target noise levels may be relaxed (subject to the requirements of any planning conditions) by up to 5 dB and reasonable internal conditions still achieved.

Note 1 The above table provides recommended levels for overall noise in the design of a building. These are the sum total of structure-borne and airborne noise sources. Groundborne noise is assessed separately and is not included as part of these targets, as human response to groundborne noise varies with many factors such as level, character, timing, occupant expectation and sensitivity.

Note 2 The levels shown in the above table are based on the existing guidelines issued by the WHO and assume normal diurnal fluctuations in external noise. In cases where local conditions do not follow a typical diurnal pattern, for example on a road serving a port with high levels of traffic at certain times of the night, an appropriate alternative period, e.g. 1 hour, may be used, but the level should be selected to ensure consistency with the levels recommended in the above table.



Note 3 These levels are based on annual average data and do not have to be achieved in all circumstances. For example, it is normal to exclude occasional events, such as fireworks night or New Year's Eve.

Note 4 Regular individual noise events (for example, scheduled aircraft or passing trains) can cause sleep disturbance. A guideline value may be set in terms of SEL or $L_{Amax,F}$ depending on the character and number of events per night. Sporadic noise events could require separate values.

Note 5 If relying on closed windows to meet the guide values, there needs to be an appropriate alternative ventilation that does not compromise the façade insulation or the resulting noise level.

If applicable, any room should have adequate ventilation (e.g. trickle ventilators should be open) during assessment.

Note 6 Attention is drawn to the Building Regulations.

Note 7 Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target levels may be relaxed by up to 5 dB and reasonable internal conditions still achieved."

The current Environmental Noise Guidelines 2018 for the European Region (ENG) supersede the Guidelines for Community Noise from 1999 (CNG). Nevertheless, the ENG recommends that all CNG indoor guideline values and any values not covered by the current guidelines (such as industrial noise and shopping areas) remain valid.

A summary of the guidance from the ENG and CNG is shown in the table below.

Source	CNG guideline indoors all sources	ENG guideline outdoors noise from specific source only
Road traffic noise	35 $L_{Aeq, 16h}$	53 dB L_{den}
	30 $L_{Aeq, 8h}$	45 dB L_{night}
Railway noise	35 $L_{Aeq, 16h}$	54 dB L_{den}
	30 $L_{Aeq, 8h}$	44 dB L_{night}
Aircraft noise	35 $L_{Aeq, 16h}$	45 dB L_{den}
	30 $L_{Aeq, 8h}$	40 dB L_{night}

With regard to single-event noise indicators, Section 2.2.2 of the WHO Environmental Noise Guidelines 2018 state:

"In many situations, average noise levels like the L_{den} or L_{night} indicators may not be the best to explain a particular noise effect. Single-event noise indicators – such as the maximum sound



pressure level ($L_{A,max}$) and its frequency distribution – are warranted in specific situations, such as in the context of night-time railway or aircraft noise events that can clearly elicit awakenings and other physiological reactions that are mostly determined by $L_{A,max}$. Nevertheless, the assessment of the relationship between different types of single-event noise indicators and long-term health outcomes at the population level remains tentative. The guidelines therefore make no recommendations for single-event noise indicators.”

8.3 Proposed Design Target Internal Noise Levels

On the basis of the Planning Condition imposed by the Council and BS8233:2014, we propose the following internal noise levels be adopted as design targets in the proposed habitable rooms:

Activity	Location	Desirable Internal Ambient Criteria	
		07:00 – 23:00	23:00 to 07:00
Resting	Living Rooms	35 dB $L_{Aeq,16hour}$	-
Dining	Dining Room/Area	40 dB $L_{Aeq,16hour}$	-
Sleeping (Daytime Resting)	Bedroom	35 dB $L_{Aeq,16hour}$	30 dB $L_{Aeq,8hour}$

Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target noise levels may be relaxed (subject to the requirements of any planning conditions) by up to 5 dB and reasonable internal conditions still achieved.

9.0 Specification for External Fabric

9.1 Overview

Provisions exist to provide appropriate sound insulation solutions as required. It is proposed that the external envelope of the residential units will incorporate suitably specified glazing and tricklevents so as to meet or surpass the limits set out in Section 8.

We understand that passive ventilation (incorporating suitable acoustic attenuation where deemed appropriate) will be provided to comply with the requirements of the Building Regulations Approved Document F Ventilation.

In our calculations we have assumed bedrooms and living areas will have typical furnishings including beds, sofas, chairs etc. Room and window dimensions have been taken from the latest architectural drawings received. If these change, the acoustic specifications would also be subject to change.



9.2 Specification

The composite acoustic performance required of any portion of the building envelope will depend on its location relative to the principal noise sources around the site and the nature of the spaces behind it (noise criteria, size, room finishes etc).

The levels of noise incident upon each façade of the building are different. Consequently, each façade therefore has its own unique sound insulation requirement. In our experience, however, it is not appropriate to prepare numerous performance specifications. In this instance, for the sake of simplicity, we have prepared a specification performance level which corresponds to an appropriate notional glazing configuration.

The attached Acoustic Specification for Glazing to Residential Façades details our recommended minimum octave band sound reduction indices (SRI's). In all cases, it is essential that the system is tested in accordance with BS EN ISO 10140-2:2010 and that the quoted minimum sound reduction specifications are met by the system as a whole, including frames, tricklevents etc. as appropriate - not just the glass.

The specified octave band SRI's are based upon typical glazing configurations. It is acknowledged that alternative SRI shapes may also comply with the internal noise criteria but these would need to be reviewed by ourselves.

In order to comply with Building Regulations (Part F), it is necessary to provide background trickle ventilation to habitable rooms (living rooms and bedrooms). We understand that tricklevents are proposed, see Section 9.3.

9.3 Ventilation

We understand the ventilation strategy throughout comprises a tricklevent system to satisfy Part F background ventilation requirements.

9.4 Construction Guidance

It is essential that prospective glazing system suppliers can demonstrate compliance with the acoustic performance detailed in our specification rather than simply offering a generic glazing configuration. However, we would suggest that the following configuration could typically be expected to provide the required levels of sound insulation.



Façade/Zone (all floor levels)	Example Glazing Configuration	Type of Ventilation
All façades	4mm / 14mm / 6.8mm	Acoustic Tricklevents

Please refer to the acoustic specification attached with this report.

10.0 Proposed Mitigation Measures

10.1 Proposed Glazing

It is understood that the existing glazing on the western facades of Plot 1 is a 4/14/6.8 construction. Saint-Gobain Glass have confirmed the following test data for this construction and we present this data along with our specification in the table below:

	Minimum Sound Reduction Index (dB) @ Octave Band Centre Frequency (Hz)				
	125	250	500	1k	2k
HTA Specification	20	21	24	32	35
Saint Gobain Test Data	22	21	33	41	48

From the above table it can be seen that the proposed glazing achieves our specification.

10.2 Proposed Tricklevents

Munster Joinery, who supplied the tricklevents within the windows, have confirmed the following test data. We present this data along with our specification in the table below:

	Minimum Sound Reduction Index (dB) @ Octave Band Centre Frequency (Hz)				
	125	250	500	1k	2k
HTA Specification	21	35	35	32	40
Tricklevent Test Data	23	38	40	36	42

From the above table it can be seen that the proposed tricklevents achieve our specification.



11.0 Conclusions

A detailed daytime and night-time fully automated environmental noise survey has been undertaken in order to establish the currently prevailing environmental noise climate at the site, which is predominantly influenced by railway trains and road traffic sources.

Suitable environmental noise intrusion criteria have been proposed on the basis of BS 8233:2014 and in accordance with the relevant planning condition.

A detailed acoustic analysis has been undertaken to assess the sound insulation requirements of the external cladding based on revised background noise levels.

This has enabled a sound reduction performance specification for the cladding to be prepared, along with advice to be given on type of construction we would typically expect to provide the required acoustic performance.

Test data for the glazing and tricklevents has been assessed against our specification and found to be compliant.

On the basis of our assessment we can see no reason why Condition 26 should not be discharged.

Chalkers Rise, Peacehaven
Acoustic Specification for
Glazing to Residential Façades

SOUND REDUCTION PERFORMANCE

The complete cladding system shall achieve the following minimum sound reduction indices when tested in accordance with BS EN ISO 10140-2:2010.

Façade/Zone (all floor levels)	Minimum Sound Reduction Index (dB) @ Octave Band Centre Frequency (Hz)				
	125	250	500	1k	2k
All western façades	20	21	24	32	35

The minimum sound reduction indices specified are required to ensure that levels of environmental traffic noise intrusion are controlled with regard to the criteria stated. It is the responsibility of the glazing system supplier to ensure that these performances are achieved as installed on site, and that the systems proposed for this project are selected in order to achieve this.

TEST DATA

The supplier shall allow for the cost for supplying and testing a representative test sample in accordance with BS EN ISO 10848-1:2006 in an independent UKAS accredited or international equivalent acoustic test laboratory.

Fully detailed test reports shall be supplied. All test reports shall be in English or, a full English translation.

Test data should include the $\frac{1}{3}$ octave band results from 100Hz to 3150Hz inclusive, together with the corresponding octave band results from 125Hz to 4000Hz inclusive.

The test report shall be provided for test samples which are representation of the complete system for the relevant façades - including frames, joints, seals, spandrel panels and opening lights and trickle vents (as appropriate). The samples proposed should be approved by Hann Tucker Associates.

NB. The above specification applies to the glazing and tricklevents located in the west facing façades of Plots 1, 134, 135 and 143 as detailed in the Planning Condition.

Chalkers Rise, Peacehaven

Acoustic Specification

for Tricklevents

SOUND INSULATION: Tricklevents shall be tested in accordance with BS EN ISO 10140-2:2010. This will involve testing in 1/3 octaves from at least 100Hz to 2500Hz inclusive. These results, together with suitably converted octave band results from 125Hz to 2000Hz shall be provided for a tricklevent which is representative of the proposed tricklevent for the relevant façade. The samples proposed should be approved by Hann Tucker Associates.

The following element normalised level differences shall be achieved with vents open (not closed):

Areas	D _{n,e} at Octave Band Centre Frequency (Hz)					D _{n,e,w} + Ctr (see Note)
	125	250	500	1k	2k	
All western façades of Plots 1, 134, 135 and 143	21	35	35	32	40	34

Note: D_{n,e,w} + Ctr figures are single figure simplifications. They are provided for guidance purposes only.

The specified octave band D_{n,e}'s are based upon typical vent performances. It is acknowledged that alternative D_{n,e} shapes may also comply with the internal noise criteria but these would need to be reviewed, and agreed in writing, by ourselves.

NB. The above specification applies to the tricklevents located in the west facing façades of Plots 1, 134, 135 and 143 as detailed in the Planning Condition.

Appendix A

The acoustic terms used in this report are defined as follows:

dB Decibel - Used as a measurement of sound level. Decibels are not an absolute unit of measurement but an expression of ratio between two quantities expressed in logarithmic form. The relationships between Decibel levels do not work in the same way that non-logarithmic (linear) numbers work (e.g. $30\text{dB} + 30\text{dB} = 33\text{dB}$, not 60dB).

dB_A The human ear is more susceptible to mid-frequency noise than the high and low frequencies. The 'A'-weighting scale approximates this response and allows sound levels to be expressed as an overall single figure value in dB_A. The _A subscript is applied to an acoustical parameter to indicate the stated noise level is A-weighted

It should be noted that levels in dB_A do not have a linear relationship to each other; for similar noises, a change in noise level of 10dB_A represents a doubling or halving of subjective loudness. A change of 3dB_A is just perceptible.

L_{90,T} L₉₀ is the noise level exceeded for 90% of the period *T* (i.e. the quietest 10% of the measurement) and is often used to describe the background noise level.

L_{eq,T} L_{eq,T} is the equivalent continuous sound pressure level. It is an average of the total sound energy measured over a specified time period, *T*.

L_{max} L_{max} is the maximum sound pressure level recorded over the period stated. L_{max} is sometimes used in assessing environmental noise where occasional loud noises occur, which may have little effect on the L_{eq} noise level.

L_p Sound Pressure Level (SPL) is the sound pressure relative to a standard reference pressure of $2 \times 10^{-5} \text{ Pa}$. This level varies for a given source according to a number of factors (including but not limited to: distance from the source; positioning; screening and meteorological effects).

L_w Sound Power Level (SWL) is the total amount of sound energy inherent in a particular sound source, independent of its environment. It is a logarithmic measure of the sound power in comparison to a specified reference level (usually 10^{-12} W).

Chalkers Rise, Peacehaven

Position 1

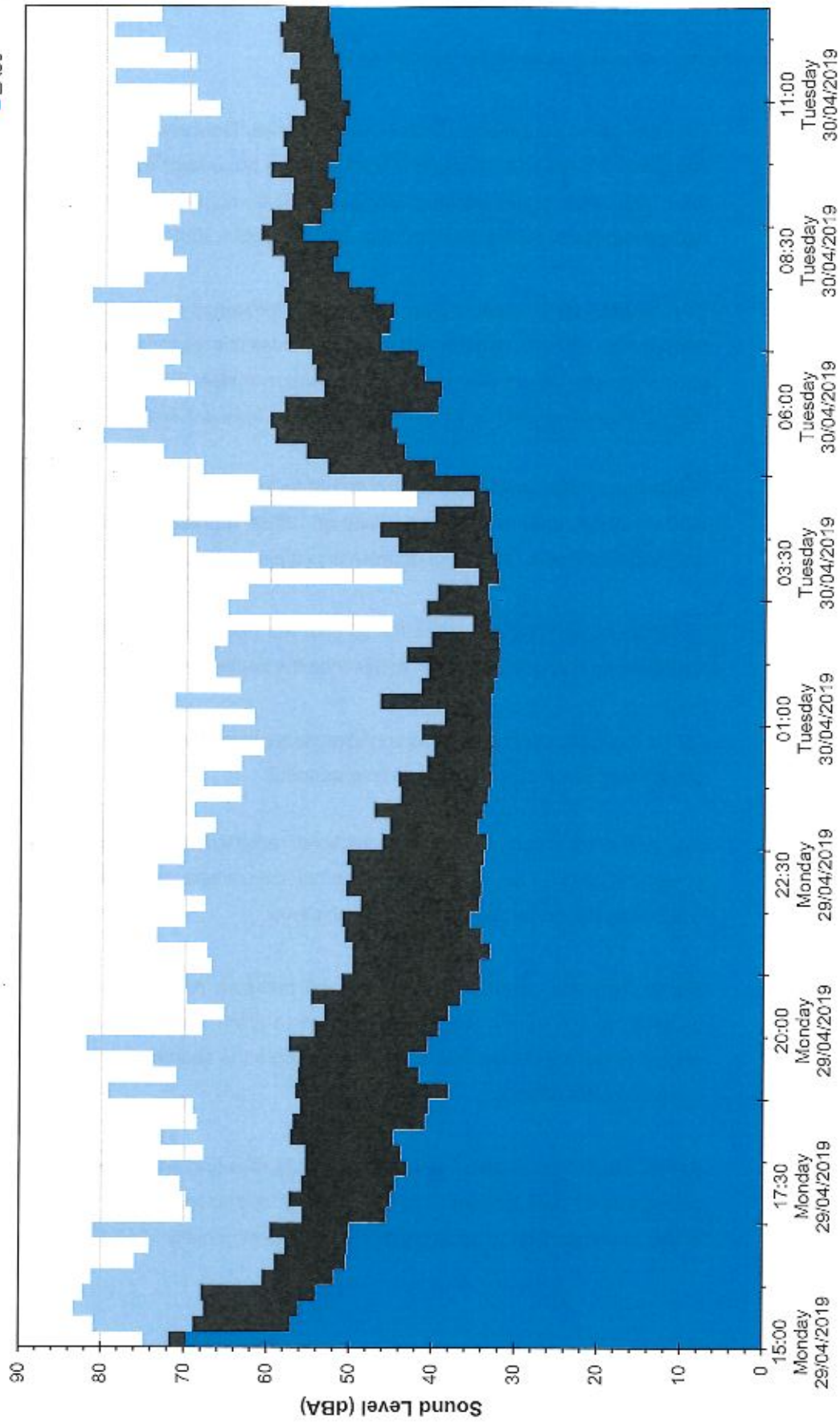
L_{Aeq} , L_{Amax} and L_{A90} Noise Levels

Monday 29 April 2019 to Tuesday 30 April 2019

L_{Amax}

L_{Aeq}

L_{A90}



Date and Time

26781/TH1

Chalkers Rise, Peacehaven

Position 2

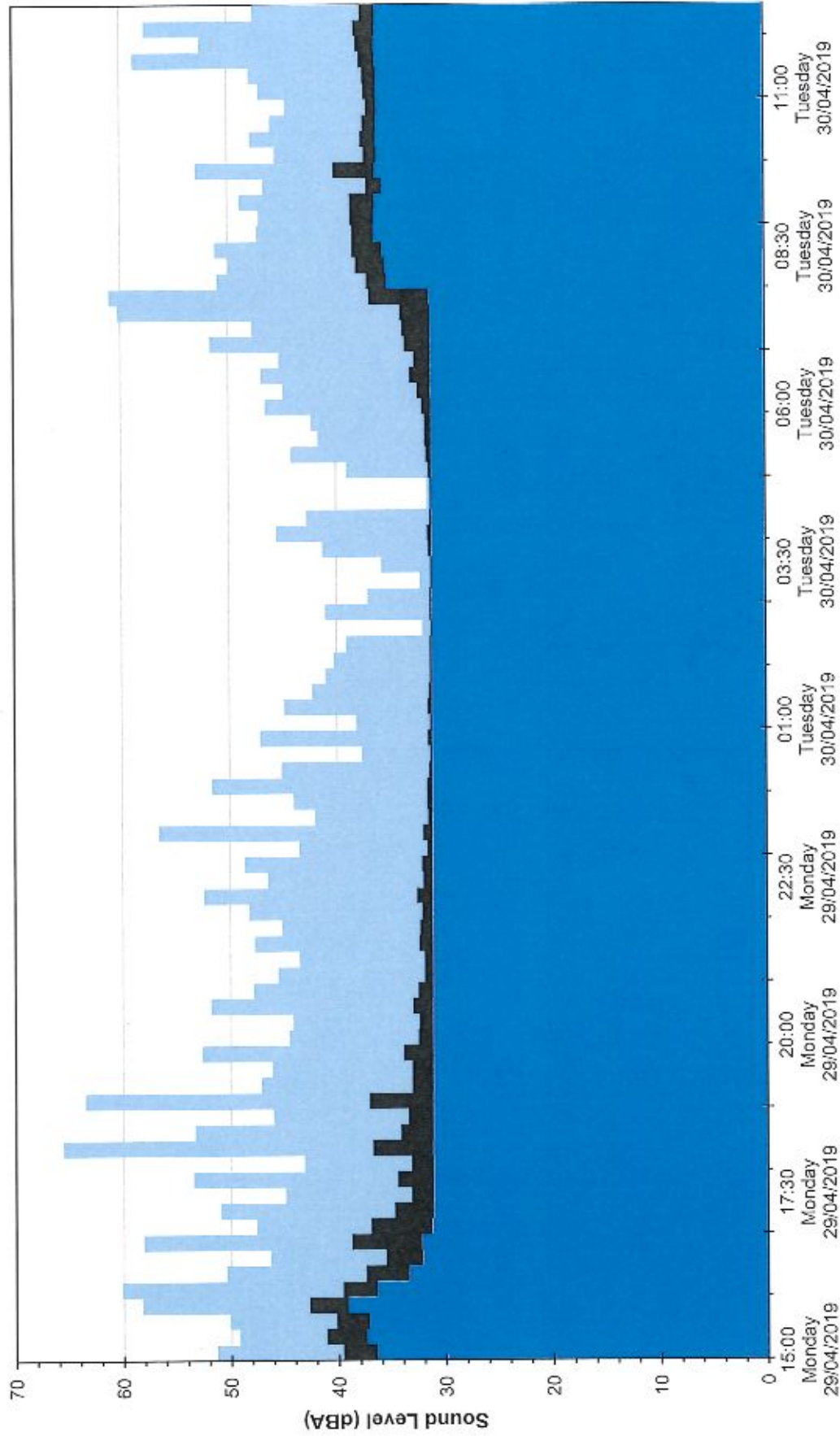
L_{Aeq} , L_{Amax} and L_{A90} Noise Levels

Monday 29 April 2019 to Tuesday 30 April 2019

■ L_{Amax}

■ L_{Aeq}

■ L_{A90}



Date and Time

26781/TH2



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 approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Land at Lower Hodderm Farm"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Eastling (x)	<input type="text" value="541635"/>
Northing (y)	<input type="text" value="101779"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Sean"/>
Surname	<input type="text" value="Havis"/>
Company name	<input type="text" value="Barratt David Wilson Southern Counties"/>
Address line 1	<input type="text" value="BDW House"/>
Address line 2	<input type="text" value="Walnut Tree Close"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Guildford"/>

2. Applicant Details

Country	United Kingdom
Postcode	GU1 4SW
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Hybrid Application: Full planning application for the development of 143 dwellings (55 affordable), outline planning application for up to 307 dwellings (125 affordable). All matters other than access reserved.

Reference number

LW/17/0226

Date of decision (date must be pre-application submission)

01/10/2018

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 3 - Street Furniture
Condition 26 - Details of Acoustic Glazing and means of Mechanical Ventilation

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

08/10/2018

Has the development been completed?

☐ Yes ☒ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Environmental Noise Impact Assessment Report
Approved Landscaping Plan
Street Name Location Plan

7. 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

8. Pre-application Advice

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

☐ Yes ☒ No

9. 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)

11/06/2019

Reference	LW/19/0553
Alternative Reference	PP-08053870
Application Received	Tue 06 Aug 2019
Application Validated	Thu 08 Aug 2019
Address	138 South Coast Road Peacehaven East Sussex
Proposal	Re-positioning 2 Rear columns in the undercroft (ground level)
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

[illegible]

Landstar Architects
AEC/PHOTOGRAPHY/INTERIOR

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This form should be saved to your device and then completed using the free Adobe Acrobat Reader application or full version of Adobe Acrobat. Many internet browsers and other applications can display PDF files, but we cannot guarantee their compatibility in regard to these forms. We specifically advise users of Apple devices not to use 'Preview' because of known issues.

Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. **Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf**

Please complete the form using block capitals and black ink and send to the Charging Authority (or Collecting Authority if this differs from the Charging Authority).

See Planning Practice Guidance for CIL for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

LANDIVAR ARCHITECTS LTD

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated): LW/18/0630

Site Address:

138 SOUTH COAST ROAD

Description of development:

DEMOLITION OF EXISTING SINGLE STOREY BUILDING AND GARAGE AND CONSTRUCTION OF FOUR STOREY MIXED USE DEVELOPMENT WITH TWO COMMERCIAL UNITS AT GROUND FLOOR AND TEN 1 AND 2 BED FLATS ON UPPER STOREYS.

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

Yes ☒

Please enter the application number: LW/18/0630

No ☐

If yes, please go to **Question 3**. If no, please continue to **Question 2**.

2. Liability for CIL

Does your development include:

a) New build floorspace (including extensions and replacement) of 100 sq ms or above?

Yes ☐ No ☒

b) Proposals for one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional floorspace)?

Yes ☐ No ☒

c) None of the above

Yes ☐ No ☒

If you answered yes to either a), or b) please go to **Question 4**.

If you answered yes to c), please go to **8. Declaration** at the end of the form.

3. Applications for Minor Material Changes to an Existing Planning Permission

a) Does this application involve a change in the amount or use of new build floorspace, where the total floorspace, including that previously granted planning permission, is over 100 sq m?

Yes ☐ No ☒

b) Does this application involve a change in the amount of floorspace where one or more new dwellings (including residential annexes) are proposed, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional floorspace)?

Yes ☐ No ☒

If you answered yes to either a), or b) please go to **Question 4**.

If you answered no to both a) and b), please go to **8. Declaration** at the end of the form.

4. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☐

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☐ No ☐

If you answered yes to a) or b), please note that you will need to complete and have agreed CIL Form 2 - 'Claiming Exemption or Relief', and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy. You will also need to complete CIL Form 2 if you think you are eligible for discretionary charitable relief, or exceptional circumstances relief, if this is available in your area. Please check the Charging Authority's website for details. CIL Form 2 is available from www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☐

If you have answered yes to c) please also complete a CIL Form 7- 'Self Build Exemption Claim Form: Part 1' available from www.planningportal.co.uk/cil. Please note you will need to complete and have agreed CIL Form 7, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy.

d) Do you wish to claim a self build exemption for a residential annex or extension?

Yes ☐ No ☐

If you have answered yes to d) please also complete either CIL Form 8 - 'Self Build Residential Annex Exemption Claim Form' or CIL Form 9 - 'Self Build Extension Exemption Claim Form' available from www.planningportal.co.uk/cil. Please note you will need to have completed and agreed either CIL Form 8 or 9, as appropriate, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority, if in respect of a residential annex, must receive prior to the commencement of your development, in order to benefit from relief from the levy.

5. Reserved Matters Applications

Does this application relate to details or reserved matters pursuant to an application that was granted planning permission prior to the introduction of the CIL charge in the relevant local authority area?

Yes ☐

Please enter the application number:

No ☐

If you answered yes, please go to **8. Declaration** at the end of the form.

If you answered no, please continue to complete the form.

6. Proposed New Floorspace

a) Does your application involve new **residential floorspace** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes ☐

No ☐

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new **non-residential floorspace**?

Yes ☐

No ☐

If yes, please complete the table in section 6c) below, using the information provided for Question 18 on your planning application form.

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential floorspace				
Total non-residential floorspace				
Total floorspace				

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal floorspace that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in question 7c).

7. Existing Buildings continued

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?	When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace						

c) Does your proposal include the retention, demolition or partial demolition of any whole buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period? If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sq ms) to be retained	Proposed use of retained floorspace	Gross internal area (sq ms) to be demolished
1				
2				
3				
4				
Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If your development involves the conversion of an existing building, will you be creating a new mezzanine floor within the existing building? Yes ☐ No ☐

e) If Yes, how much of the gross internal floorspace proposed will be created by the mezzanine floor (sq ms)?

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

MARTIN LANDIVAR

Date (DD/MM/YYYY). Date cannot be pre-application:

02.08.19

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

App. No:

PARISH CONSULTATION LETTER

From:	Planning	To:	Peacehaven
Comments to be received by:	06.09.2019.		
Case No:	LW/19/0554		
Case Officer:	Mr Christopher Wright		

Location: 4 Mayfield Avenue Peacehaven East Sussex BN10 8PB

Proposal: Erection of new dwelling on land to side of existing dwelling

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 06.09.2019.

Yours faithfully

Mr Christopher Wright
Specialist (Planning)

Phone: 01273 471600

Email: Customerfirst@lewes-eastbourne.gov.uk

Website: lewes-eastbourne.gov.uk

PROPOSED NEW DETACHED CHALET BUNGALOW TO SIDE OF 4 MAYFIELD AVENUE,
PEACEHAVEN, EAST SUSSEX, BN10 8PB

DESIGN AND ACCESS STATEMENT

1. PROPOSAL

To construct a 3 bedroom detached dwelling on a vacant plot to the side of 4 Mayfield Avenue previously being utilised as amenity and parking space for the existing house. The existing pavement crossover (with alterations to the existing street furniture) will be extended to access the off-road parking to the front of the new property.

2. SITE AND SURROUNDINGS

The site is located on the southern section of Mayfield Avenue in Peacehaven; south of the A259 South Coast Road. Mayfield Avenue is a residential street containing a mix of bungalows, chalet style bungalows and 2 storey properties.

The site is situated on a slight incline and the front and rear boundaries are orientated East/West. The site area is approximately 240m².

The site is not within a Conservation Area or Green Belt or Flood Risk area.

The site's outstanding feature is it's direct view to the sea when facing South East from the front third of the space.

3. DESIGN

USE: The site is currently classed as residential, being presently used as amenity/parking for the existing house (4 Mayfield Avenue) to the side. The area proposed to be used; in both length and width, equates to one of the original Peacehaven building plots prevalent throughout the town.

The intention is to construct a new dwelling to provide much needed family accommodation on an appropriately sized plot with no detriment to the surrounding area.

Losing this area will still leave the existing plot with both a large front and rear garden + side access.

LAYOUT: The proposed house will have two storeys of accommodation, with the main living areas split between the Ground and First Floors. This split is to take advantage of the rare opportunity to have a direct sea view by locating the Lounge at first floor facing the sea whilst also making use of the extensive rear garden by locating the Kitchen/Dining Room directly adjacent with a large door opening out onto the hard landscaped area.

The proposal takes into account the relationship between proposed and existing buildings, the plot size and general density of the area. The ridge height and eaves line respects the falling line of the buildings to either side. The front wall respects the general building line and the rear wall extends the same distance as a number of properties slightly further up the road. There is suitably sized access down both sides of the building to avoid a 'cramped' appearance when viewed with the adjacent buildings.

APPEARANCE: pre-application advice was followed regarding the building volume and appearance - the house being designed in a sympathetic style with adjacent houses in the area but with fresher more modern detailing.

This is mainly expressed in the restrained palette of materials and various untypical details such as the full height glazed widow to the first floor lounge facing the sea. The areas of weatherboarding have been broken up to reduce the apparent bulk and the windows have been designed not to appear 'domestic'.

Generally it is intended to give the building an 'outhouse'/barn aesthetic to reinforce the buildings size and positioning as an ancillary form to the main house adjacent.

AMOUNT: The GIA of the proposed property is approx. 124m²

SCALE: The ridge height is below a line drawn between the ridge heights between the two adjacent properties. The eaves line is lower than no.4 adjacent to fit in with the stepping down of the eaves lines along the street. The footprint of the property is similar to that of equivalent properties nearby.

LANDSCAPING: Ample space is available for both front amenity area and rear garden. The rear garden is already established and will be retained. The majority of the boundaries are existing and will be retained. A new timber fence will be installed to the separating boundary to 4 Mayfield Avenue.

The front amenity area is already used for car parking and will be retained. It will be resurfaced as hard and soft landscaping. There is notional space for two vehicles and there is already a pavement cross-over in this location.

4. ACCESSIBILITY STATEMENT

Reference has been made to the following documents:

BS 8300 Designing of Buildings and their Approaches.

Building Regulations PART M

In particular:

- Driveway with sufficient space for 'accessible' car parking space.
- Hard landscaping between front boundary and front door to enable wheelchair access.
- Maximum gradient on this approach is approx. 1 in 20.
- Access is all ramps not steps – thresholds will all be level.
- All doors (apart from stores) are min. 850mm clear opening.
- Accessible WC is located on the ground floor.
- Corridors are 1200mm wide.
- Some Bedroom accommodation situated on the Ground Floor.

If features conflict then detail of Part M will be adhered to.

5. SUSTAINABILITY STATEMENT

The design has been made with due consideration to making as many 'passive' sustainable features as possible:

- The site is making use of previously 'developed' land which enables it to use the existing building services infrastructure (electricity, water etc.) and also the wider local social infrastructure (buses, shops etc.)
- The building will be insulated to exceed the requirements of Building Regulations Part L.
- Building will comply with standards for limiting cold bridging and air leakage.
- If financially feasible the internal structure will be formed by a timber frame; sustainably sourced.
- The use of natural daylight has been maximised where possible, particularly in the use of roof windows to the apex of the roof.
- All these windows will have suitable mechanical shading.
- The external materials specified have been chosen for their longevity and minimal future maintenance requirement.
- The existing garden area will be re-used.
- Appropriate refuse and recycling bins will be located adjacent to the access into the property.

CONCLUSION

The principle of developing this site arose from studying the sizes of existing houses and building plots in the surrounding area. The fact that this plot is almost the same size of one of the original Peacehaven building plots, as originally laid out when the town was founded, indicated its suitability for this proposal.

The form, size and appearance of the proposed dwelling has been carefully considered with the aim of being appropriate to the location and plot. The unusual circumstance of the direct sea view has been considered and incorporated in the layout of the internal accommodation.

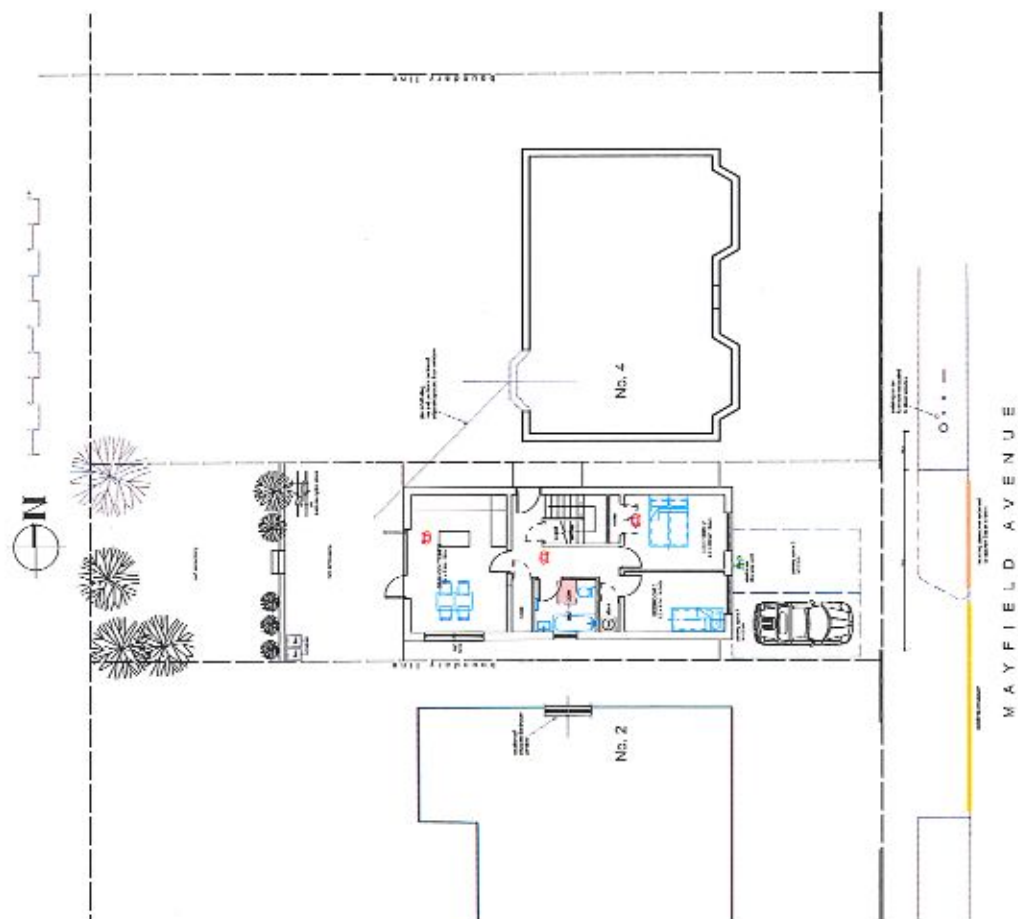
All aspects of the security, accessibility and potentially varied nature of the future users has been considered. The house will be constructed of high quality materials and carefully detailed to produce a contemporary building that will enhance its surroundings.

02

rev-

SITE PLAN AS PROPOSED

1:200 @ A3



PROPOSED NEW DWELLING
land adj. to 4 MAYFIELD AVENUE
PEACEHAVEN

for MR P. BLADON

LOCATION PLAN

PROPOSED CHALET BUNGALOW TO SIDE OF
4 MAYFIELD AVENUE, PEACEHAVEN BN10 8PB



FIRST FLOOR

1:100 @ A3

rev-

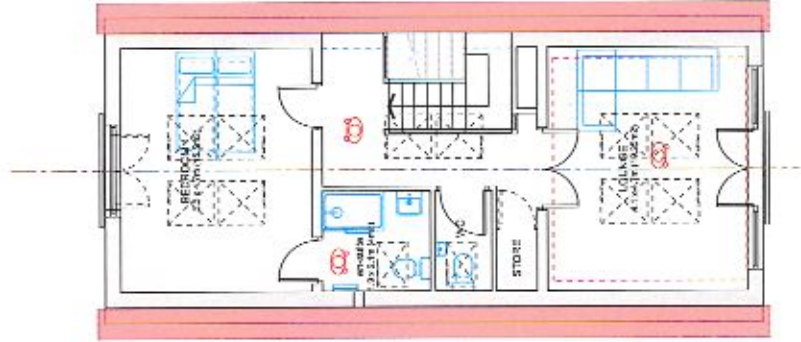


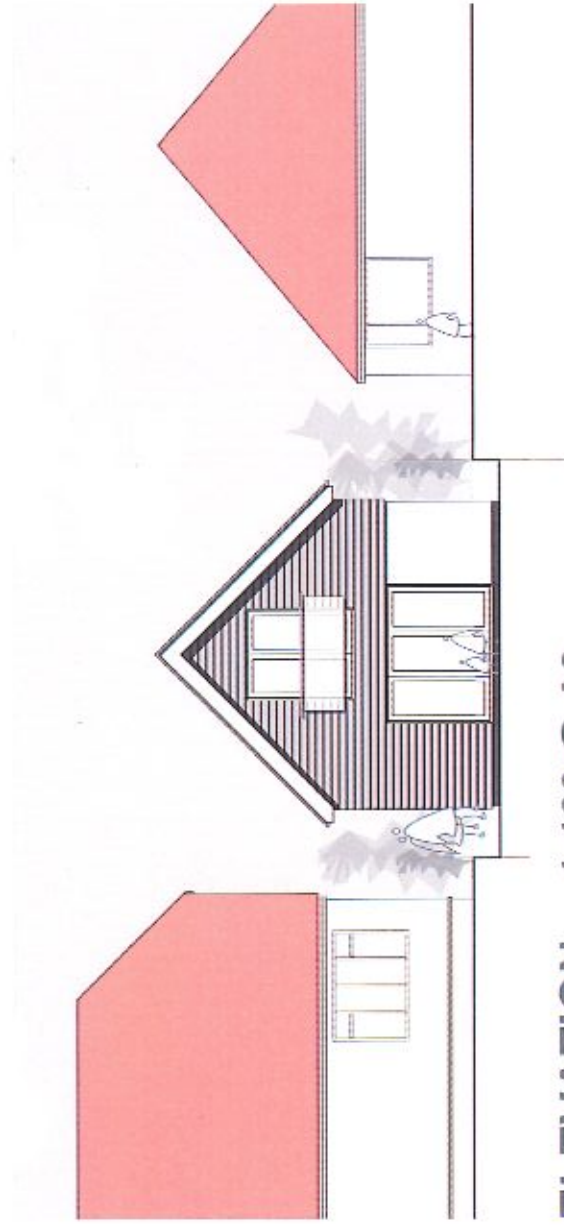
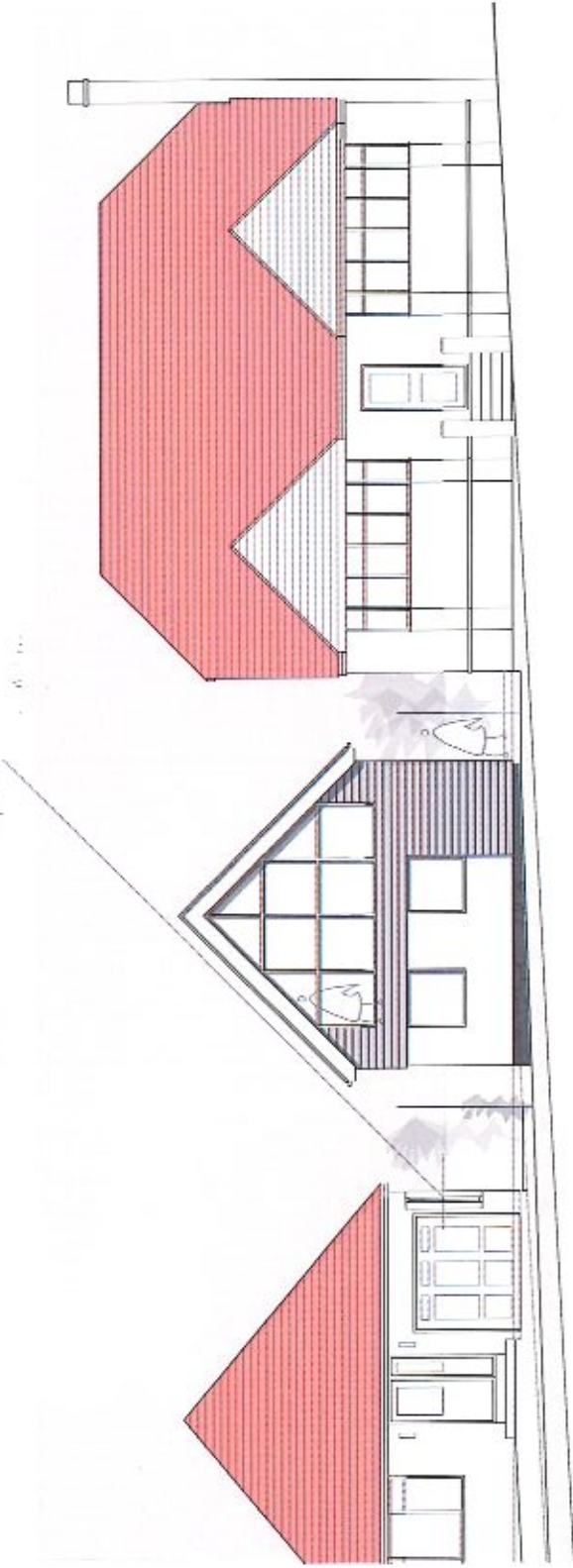
Figure 1 is a step function graph. The horizontal axis is labeled 'Time' and ranges from 0 to 10. The vertical axis is labeled 'Steps' and ranges from 0 to 5. The function starts at 0, steps up to 1 at t=1, to 2 at t=2, to 3 at t=3, to 4 at t=4, and to 5 at t=5, remaining at 5 until t=10.

for MR P. BLADON

04

rev-

FRONT ELEVATION 1:100 @ A3



REAR ELEVATION 1:100 @ A3

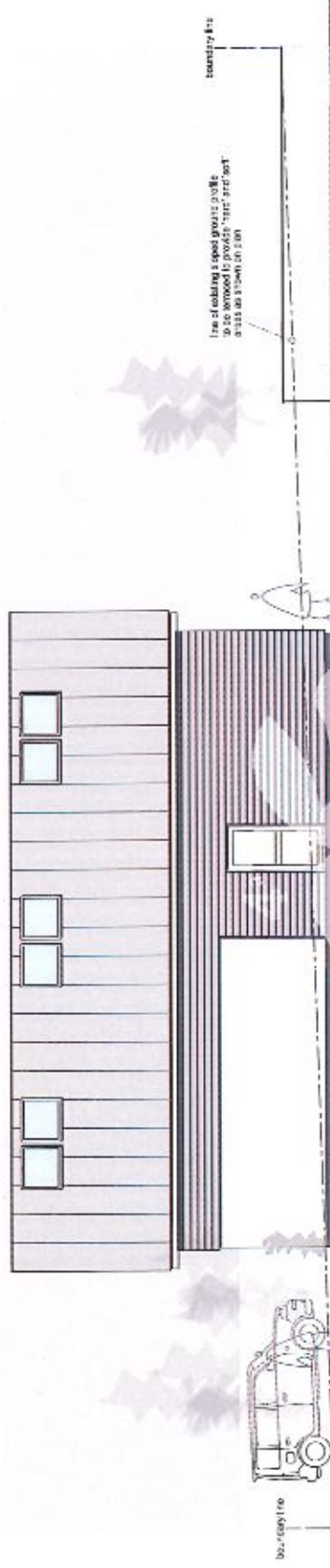
PROPOSED NEW DWELLING
land adj. to 4 MAYFIELD AVENUE
PEACEHAVEN
for MR P. BLADON

NORTH ELEVATION/SECTION 1:100 @ A3



05

rev-



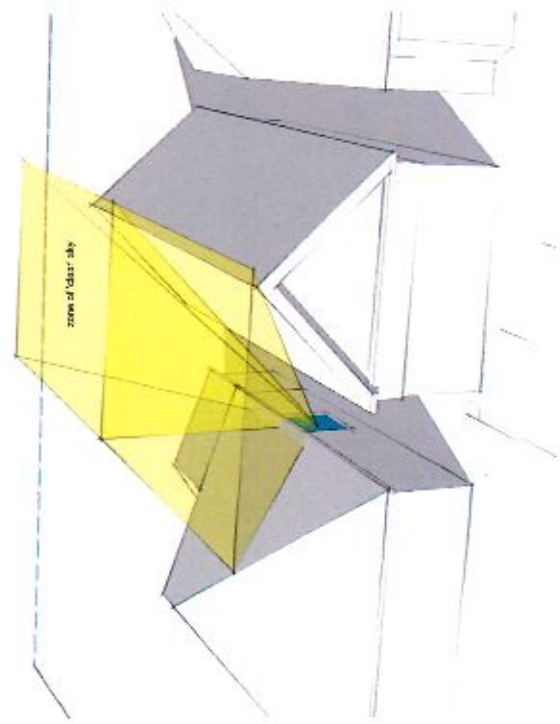
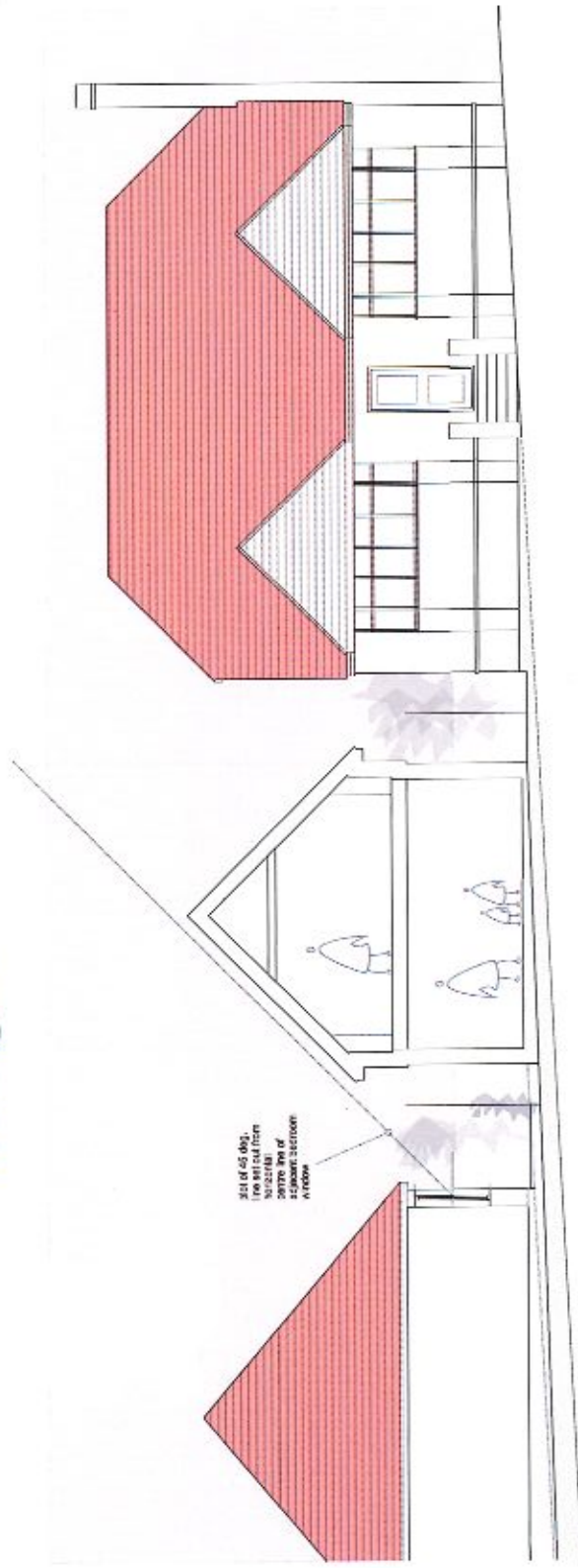
PROPOSED NEW DWELLING
land adj. to 4 MAYFIELD AVENUE
PEACEHAVEN
for MR P. BLADON

SOUTH ELEVATION/SECTION 1:100 @ A3

06

rev-

SECTION AT adj. BEDROOM WINDOW 1:100 @ A3



PROPOSED NEW DWELLING
land adj. to 4 MAYFIELD AVENUE
PEACEHAVEN

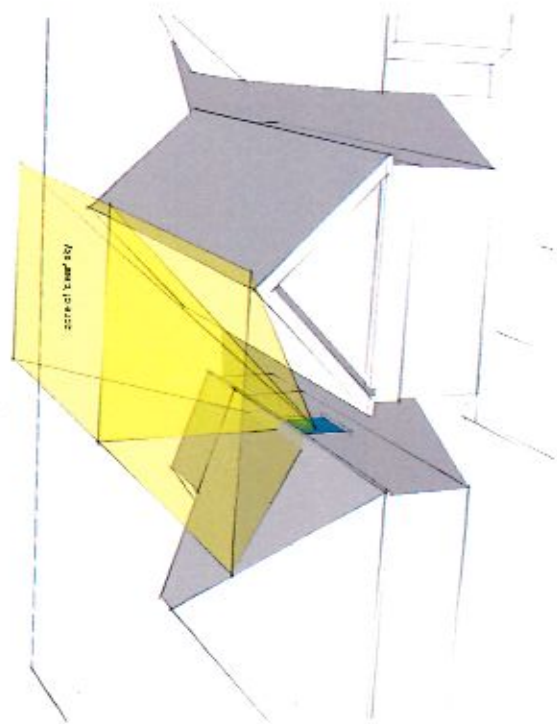
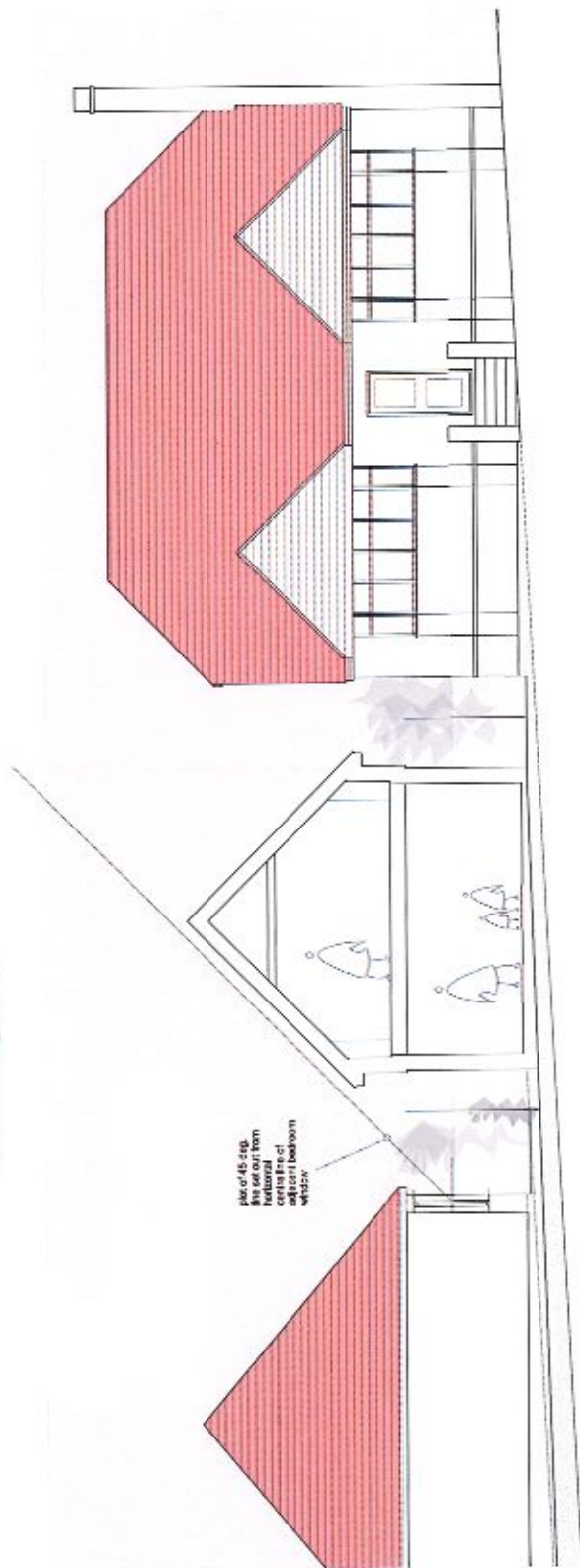
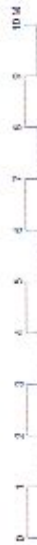
for MR P. BLADON

06

rev-

SECTION AT adj. BEDROOM WINDOW

1:100 @ A3



PROPOSED NEW DWELLING
land adj. to 4 MAYFIELD AVENUE
PEACEHAVEN

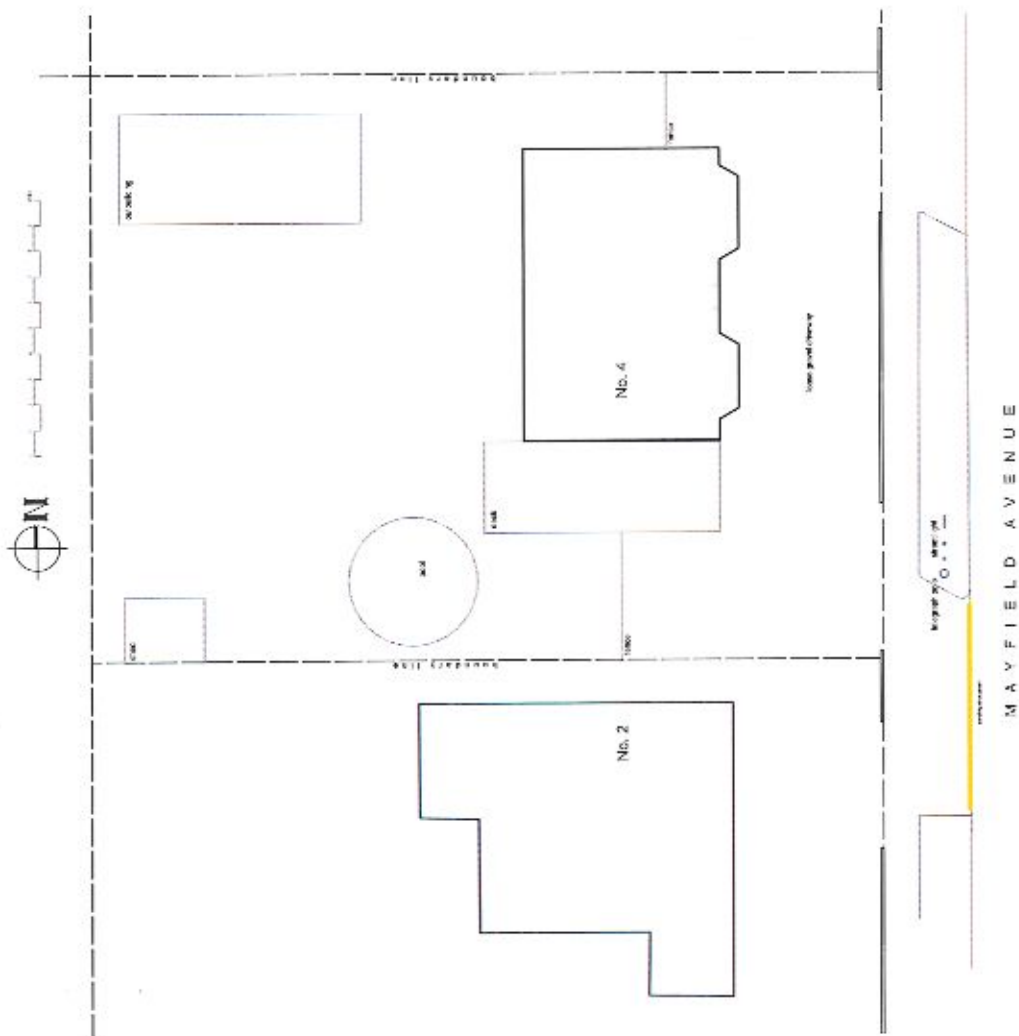
for MR P. BLADON

01

rev-

SITE PLAN AS EXISTING

1:200 @ A3



PROPOSED NEW DWELLING
land adj. to 4 MAYFIELD AVENUE
PEACEHAVEN

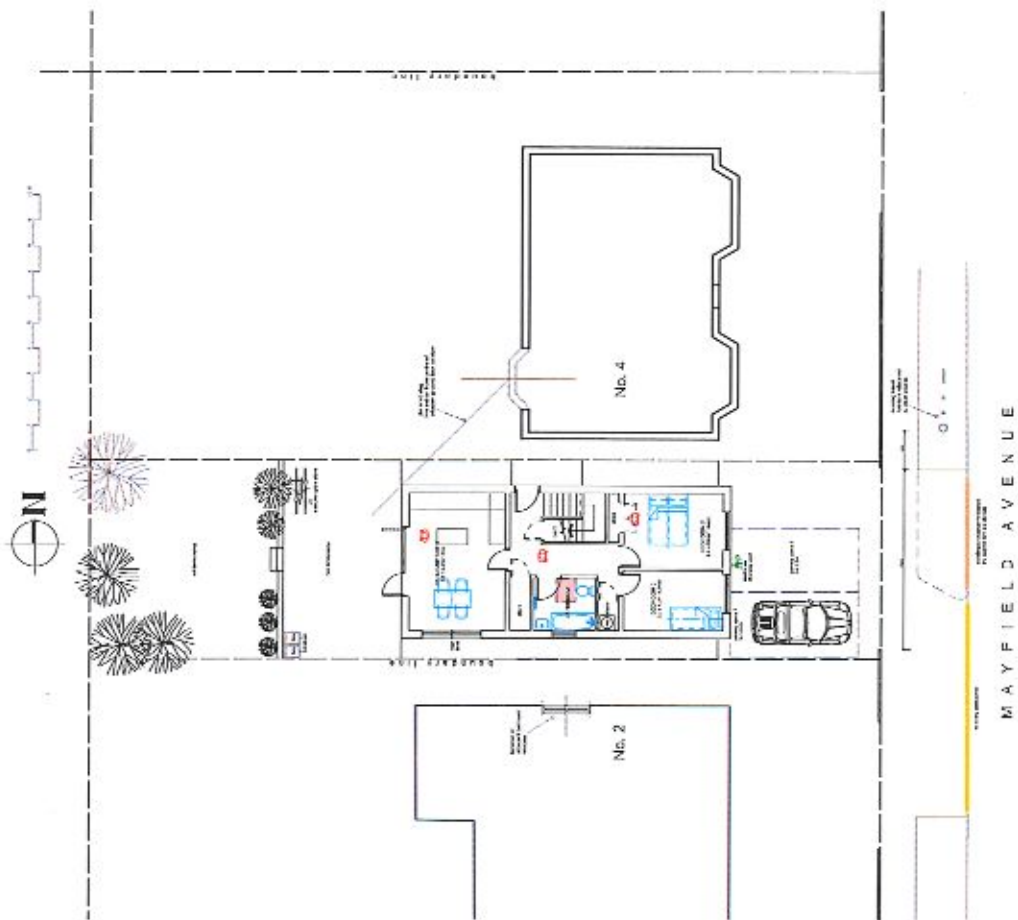
for MR P. BLADON

02

rev-

SITE PLAN AS PROPOSED

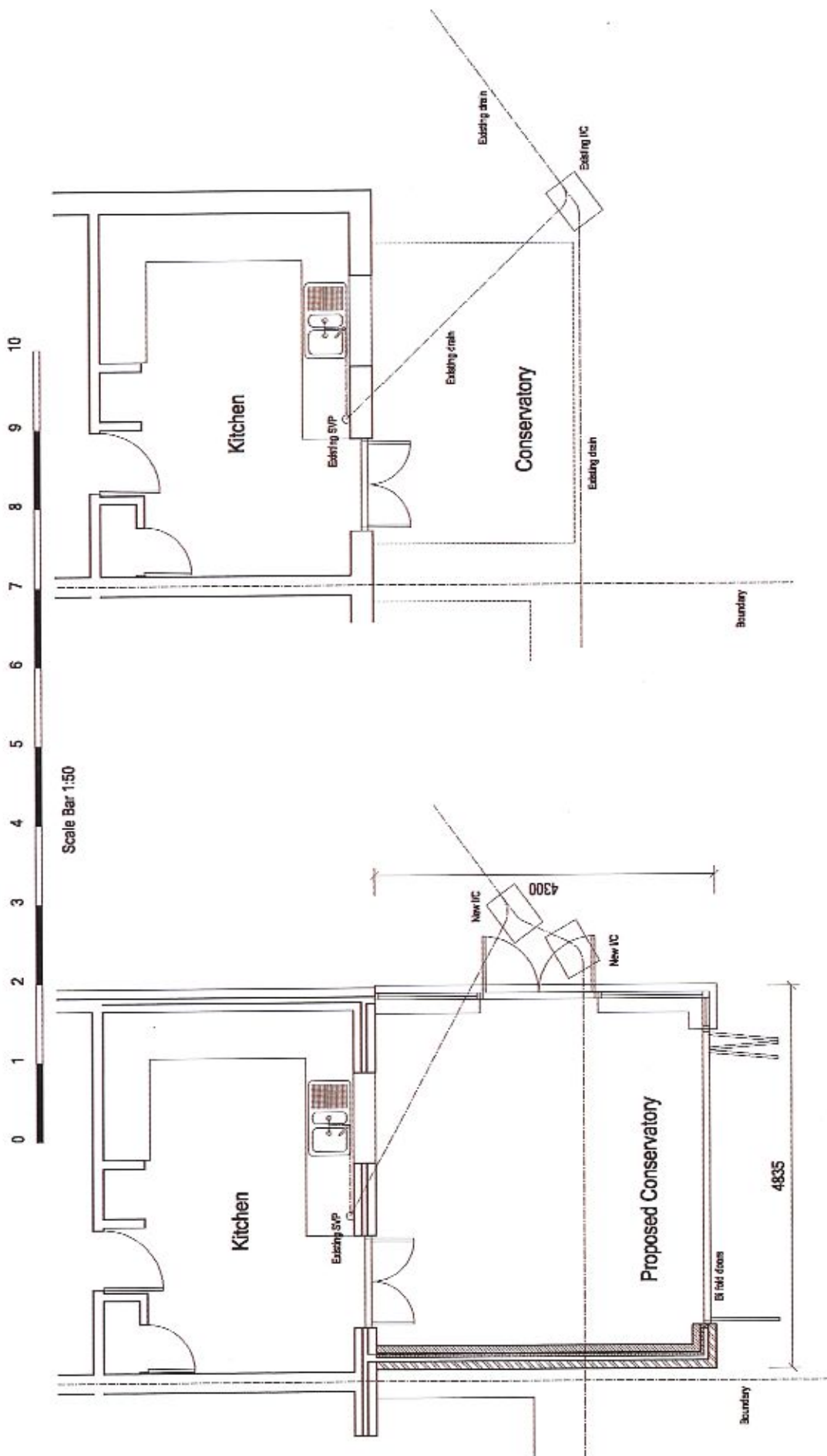
1:200 @ A3



PROPOSED NEW DWELLING
land adj. to 4 MAYFIELD AVENUE
PEACEHAVEN

for MR P. BLADON

Reference	LW/19/0562
Alternative Reference	Not Available
Application Received	Mon 05 Aug 2019
Application Validated	Fri 09 Aug 2019
Address	12 Swannee Close Peacehaven East Sussex BN10 8EZ
Proposal	Proposed single storey rear extension to provide a conservatory
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



EXISTING FLOOR PLAN 1:50

PROPOSED FLOOR PLAN 1:50

ARW Design

DRAWING TITLE:
FLOOR PLANS
PROJECT:
PROPOSED 3 SINGLE STOREY REAR CONSERVATORY

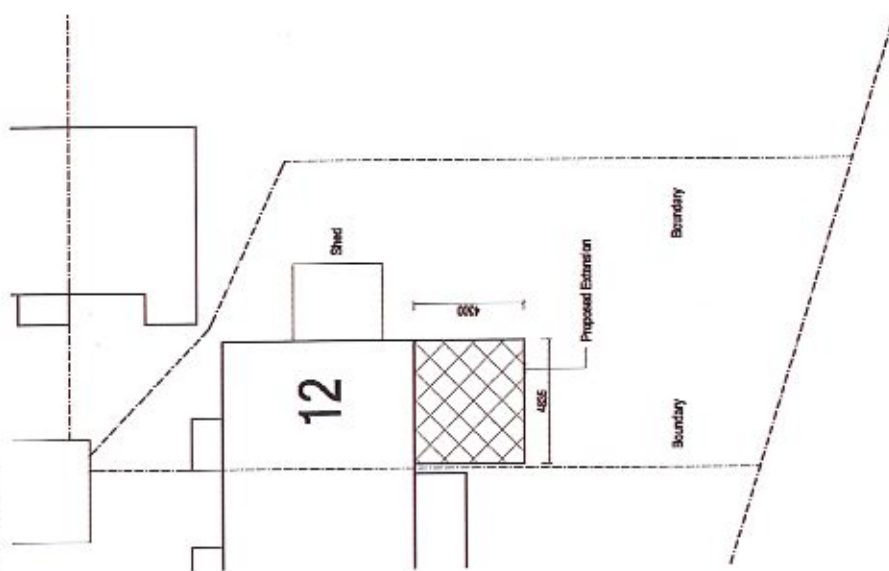
LOCATION:
12 BRANNEE CLOSE, PEACOCKHAY, EAST SUSSEX, BN10 3EZ
CLIENT:
H. GRAY

SCALE:
AS NOTED @ paper size A3
DATE:
JULY 2019

DRAWING NO:
4441/2

NOTES: 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.

Swannee Close



BLOCK PLAN 1:200

ARW Design

DRAWING TITLE:
BLOCK PLAN
PROJECT:
PROPOSED SINGLE STOREY REAR CONSERVATORY

LOCATION:
12, SWANNEE CLOSE, PEACEMAN, EAST SUSSEX, BN1 8EZ
CLIENT:
H. GRWETT

SCALE:
AS NOTED @ page size A3
DATE:
JULY 2019

DRAWN
ARW

DRAWING NO:
444 1/3
REVISION:

12 SWANNEE CLOSE PEACEHAVEN



0 50
Metres

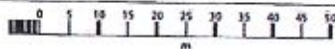
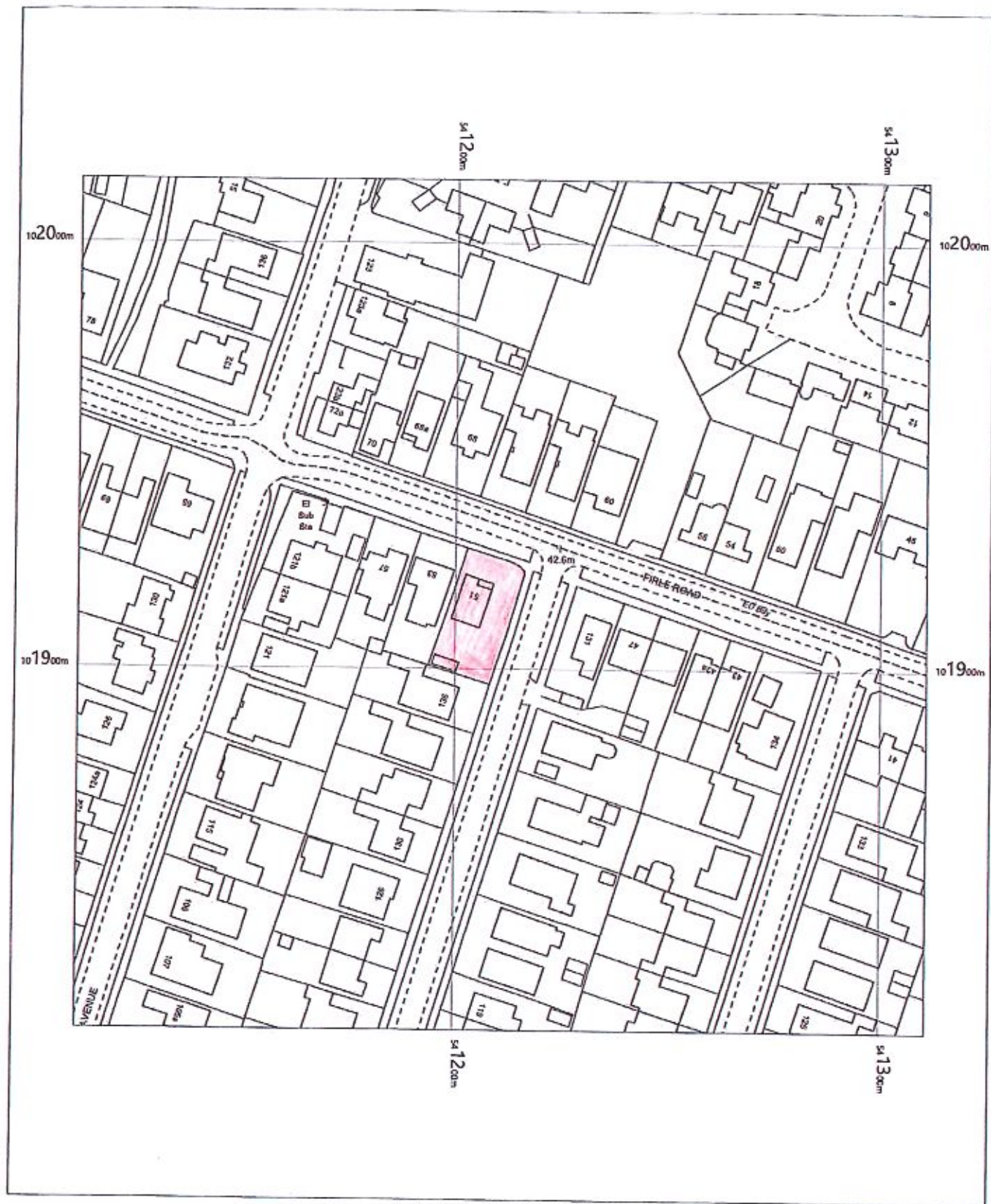


Plan Produced for: H. GRAVETT

Date Produced: 04 Aug 2019

Plan Number/Project ID: TQRQM19216111839659

Scale: 1:1250 @ A4



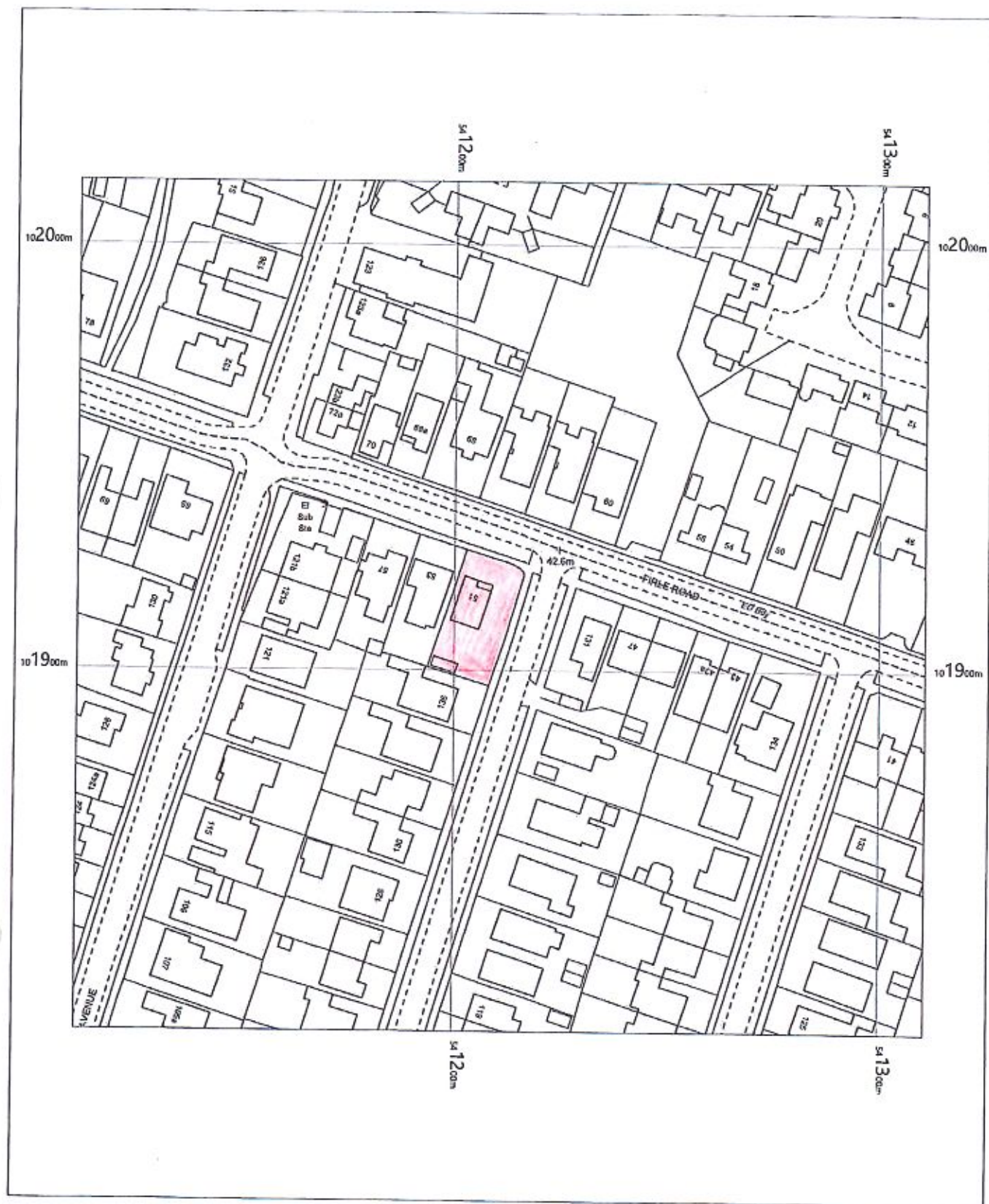
OS MasterMap 1250/2500/10000 scale
Monday, July 22, 2019, ID: CM-00815869
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 541211 E, 101915 N

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Reference	LW/19/0582
Alternative Reference	Not Available
Application Received	Mon 12 Aug 2019
Application Validated	Mon 12 Aug 2019
Address	51 Firle Road Peacehaven East Sussex BN10 8DA
Proposal	Single storey side extension
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

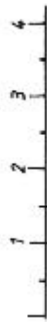


OS MasterMap 1250/2500/10000 scale
 Monday, July 22, 2019, ID: CM-00815869
www.centremapslive.co.uk

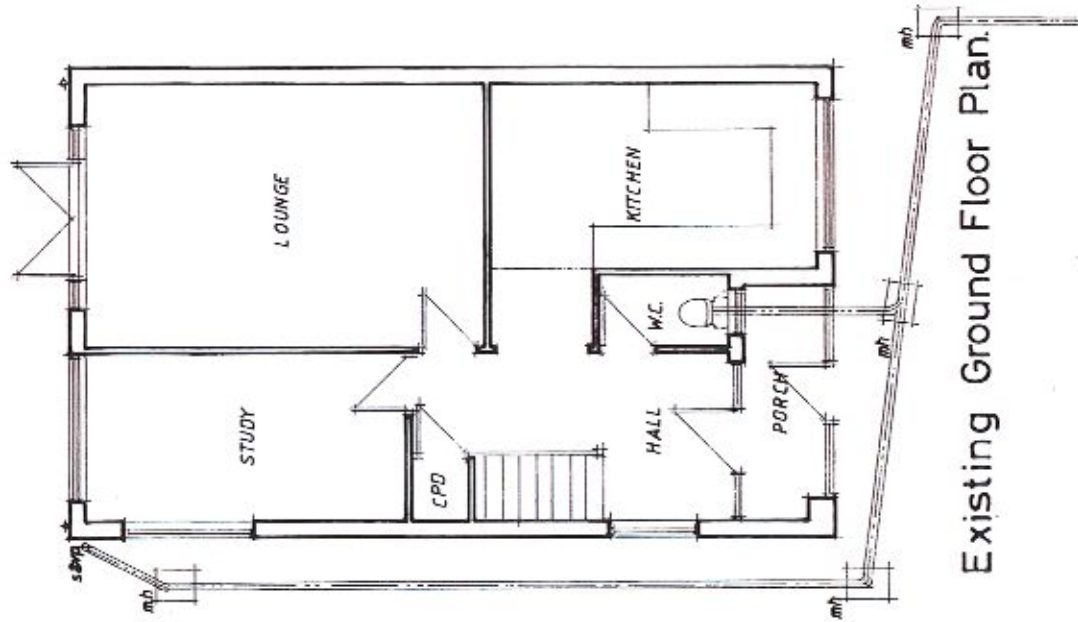
1:1250 scale print at A4, Centre: 541211 E, 101915 N

©Crown Copyright Ordnance Survey. Licence no. 100019980

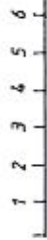




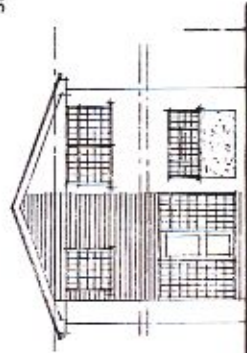
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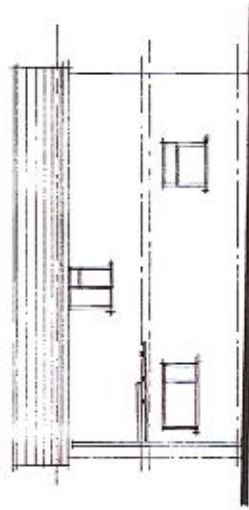
Existing Ground Floor Plan.



SCALE = 1:100



Front Elevation.



Side Elevation.



Rear Elevation.

[Handwritten signature]

Mr & Mrs J. Johnston.

existing ground floor plan and elevations.

51, fire road, peacelaven, e. sussex.

537 wd 1

150 & 1700 JULY 2019

A. J. COOPER

25, NORTH CLIFFE CLOSE

SEAFORD, E. SUSSEX 0785 0602865



Lewes District Council

Planning Services

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

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

**Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990**

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR & MRS			First name:	J		
Last name:	JOHNSTON						
Company (optional):	—						
Unit:		House number:	51	House suffix:			
House name:	—						
Address 1:	FIRLE ROAD						
Address 2:							
Address 3:							
Town:	PEACEHAVEN						
County:	EAST SUSSEX						
Country:	ENGLAND						
Postcode:	BN10 8DA						

2. Agent Name and Address

Title:	MR		First name:	A.J.	
Last name:	COOPER				
Company (optional):	—				
Unit:		House number:	25	House suffix:	
House name:					
Address 1:	NORTHCLIFFE CLOSE				
Address 2:					
Address 3:					
Town:	SEAFORD				
County:	EAST SUSSEX				
Country:	ENGLAND				
Postcode:	BN25 3DS				

3. Description of Proposed Works

Please describe the proposed works:

SINGLE STOREY SIDE EXTENSION TO CREATE
KITCHEN/DINER, UTILITY + BEDROOM

3. Description of Proposed Works (continued)

Has the work already started?

☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed?

☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Is a new or altered vehicle access

proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access

proposed to or from the public highway?

☐ Yes ☒ No

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

☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. 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).

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Reference:

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

If Yes, please describe:

9. Authority Employee / Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	FACING BRICKWORK	FACING BRICKWORK (TO MATCH)	<input type="checkbox"/>	<input type="checkbox"/>
Roof	CONCRETE TILES	CONCRETE TILES (TO MATCH)	<input type="checkbox"/>	<input type="checkbox"/>
Windows	UPVC	UPVC (TO MATCH)	<input type="checkbox"/>	<input type="checkbox"/>
Doors	UPVC	UPVC (TO MATCH)	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	2m HIGH CLARK BEARDED FENCE	AS EXISTING.	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes

☒ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

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**

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.

* "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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

- ☒ The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:

The correct fee:



The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable) and Article 14 Certificate (Agricultural Holdings):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



13. 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

9/8/19

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

16. 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? (Please select only one)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

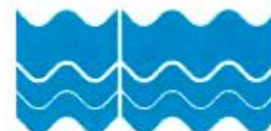
Contact name:

Telephone number:

Email address:

TO Note .

Reference	TW/19/0053/TPO
Alternative Reference	Not Available
Application Received	Fri 02 Aug 2019
Application Validated	Fri 02 Aug 2019
Address	10 Stanley Road Peacehaven East Sussex BN10 7SP
Proposal	T1 Oak - Remove dead branch over the driveway (Safety), T3 Horse Chestnut - remove large stem over the driveway back to trunk (General Maint.) T4 Oak - 1 long branch, remove back to trunk as growing too close the the house.
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



Mr Tony Allen, Acting Town Clerk
Peacehaven Town Council
Town Council Offices
Meridian Centre
Meridian Way
Peacehaven, BN10 8BB

Date: 05 August 2019
your ref

please contact
Benjamin Brett
01273 481833
Benjamin.brett@eastsussex.gov.uk

our ref
LW/3197/CC/1
BB

Dear Mr Allen

**CONSULTATION UNDER ARTICLE 13 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 -
Renewal of planning consent for a double mobile classroom at Meridian
Community Primary School for a period of 4 years (July 2023) Meridian
Community Primary School, Roderick Avenue North, Peacehaven, BN10 8BZ**

I enclose a copy of the above mentioned planning application for a proposal which is being determined by this authority as the Local Planning Authority. Would you please let me have any comments your Council wishes to make by 27 August 2019.

However, if you require an extension of time within which to respond, please let me know. Would you ensure that a copy of your reply is forwarded directly to the District Planning Authority.

Thank you for your assistance.

Yours sincerely

Ben Brett
Benjamin Brett
Planning Officer

Cnslt2cc.doc

TO NOTE



Lewes District Council

Planning Services

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

Tel: 01273 471600 Fax: 01273 484452 Minicom: 01273 484488

www.lewes-eastbourne.gov.uk DX No. 3118 Lewes-1

Ian Fitzpatrick - Director of Regeneration and Planning

Mr D Diamond
c/o Luke Carter
Lewis and Co Planning SE Ltd
Lewis & Co Planning
2 Port Hall Road
Brighton
BN1 5PD

LW/19/0463

Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure) (England)
Order 2015**

Town and Country Planning General Regulations 1992

Notice of Refusal

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that it **Refuses Permission** for the following development.

Planning Application for Siting of touring caravan for seasonal occupation (April-October), Demolition of existing stable and replacement with new 2m high wall on south and east elevation, Demolition and rebuilding of existing shed to match existing size, location and footprint

At Workshop 18A Valley Road Peacehaven East Sussex

Parish: Peacehaven

as shown on Plan and Application Number LW/19/0463 submitted to the Council on 1 July 2019.

The reasons for the Council's decision to refuse the above works are specified hereunder.

1. The proposed development introduces a residential use and proposes works in a semi-rural location which is outside of the Planning Boundary to Peacehaven on land which has not been allocated for housing. As such the proposals are unacceptable in principle and are contrary to the requirements of retained policy CT1 and policies SP2 and CP2 of the Lewes District Local Plan Part One: Joint Core Strategy and National Planning Policy contained in the National Planning Policy Framework 2012.

2. The proposed development will introduce a residential use into the midst of an established and authorised car repair use (general industrial Use Class B2). As such it is likely that conflicts between the uses will arise and future occupants will experience noise and disturbance to the detriment of their residential amenity and living conditions. This scenario goes against the principles of good planning and is contrary to retained policy ST3 and policy CP11 of the Lewes District Local Plan Part One: Joint Core Strategy and National Planning Policy contained in the National Planning Policy Framework 2019.

This decision is based on the following submitted plans/documents:

<u>Plan Type</u>	<u>Date Received</u>	<u>Reference</u>
Location Plan	28 June 2019	6035/PL/001
Proposed Block Plan	28 June 2019	6035/PL/001
Existing Elevation(s)	28 June 2019	6035/PL/020
Proposed Elevation(s)	28 June 2019	6035/PL/035
Existing Layout Plan	28 June 2019	6035/PL/020
Proposed Layout Plan	28 June 2019	6035/PL/035
Design & Access Statement	28 June 2019	

I Fitzpatrick

Ian Fitzpatrick
Director of Regeneration and Planning
Lewes District Council and Eastbourne Borough Council

Date: 14 August 2019

Please read the attached notes.