

PEACEHAVEN TOWN COUNCIL

TONY ALLEN
TOWN CLERK
TELEPHONE: (01273) 585493 OPTION 6
FAX: 01273 583560
E-MAIL: Townclerk@peacehaventowncouncil.gov.uk

TOWN COUNCIL OFFICE
MERIDIAN CENTRE
MERIDIAN WAY
PEACEHAVEN
EAST SUSSEX

Minutes of the meeting of the Planning & Highways Committee held in Community House, Meridian Centre at 7.30pm on Tuesday 12th November 2019

Present – Cllr A Milliner (Chairman), Cllr J Harris, Cllr S Griffiths, Cllr D Seabrook, Cllr D Paul, Cllr L Mills, Cllr A Goble, Cllr C Gallagher, Cllr C Cheta.

Victoria Onis (Admin Officer)

1 PH730 CHAIR ANNOUNCEMENTS

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

2 PH731 PUBLIC QUESTIONS

A member of the public raised the following point at the Full Council meeting on the 24th September, on behalf of Peacehaven Focus Group I asked a question regarding Barratts/Chalkers Rise (C513 in the minutes) this was in turn referred to the Planning & Highways committee of 1st October who agreed to request LDC to respond. I brought this up again at the Planning & Highways meeting on the 22nd of October, as still no response had been received. Cllr Sharkey advised that she would look into it. May we have an update please?

Councillor response

Councillors gave apologies and will urgently refer to Town Clerk to investigate and respond to the Resident as a matter of Urgency.

Public Q - Last year PTC received £300,000 from Lewes district council for repairs and to improve junctions and A259 in the PH area. A resident would like some updates on this as seen no improvements at all in the Peacehaven Area.

Councillor response

Cllr Seabrook advised that the Highway works are funded by Section 106 money (and there will not be a CIL application). CIL money is administered by LDC and we will not get £300,000. We will only get 15% of that. Cllr Gallagher also spoke to the resident about the Neighbour hood Plan Development.

Public Q - Resident has concerns about pot holes, grass cutting budgets and where money is being spent.

Cllr Gallagher advised Resident that it would be beneficial for these questions to be addressed in Policy & Finance and Full Council.

Public Q – Toilets still not open at Roderick Avenue since the beginning of summer. It was noted that this is the responsibility of LDC. Health hazard as smells due to blockage in drains?

Action – will be passed to Town Clerk to follow up

3 PH732 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Cllr Gallagher substituted Cllr Sharkey – other commitments
Cllr Hill – Hospital Appointment

Apologies Accepted

4 PH733 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

No declarations

5 PH734 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF TUESDAY 22nd October 2019

It was resolved to adopt the minutes as a true record

Proposed Cllr Griffiths

Seconded Cllr Harris

All in Agreement

6 PH735 BUDGET REQUIREMENTS for 20/21 – Reports

Reports Noted.

Cllr Griffiths noted that planters & flower displays have been missed off and suggested a budget of £500 and to get confirmed with Parks Officer and also maybe a budget for vandalism.

7 PH736 ACTION PLAN – Review/Updates

Action plan noted and updated.

8 PLANNING APPLICATIONS DECISIONS

PH737 LW/19/0707 48 Rowe Ave Peacehaven Case Worker April Parsons	Single storey side and rear extension
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PH737 LW/19/0707 Contd.	Peacehaven Town Council Recommend Approval Proposed Cllr Harris Seconded Cllr Seabrook All in Agreement
PH738 LW/19/0765 Land adjacent to 8 Gold Lane Peacehaven Case Worker Julie Cattell	Removal of mobile home and erection of one detached dwelling
	Peacehaven Town Council Recommend Approval subject to an Environmental survey Proposed Cllr Griffiths Seconded Cllr Harris All in Agreement
PH739 LW/19/0752 244 South Coast Road Peacehaven Case Worker April Parsons	Proposed new signage to replace that of existing
LW/19/0752 Cont.	Peacehaven Town Council Recommend Approval Proposed Cllr Paul Seconded Cllr Mills All in Agreement
PH740 LW/19/0761 122 Arundel Road Peacehaven Case Worker Chris Wright	Conversion of single property into two dwellings with additional works.
	Peacehaven Town Council Recommend Approval Proposed Cllr Cheta Seconded Cllr Seabrook All in Agreement
PH741 LW/19/0768 22 Glynn Road Peacehaven Case Worker Robin Hirschfeld	Proposed single storey front extension
	Peacehaven Town Council Recommend Approval Proposed Cllr Paul Seconded Cllr Harris All in Agreement

PH742 LW/19/0774 22 Roderick Avenue Peacehaven Case Worker James Emery	Single storey rear extension, new front addition and external facing materials change
	Peacehaven Town Council Recommend Approval Proposed Cllr Seabrook Seconded Cllr Gallagher All in Agreement

9 TO NOTE the following Planning Applications:-

PH743 LW/19/0703/CD 12 Sunview Avenue Peacehaven	Discharge of conditions 4, 5 and 6 relating to planning approval LW/19/0491
PH744 TW/19/0090/TPO 10 Stanley Road	T1 Oak – To remove one low branch over the driveway of no 8

The Committee noted the planning application above.

10 TO NOTE the following planning application decisions:-

LW/19/0554 4 Mayfield Avenue Peacehaven	Lewes DC Grants Permission Peacehaven's Planning & Highways Committee Supported this application
LW/19/0520 246 South Coast Road Peacehaven (Pages 153-159)	Lewes DC Refuses Permission Peacehaven's Planning & Highways Committee Objected to this application
LW/19/0650 36 Seaview Avenue Peacehaven	Lewes DC Grants Permission Peacehaven's Planning & Highways Committee Supported this application
LW/19/0608 At White Gables The Esplanade	Lewes DC Grants Permission Peacehaven's Planning & Highways Committee Supported this application
LW/19/0636 41 Victoria Avenue Peacehaven BN10 8HJ	Lewes DC Grants Permission Peacehaven's Planning & Highways Committee Supported this application – but commented that the proposed hard standing & replacement path should be permeable or at least semi permeable.

The Committee noted the planning decisions above.

Next meeting of the Committee – 3rd December 2019

There being no further business, the meeting closed at 8.30pm

6

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MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE	STATUS/COMMENTS	UPDATE
03/09/2019	RESIDENT Concerns with Steyning car park being used as a P&R.	comments will be passed to LDC - with a suggestion that "Roderick Ave South" could be used for a P&R scheme to avoid clogging up car parks near to the shops. Cllr Griffiths requested help from other councillors filling in evidence forms (extend of usage prior to 2005)		this was not moved forward with LDC. On the 11/11 the resident again sent the same comments which the Town Clerk responded to but concerns do still need to be forward to LDC with also a suggestion of a car park being solely used for P&R somewhere else.	
03/09/2019	PUBLIC RIGHTS OF WAY WORKING GROUP - CONCRETE PATH LOWER HODDERN FARM TO CENTENARY PARK				13/11 no progress as no volunteers
01/10/2019	to monitor the webbs development & highlight concerns with planning enforcement to ensure we do not get the same ongoing concerns as the Barretts site.	monitor the webbs site development & ensure abiding to restrictions	Cllr Paul to monitor Webbs development and Cllr Sharkey to Contact CC Nigel Enever	22/10 A member of the public noted that at the Full Council Meeting on the 24th September, on behalf of Peacehaven Focus Group, asked a question regarding the Barrett's development at Chalkers Rise, and their possible failure to comply with obligations as set out in the planning application. This was referred to the Planning and Highways meeting on the 1st of October. It was decided at that meeting that this question should be addressed by LDC, and would therefore be sent to them to be answered. Can we be assured that this has been done, and if so what, if any response been received from LDC? Action - Cllr Sharkey advised she would look into and check the previous minutes.	12/11 Mike Gatti has again followed up to ask if his concern has been actioned? Cllr Paul is still monitoring safety and ensuring fences are remaining upright in the high winds we have been having. If these are down is poses a risk for children to enter the site. * 12/11 there has been no update with regards to Mike Gattis question which has been raised 4 times. It was agreed that Cllr Cheta would look into & respond personal to Mr Gatti. * will be discussed at full council 26/11 * 26/11 Mike Gatti again at Full Council as his question has still not been responded to and first raised in September (4times) was promised a personal response & investigation at last p&h meeting.

DATE	TASK	ACTION	RESPONSIBLE	STATUS/COMMENTS	UPDATE
22th oct	Residents concern for the road "improvements" which have been submitted for the Dell Roundabout. The application proposal will widen the road to two lanes which will increase traffic flow & increase speed In an already dangerous area. Adding to this, there is a lack of safe crossings along the Coast Road, particularly from the Telcombe traffics lights to the Dell roundabout. Many elderly and visually impaired residents have been seen struggling to cross the road and concerns that we have to wait for a fatality before anything is done to improve the situation	PTC will try and locate the plans for the Churchill Retirement Development to see if part of the proposal was to include a safe crossing at the Dell. Was also mentioned that the CC Nigel Enever has asked ESCC Highways to come and view in person the traffic at the Dell but as yet we don't believe this has happened.		3/11 admin officer located Churchill planning application; no mention of a new crossing.	Leaves will not consider crossings, there has to be a minimum of 2 fatalities before situation is reviewed. * have emailed TC to see if theres anything we can do to try and make this area safer, without having to wait for fatalities. * 25/11 update from Tdclerk - PTC Planning Committee may wish to escalate this to our County Councillor
22th oct	excessive electricity bill (approx £90 per month) for 2/3 lampposts in Valley Road	to check the bulbs at Valley Road;		are the bulbs Sodium or LED, if Sodium they need to be changed but need a contractor to do this.	* admin officer has emailed Town Clerk - To see if we should get a contractor to check bulbs. * Have emailed TC for decision * 25/11 admin officer has emailed Groundsman for an estimate to change the bulbs as long as they are PTC's lights and no ESCC. * Advise rcdv from groundsman- need to ask ESCC highways if they could help or know who to contact - admin officer to do. no volunteers but neighbour hood first will come out once per week, * 27/11 - admin officer to arrange informal meeting for late Jan with Cllr Seabrook, Cllr Hill, Town Clerk.
22th oct	set up a speedwatch working group to promote speedwatch		Cllr Hill,		18TH Nov admin officer emailed DCLLR Miller. 25/11 chased cllr miller again. On Wednesday will email other Dclls * member of public also emailed DCLLR Miller * update from cllr Duffins who has been told the loos will be open in approx 2 weeks!. Broken urinal and vandalism to the lock, waiting on urinal & lock.
12th nov	public loos toilets have been blocked for 4/5 months	have emailed town clerk to follow up	Town Clerk to email LDC or DC		
12TH NOV	Bus shelters vandalised	have emailed town clerk as we need to contact Adshel?		25/11 have emailed TC for update	25/11 Admin Officer to speak to Groundsman to make contact with Adshel 26/11 advise rcdv to call adshel and report damage - admin officer to do

Roderick Ave toilets

[REDACTED]
Sent: 25 November 2019 02:38

To: Joe.Miller@lewes.gov.uk

Cc: [REDACTED]

Subject: Lewes District owned and maintained Public Toilets . A259 and Roderick Ave

Dear Joe

It was a pleasant surprise to encounter you on the hustings the other day. I failed to recognise you initially amongst your colleagues. I think the hat threw me off the scent.

Others have tried to get the toilets reopened by LDC but failed ,I am told that you are LDC Councillor for this Ward in Peacehaven and I though being on the campaign trail you would appreciate how important working, clean public toilets are.

Knowing how busy you are I will get straight to the point, these toilets being by the pedestrian crossing, bus stop and shopping parade are vital .

I'd originally thought they had been vandalised and that was why particularly the Gents had been out of order for months.

I have now been advised there is a sewerage problem. Having been caught short a few times and no apparent action having been taken, I turn to you, Joe.

My experiences can not be unique there are now no working Gents toilet between SALTDEAN and NEWHAVEN. The full of nature applies to us all and particularly as one gets older.

It seems to me that locals, visitors and all will take a very negative view of Peacehaven and will give the shopping parade a miss in future.

This has been going on for months.

As a representative of your party and a prospective MP - and I say this most respectfully- I wonder if Peacehaven Businesses would not wonder why the needs of their customers weren't being catered for. They pay Business rates to Lewes District Council yet a basic human need is not met.

By the way I checked on the 21st November and sent Cathy to check the Ladies.

Gents ,Still closed ,no notices with explanation, no advice where the next one is.

Cathy reported Ladies open but dismal , scruffy and uncared for. Could this be because Gents are using it!.

If this is a long term problem could a Portaloo be put in place.

As you probably remember Cathy fought a very public campaign to save the loos in SALTDEAN Oval for closure, she even did a Radio broadcast.

She has declared herself ready to do the same for Peacehaven, where as you know she is a Town Councillor.

I await your response and results Joe, you have my permission to forward this email to whoever you need to.

Best Wishes
[REDACTED]

10/10/10

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Roderick Ave Toilets

Admin

From: Admin
Sent: 25 November 2019 11:00
To: 'Cllr Joe Miller'
Cc: [REDACTED]
Subject: Urgent - Public toilets-Roderick Ave, Peacehaven

Dear Cllr Miller

Just forwarding on the below again, as I've had a couple of email problems. We would like to escalate as a matter of urgently to the relevant area.

I am a regular at the Café opposite these toilets and as I sat at the window on Saturday & in 40 mins, 8 Gentleman went to use the toilets and couldn't.

Many Thanks in Advance

Vicky

From: Admin
Sent: 18 November 2019 11:48
To: 'Cllr Joe Miller'
Subject: public toilets-Roderick Ave, Peacehaven

Dear Cllr Miller

I hope you are well,

I wondered if I could refer this concern to you to escalate?

The public toilets at the bottom of Roderick Ave, Peacehaven, have been shut since the beginning of the summer. This has been very upsetting for residents and the public passing through the town as it's the only toilet between Rottingdean and Newhaven, a few elderly residents need it urgently when visiting the shops.

We have just had an update to say that the ladies are now open, but the 'Gents' is locked still with a home-made sign saying 'Closed due to vandalism'. Can't tell about the Disabled loos as you need a key?

Firstly it should have an official sign on it and secondly if we left everything that was vandalised closed for good, then not a lot would remain open. Is there any particular area we could feed this back to?

Kind Regards

Vicky Onis
Admin Officer
Peacehaven Town Council
Tel: 01273 585493 option 5

[REDACTED]

PARISH CONSULTATION LETTER

From:	Planning	To:	Peacehaven
Comments to be received by:		12.12.2019.	
Case No:	LW/19/0760		
Case Officer:	Mr Christopher Wright		

Location: Lower Hodder Farm Hodder Farm Lane Peacehaven East Sussex BN10 8AP

Proposal: Reserved Matters approval pursuant to Condition 28 of hybrid planning permission LW/17/0226 for layout, scale, appearance and landscaping for 157 residential units, being Phase 2 of the proposed development

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 12.12.2019.

Yours faithfully

Mr Christopher Wright
Specialist (Planning)

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

Full docs
online
- vicky

From: DoNotReply@lewes.gov.uk

Sent: 23 November 2019 12:50:20 (UTC) Coordinated Universal Time

To: lewesplanningcomments

Subject: Comments for Planning Application <LW/19/0760> Customer made comments neither objecting to or supporting the Planning Application

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:07 PM on 23 Nov 2019 from Mr PAUL BEVAN.

Application Summary

Address: Lower Hoddern Farm Hoddern Farm Lane Peacehaven
East Sussex BN10 8AP

Proposal: Reserved Matters approval pursuant to Condition 28 of hybrid planning permission LW/17/0226 for layout, scale, appearance and landscaping for 157 residential units, being Phase 2 of the proposed development

Case Officer: Mr Christopher Wright

[Click for further information](#)

Customer Details

Name: Mr PAUL BEVAN

Address: Partridge Barn Hoddern Farm Piddinghoe

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment: - Effect on AONB

Comments: The east perimeter landscaping (basically just a hedge!) is insufficient to form the 'soft boundary' facing the South Downs National Park that is required by the approved Local Plan policy for this site. This development promised the opportunity to blend the urban edge better into the landscape at this sensitive interface with the both the SDNP and indeed the recently landscaped 'Peacehaven Big Park'.

From: DoNotReply@lewes.gov.uk

Sent: 22 November 2019 15:15:38 (UTC) Coordinated Universal Time

To: lewesplanningcomments

Subject: Comments for Planning Application <LW/19/0760> Customer objects to the Planning Application

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:32 PM on 22 Nov 2019 from Mr DAVID Bos.

Application Summary

Address: Lower Hoddern Farm Hoddern Farm Lane Peacehaven
East Sussex BN10 8AP

Proposal: Reserved Matters approval pursuant to Condition 28 of hybrid planning permission LW/17/0226 for layout, scale, appearance and landscaping for 157 residential units, being Phase 2 of the proposed development

Case Officer: Mr Christopher Wright

[Click for further information](#)

Customer Details

Name: Mr DAVID Bos

Address: 42 Telscombe cliffs way Telscombe cliffs

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Drainage
- Flooding
- Lack of Infrastructure
- Noise and Disturbance
- Over-development
- Parking Issues
- Traffic Generation
- Traffic on A259

Comments: How can we let this go ahead. On a good day it already takes close to one hour to get to brighton from Telscombe cliffs way now ad another 350 cars on the road and it will take an hour to get through traffic. Build a bypass over the tye to Lewes and you can buidas many houses here as you like, but for now please stop

From: DoNotReply@lewes.gov.uk

Sent: 22 November 2019 22:43:51 (UTC) Coordinated Universal Time

To: lewesplanningcomments

Subject: Comments for Planning Application <LW/19/0760> Customer objects to the Planning Application

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:00 PM on 22 Nov 2019 from Mr Kevin Barry.

Application Summary

Address: Lower Hoddern Farm Hoddern Farm Lane Peacehaven
East Sussex BN10 8AP

Proposal: Reserved Matters approval pursuant to Condition 28 of hybrid planning permission LW/17/0226 for layout, scale, appearance and landscaping for 157 residential units, being Phase 2 of the proposed development

Case Officer: Mr Christopher Wright

[Click for further information](#)

Customer Details

Name: Mr Kevin Barry

Address: 24 Arundel Road Peacehaven

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Inadequate Access
- Lack of Infrastructure
- Over-development
- Traffic Generation
- Traffic on A259

Comments: As proved with the major traffic disruption on the A259 ON Friday 15th. The road infrastructure is completely inadequate for this or any other development on the A259 corridor. Bus services at peak times are delayed and crowded, turning/starting short of end point. I believe there is a single access point which is a risk, other developments off Arundel Rd have created dangers with mini roundabouts. other concerns around school and medical capacities.

CHALKERS RISE

PEACEHAVEN

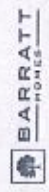
PHASE 2

DESIGN AND ACCESS STATEMENT

LOWER HODDERN FARM SITE, PEACEHAVEN, EAST SUSSEX

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PROJECT TEAM



Applicant
Barratt Homes
BDW House
Walnut Tree Close
Guildford
Surrey
GU14SW

Tel: 01483 508418
www.barratthomes.co.uk



Landscaped Architect
Phormium Landscape Design
15 Blakes Terrace
New Malden
Surrey
KT3 6ET



Architect
Omega Architects
Unit 6,
AC Court, High Street
Thames Ditton
Surrey
KT7 0SR

Tel: 01372 470 313
www.omegapartnership.co.uk



Civils & Drainage
Hydrock
Blythe Valley Innovation Centre
Central Boulevard
Solithull
B90 8AJ

Tel: 01483 303070
www.hydrock.com

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1.0

INTRODUCTION



1.0 INTRODUCTION

1.1 PURPOSE OF THE STATEMENT

This Design and Access Statement has been prepared by Omega Architects on behalf of Barratt Southern Counties in support of a Reserved Matters Planning Application for Phase 2 of the development at Chalkers Rise, Lower Hodden Farm Site, Peacehaven.

The purpose of this statement is to explain the design principles and concepts that have informed the proposals for this site, and provide further detail and explanation of the drawings submitted with the application in respect of the layout, scale, appearance and landscaping within the Site.

The Design and Access Statement (DAS) should be read in conjunction with the other detailed technical reports and plans submitted in support of the application.

OUTLINE APPLICATION ILLUSTRATIVE LAYOUT

1.0 INTRODUCTION

1.2 THE OUTLINE APPLICATION

This Reserved Matters Planning Application follows approval of a hybrid application which comprised of a full detailed application for 143 dwellings (Phase 1) together with an outline application for approximately 307 giving a total of 450 dwellings (Application Ref: LW/17/0226).





2.0

SITE APPRAISAL & CONTEXT



2.0 SITE APPRAISAL & CONTEXT

2.1 PLANNING POLICY

As experienced residential architects we are aware of relevant Local and National Planning Policies and have worked with planning consultants, Strutt & Parker and with our client, Barratt Homes, to ensure that these proposals are fully compliant. A separate Planning Statement is to be submitted under the Application.

NATIONAL PLANNING POLICY

The National Planning Policy Framework (NPPF) was adopted in March 2012, replacing previous Planning Policy Statements (PPSs) and Planning Practice Guidance Notes (PPGs), and is a material consideration in the determination of planning applications. A revised NPPF, NPPF2, was published in February 2019.

Securing high quality design is recognised within chapter 12 of the NPPF2 as a core planning principle which should underpin both plan making and decision taking. This chapter provides further guidance on achieving good design. In particular, paragraph 127 provides a list of six requirements for which new developments should aim to achieve. This includes establishing a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

Further design guidance is provided within the Planning Practice Guidance (PPG); a web-based resource to reflect and support the NPPF which was published on 6th March 2016.

For further details on policies relating to land-use planning design, refer to the Planning Statement which accompanies this application.

We are aware that the site has been allocated for 450 dwellings in the adopted Lewes District Local Plan Part 1, and is subject to their site specific Policy SP8:-

Spatial Policy 8 - Land at Lower Hodder Farm, Peacehaven

This policy states that:

Development will be permitted subject to compliance with the Core Delivery Policies of this plan and the following criteria:

- i. The primary vehicular access point shall be taken from Pelham Rise;
- ii. The provision of safe and convenient pedestrian and cycle access to Southview Road, Firlie Road and the Peacehaven Centenary Park;
- iii. The provision of equipped children's play spaces throughout the development;

- iv. The provision of 2 hectares of public amenity space at the south east corner of the site, allowing for the potential expansion of the Peacehaven Centenary Park;
- v. The provision of a comprehensive landscaping scheme, incorporating a significant new tree belt along the eastern boundary of the site;
- vi. The identification, delivery and funding of a coordinated package of multi-modal transport measures to mitigate the impacts of development on the A259 coast road to the satisfaction of the local planning authority, in consultation with the local highway authority and adjacent highway authority;
- vii. The development will provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water;
- viii. The development is subject to a programme of archaeological works in order to enable any archaeological deposits and features to be recorded;
- ix. Contributions to other off-site infrastructure improvements arising from and related to the development; and
- x. The provision of a comprehensive noise and odour assessment in consultation with the utility provider which confirms that acceptable noise and odour standards can be met within the proposed homes and amenity areas.

This Policy has formed the core of our brief and the design as now presented is fully compliant with all of its requirements.



2.0 SITE APPRAISAL & CONTEXT

2.2 SITE LOCATION

The application site is located close to the north-eastern edge of Peacehaven, set between established housing to the west and the new waste water treatment plant to the east and the new Centenary Park is immediately to the south. It is north of the South Coast Road A259 and is about 1km inland from the sea.

The site does not sit within the South Downs National Park, the nearest corner of which is about 250m to the east of the north-east corner of the site.



WIDER CONTEXT OF SITE



AERIAL VIEW OF SITE

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2.0 SITE APPRAISAL & CONTEXT

2.3 THE SITE IN CONTEXT

The settlement dates from the 1920's with some post-WWII housing.

To the west of the site, the familiar grid iron pattern of streets are characteristic of Peacehaven. Further north, beyond Firle Road developments of more recent origin, laid out in a less formal manner.

The traditional grid pattern streets are lined by detached and semi-detached houses and bungalows.

The local shopping centre (The Meridian Centre) is located close by to the west. This is a well-equipped indoor shopping centre with a supermarket and several smaller retail units.

To the south of the main part of the site is the Peacehaven Community College with its open playing fields along the edge of the site.

To the south east of the site is the Centenary Park.



AERIAL VIEW OF SITE

2.0 SITE APPRAISAL & CONTEXT

To the south and south-east of the site is the newly created Centenary Park, a large well designed open space and recreational facility serving the local community.

Beyond the Centenary Park is located the new waste water treatment plant and its access road. This features a carefully designed plant building that has been successfully sunk into the ground and is largely covered by a grassed roof so as to blend into the sweeping downland topography. The underground tunnel connection from the WWTW to the Portobello works to the west passes to the south of the application site.

Further north along the eastern site boundary is open land in agricultural use.

To the north of the site is a small business park separated from the site by a well established wind break of cypress trees.

The northern end of the western boundary is flanked by Pelham Rise a main road and bus route from which the main vehicular access to the site will be taken.

The South Downs National park is close to the site but does not abut it the closest part of the designated Park is about 250m to the north east of the application site.



EQUIPPED PLAY AREA IN THE CENTENARY PARK.



THE WASTE WATER TREATMENT PLANT, AERIAL VIEW LOOKING WEST.



PELHAM RISE, THE SITE IS BEHIND THE TREES BEYOND THE BUS.



WIND-BREAK TREES ALONG THE NORTH EDGE OF THE SITE.

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2.0 SITE APPRAISAL & CONTEXT

2.4 LOCAL AMENITIES



LOCAL AMENITIES PLAN

1. Peacehaven Community School
2. Peacehaven Leisure Centre
3. Meridian Centre
- Contains supermarket, post office, and Town Council offices
4. Peacehaven Children's Centre
5. Anchor Healthcare Centre
6. Peacehaven Heights Primary School
7. Meridian Community Primary School
8. Centenary Park
9. Good Companions - Local Pub
10. Peacehaven Football Club and Bowls Club
11. Church of Ascension C of E
12. Hopscotch Children's Nursery
13. Church - Immaculate Conception of Our Lady
14. Sainsbury's Local and Local Shops
15. Tesco Express
16. The Sussex Coaster - Local Pub on A259
Further pubs, restaurants and takeaways are sited along the A259.

KEY

- Bus Stops

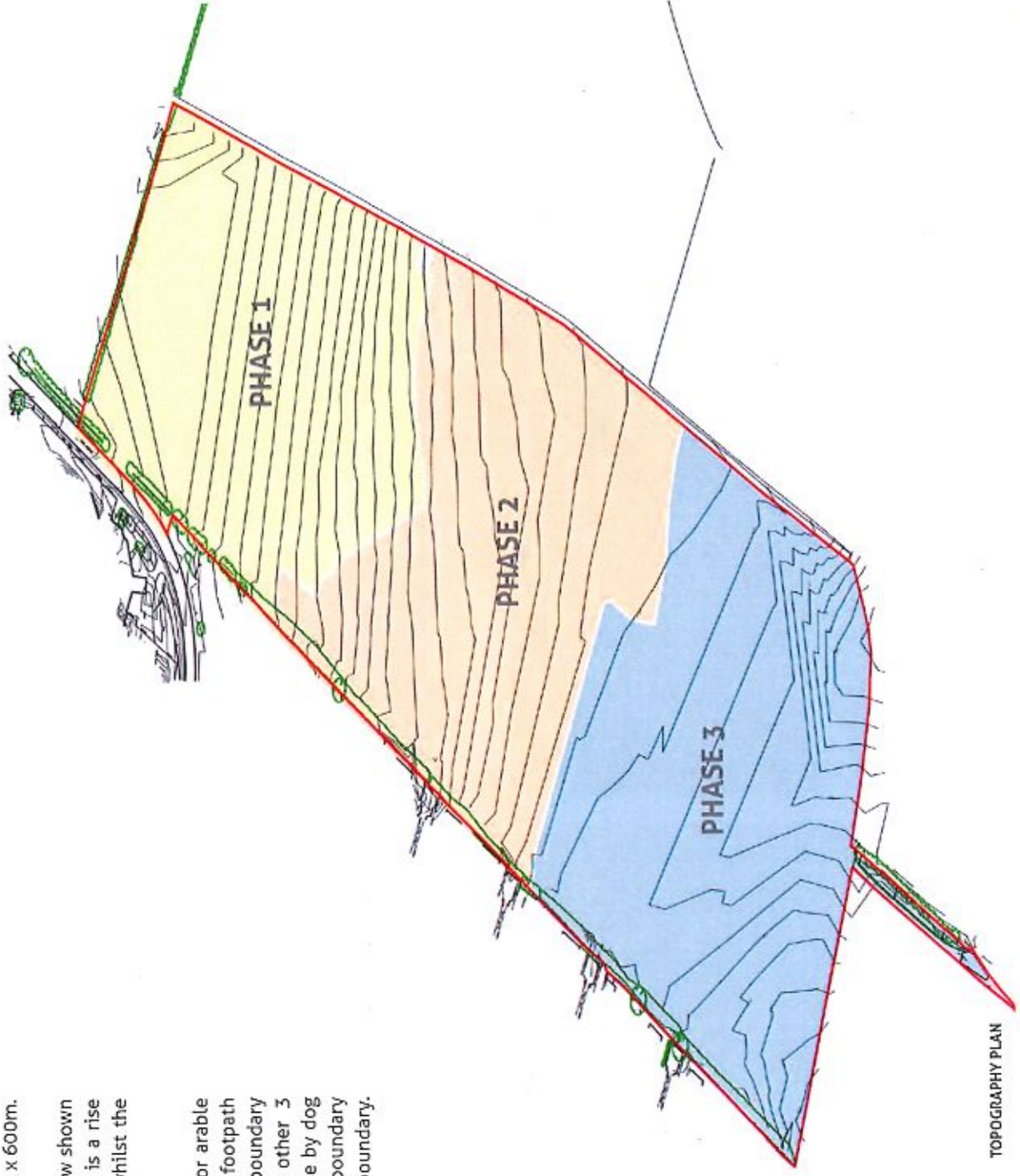
2.0 SITE APPRAISAL & CONTEXT

2.5 SITE SHAPE AND TOPOGRAPHY

The site is approximately rectangular about 200m x 600m.

The site slopes up from south to north, the $\frac{3}{4}$ view shown here has 0.5m contours shown and shows there is a rise of about 12m up the 600m length of the site whilst the contours mostly run level east to west across it.

The site is completely open having been used for arable crops until last year. There is a concrete surfaced footpath immediately against the full length of the east boundary whilst there is a dirt footpath following the other 3 boundaries most likely bedded in by informal use by dog walkers. There are some trees along the west boundary and a cypress windbreak along the full northern boundary.

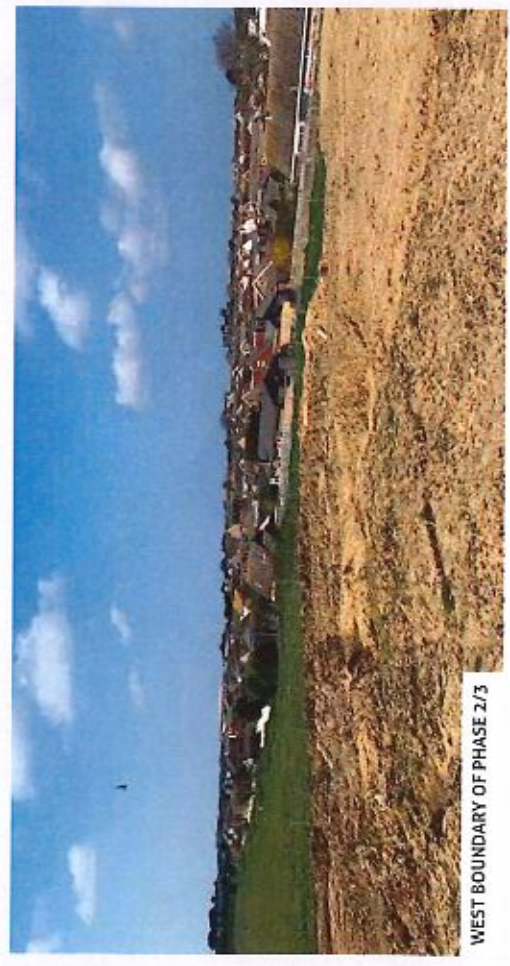


TOPOGRAPHY PLAN

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2.0 SITE APPRAISAL & CONTEXT

2.6 PHOTOS OF THE SITE



WEST BOUNDARY OF PHASE 2/3



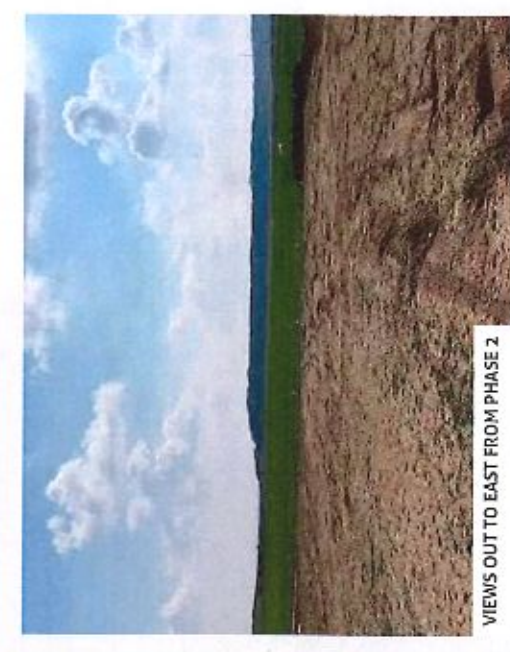
WEST BOUNDARY OF PHASE 2



FIRLE ROAD LOOKING INTO PHASE 2



VIEWS FROM PHASE 2 TOWARDS PHASE 3



VIEWS OUT TO EAST FROM PHASE 2

2.0 SITE APPRAISAL & CONTEXT

2.7 SITE CONSTRAINTS AND OPPORTUNITIES

1. There is an existing footpath link to Firlie Road which will be retained and upgraded to allow use by cyclists.
2. At present there is no access from the The Bricky, View Road and Bee Road, these are fenced across and we intend to leave this in place, although there are open views into the site from these streets.
3. There is an informal footpath that runs the full length of the site about 5m in from the western boundary, this can be retained along most of its length with links into the new street network.
4. An established concrete footpath forms the eastern boundary of the site and again this can be linked into the new street network with houses that are close to it providing a degree of visual surveillance.
5. The layout will need to adjoin the access points from Phase 1.
6. The layout will need to allow access through to Phase 3.
7. The extended Centenary Country Park is in the south east corner of the site and therefore new dwellings should overlook this.



CONSTRAINTS PLAN

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2.0 SITE APPRAISAL & CONTEXT

2.8 LOCAL CONTEXT

The built character of Peacehaven is mixed, the original 1920's houses tend to favour light coloured brick, pale render and roof tiles while later development to the north and along the A259 use a mix with darker bricks, some tile hanging and a variety of roof materials and forms.



THE PHOTO ABOVE IS TAKEN INSIDE THE BRICKY DEVELOPMENT AND SHOWS THE HOUSES THAT BACK ONTO THE SITE. INTERLOCKING ROOF TILES, PALE COLOURED BRICKS AND SOME DARKER TILE HANGING.

THE TOP RIGHT PHOTO SHOWS THE 3-STORY FLATS ON THE OPPOSITE SIDE OF PELHAM RISE.
THE PHOTO BELOW SHOWS TYPICAL HOUSES IN ARUNDEL ROAD TO THE SOUTH.



2.0 SITE APPRAISAL & CONTEXT

2.9 PHASE 1 APPROVED DESIGN

Further to the local vernacular, the design and appearance of the approved buildings within Phase 1 also need to be considered. It is the design team's proposal that the architectural language, building forms and materials established within Phase 1 are continued through Phase 2.

It is felt that this is the appropriate approach given there is no clear delineation within the development layout between these Phases, and in some areas such as the north-east of Phase 2, buildings across the two Phases overlook the same space.



ENTRANCE TO SITE OFF PELHAM RISE



DWELLINGS FACING EASTERN BOUNDARY



DWELLINGS FACING EASTERN BOUNDARY



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3.0

DESIGN EVOLUTION



3.0 DESIGN EVOLUTION

3.1 OUTLINE APPLICATION



Within the Approved Outline Application drawings, the applicant and design team submitted an 'Illustrative Layout' for the whole site, illustrating possible layouts for Phases 2 & 3 of the Outline scheme. This layout has therefore provided a starting point from which the Reserved Matters layout submitted with this application has evolved.

3.0 DESIGN EVOLUTION

3.2 OUTLINE APPLICATION - CAR PARKING PARAMETER PLAN



Also within the Approved Outline Application submission was a 'Car Parking Parameter Plan' drawing, which sought to establish the parking strategy across Phases 2 & 3, extending the approved parking arrangements agreed within Phase 1. Car parking was incorporated into the design following the East Sussex County Council's 'Guidance for Parking at New Residential Development' document along with the ESCC Car Ownership Parking Demand Tool to assess the amount of car parking needed in each part of the scheme.

Detailed proposals showing the amount of parking proposed within this Reserved Matters application is provided within Section 4 and on the Car Parking Provision drawing PLN_2_1106 submitted with the application.

3.0 DESIGN EVOLUTION

3.3 THE DESIGN PRINCIPLES



Design principles were established within the wider scheme during the development of design for the Outline Application. Those having influence on the Phase 2 area are highlighted in the diagram on this page, with points outlined as follows:

- An 'Avenue' extending the visual gap created by Firle Road through the centre of the scheme (and this Phase);
- A 10m buffer between the western boundary and development to allow for safeguarding of the existing landscape features and inclusion of a pedestrian footpath;
- An 'open' edge facing towards the countryside to the east;
- The south-east corner of Phase 2 overlooking the extended Centenary Park Open Space.

3.0 DESIGN EVOLUTION

- Therefore the important design factors within the illustrative layout that it was felt important to retain within the emerging Reserved Matters layout were:
- Extension on spine road from Phase 1 through Phase 2 to eventually link with extended Centenary Park Open Space;
 - Incorporation of east - west route from Firle Road and enhancement of landscaping along this route;
 - Creation of key nodal crossing point at junction of east-west route with north-south Spine road;
 - Outward facing development towards eastern edge;
 - Acknowledgement of existing street pattern to the west of the site by inclusion of horizontal street pattern extending these routes into the site (View Road, Bee Road, Southview Rise)
 - Outward facing dwellings towards extended Centenary Park Open Space.



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3.0 DESIGN EVOLUTION

3.4 LAYOUT EVOLUTION

The Reserved Matters layout has gone through a number of iterations to ensure that is provides the appropriate addition to Phase 1 to the layout within Phase 1. A series of layout iterations are outlined in this section:



Layout A

This layout proposed to use the main street layout and development parcel structure as set out in the illustrative layout. Within this, the development parcels were revised where it was felt necessary to provide a better configuration of buildings. In particular on this option, it was proposed that the road along the eastern edge was reduced to reduce the amount of hardstanding along this boundary by creating smaller shared surface/private drive areas serving a smaller number of dwellings. Overlooking of the internal street network and open space to the south by the dwellings provided throughout.



Layout B

This layout retained most of the characteristics of Layout A, with some minor tweaks to the locations of different dwelling types and reviewing the use of houses around the key junction in the centre of the phase rather than all apartment buildings in this area.

3.0 DESIGN EVOLUTION



Layout C

The design team felt that the previous two layouts were losing the quality of the east-west route through the scheme from Firle Road, and therefore this latest iteration proposed to improve that axis by re-introducing symmetry either side and relocating the roads to the eastern parcels, to emphasise the green route from the central area to the outer eastern edge. This iteration also sought to strengthen the building line along the spine road, extending this characteristic from Phase 1, and also proposed to re-orientate units on the western boundary so that the 10m gap was not dominated by rear gardens as per the illustrative layout in the outline application.



Layout D

This layout retained the improved central areas of the previous iteration, but made some tweaks to some of the development parcels away from this area. In particular, the area to the north was reconfigured to improve the outlook onto the north-south street through the western part of the Phase, and the development parcel centrally located on the southern boundary of the Phase was revised to provide a stronger frontage overlooking the road and Phase 3.

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4.0 THE PROPOSALS



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4.0 THE PROPOSALS

4.1 PHASE 2 SITE LAYOUT

The proposed layout for Phase 2 has been designed as follows:

1. Extension of Spine Road from Phase 1 - housing and width of road matches street character within Phase 1 immediately to the north;
2. Landscaped square at junction of key routes - this space is an important location within the whole of the Chalkers Rise development, being the crossing between the spine road that runs throughout the scheme and the east-west route that links with existing streets to the east via Firle Road;
3. Landscaped pedestrian route to the eastern edge of the development;
4. Dwellings orientated to face towards the countryside, with space between the road and the boundary for new landscaped buffer planting;
5. Dwellings orientated to overlook extended Centenary Park Open Space;
6. Parking courts to apartment buildings placed behind buildings and screened by walls where gaps apparent between buildings;
7. Internal parking courtyards well overlooked by adjacent houses;
8. Apartment blocks located on corners of important junctions between routes;
9. Dwellings on western edge orientated to 'side on' to boundary to limit amount of rear garden fence and improve surveillance over footpath;
10. Strong building line to southern edge to Phase overlooking east-west road and Phase 3.



PHASE 2 MASSING MODEL



SITE LAYOUT IN CONTEXT

4.0 THE PROPOSALS

Key spaces within the development:



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4.0 THE PROPOSALS

4.2 TENURE ALLOCATION & DWELLING DISTRIBUTION

It is proposed that Phase 2 delivers 157 dwellings. In addition to the 143 dwellings in Phase 1 this will bring the total number of dwellings provided within the Chalkers Rise scheme up to 300 dwellings. The final Phase 3 will complete the overall scheme delivery of 450 dwellings.

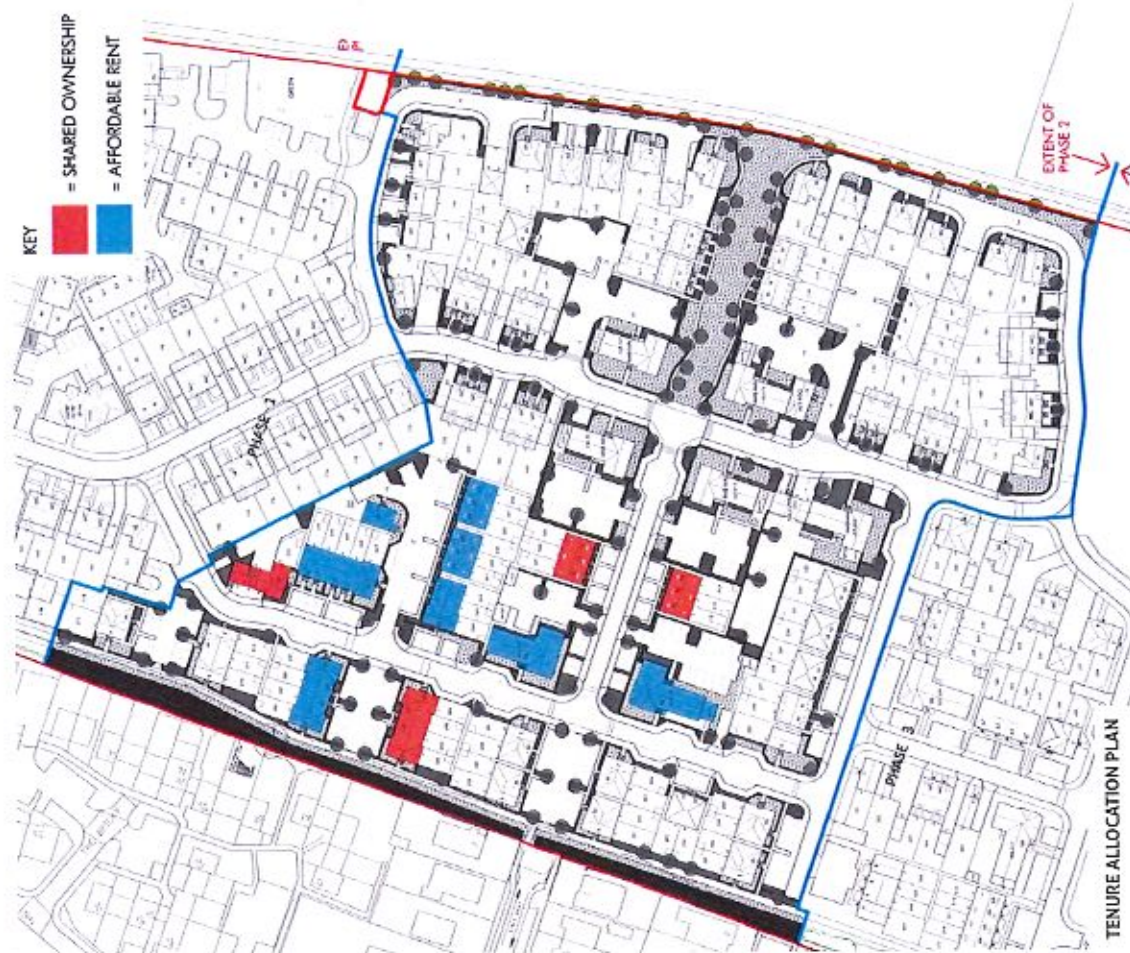
Within Phase 2, the breakdown of dwellings is as follows:

Unit	Type	No. Beds	No. Units	Size	No. Units	TOTAL SIZE
Private						
AMB (Ambersham)	Flat	2	584	x 15	=	8760
FLK (Falkirk 2B/3P)	Flat	2	637	x 0	=	0
FLK (Falkirk 2P/4P)	Flat	2	665	x 0	=	0
MAL (Maldon)	Flat	2	676	x 15	=	10140
ALV (Alverton)	FOG	2	687	x 2	=	1374
M (Maidstone)	House	3	830	x 22	=	18260
E (Ennerdale)	House	3	917	x 11	=	10087
N (Norbury)	House	3	1107	x 10	=	11070
AL (Alderney)	House	4	1225	x 4	=	4900
H (Hesketh)	House	4	1269	x 1	=	1269
WC (Woodcroft)	House	4	1291	x 18	=	23238
RA (Radleigh)	House	4	1317	x 4	=	5268
WI (Windermere)	House	4	1073	x 3	=	3219
AS (Ashburton)	House	4	1471	x 2	=	2942
TOTAL PRIVATE:					107	100527 sq.ft
Affordable						
Type 9B	Flat	1	479	x 12	=	5748
Type 5B	Flat	1	480	x 1	=	480
Type 59	Flat	1	519	x 1	=	519
Type 9B	Flat	2	676	x 6	=	4056
Type 67	House	2	702	x 6	=	4212
Type 69	House	3	828	x 4	=	3312
Type 66	House	3	942	x 12	=	11304
Type 55	House	3	958	x 7	=	6706
Type T72	FOG	2	704	x 1	=	704
TOTAL AFFORDABLE:					50	29631 sq.ft
TOTAL SITE:					157	130158 sq.ft



4.0 THE PROPOSALS

Within this provision is 50 affordable dwellings, which include 12 no. Shared Ownership dwellings and 38 no. dwellings for Affordable Rent. The location of these dwellings is outlined on the drawing on this page which has also been submitted as a drawing with the application (PLN_2_1104).



4.0 THE PROPOSALS

4.3 BUILDING HEIGHTS

Building heights are consistent with the Storey Heights Parameter Plan submitted with the Outline Planning Application. In line with the proposals within the DAS for the Outline scheme, apartment buildings within Phase 2 are located:

- Away from the western edge of the site where it adjoins existing housing areas;
- Either side of the main boulevard that runs down the spine of the scheme.

All houses are proposed as 2 or 2 ½ storeys in height. The location of 2 ½ storey houses is generally consistent with the illustrative layout, with these houses being located within the main part of the Phase and in particular along the spine road. One alteration has been proposed, with a 2 ½ storey houses relocated away from the eastern edge overlooking the countryside to the northern edge of the extended Centenary Park Open Space where it is felt they would form a better edge to the space.



BUILDING HEIGHTS PARAMETER PLAN



BUILDING HEIGHTS PLAN

4.0 THE PROPOSALS

4.4 PARKING & CYCLE STORAGE PROVISION

Car parking has been incorporated into the design following the East Sussex County Council's 'Guidance for Parking at New Residential Development' document and we have used the ESCC Car Ownership Parking Demand Tool to assess the amount of parking needed in each part of the scheme. In order to establish a sustainable scheme that will not result in parking on the streets we have completed a 'Demand Tool' for each of the 3 Phases proposed and pdf's of these are submitted to support the application.

Some of the larger houses have garages and these are 3m x 6m clear internally. Every 3 garages are counted as 1 parking space as required by Council Standards.

The plan demonstrates how Phase 2 complies with the standards required by the current ESCC Guidance.

Safe and secure bicycle storage will be provided as follows:-

- All houses will have a space for covered cycle storage in the rear garden.
- Each flat block has been designed to accommodate a secure communal cycle store with racked storage for at least 1 bicycle per flat.
- All of these provisions comply with the ESCC Guidance for Parking at New Residential Development document.

All rear gardens are planned with gates to enable access for bicycles, refuse bins etc.

PARKING PROVISIONS		PARKING REQUIRED (ESCC)	
Name	Count		
Allocated Parking	288		300
Unallocated Parking For Residents	17		17
Unallocated Parking For Visitors	33		31
Allocated Parking Garage	12(37)*		
TOTAL	350		348

* Every 3 garage spaces provided only count as 1 parking spaces towards the overall parking



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4.0 THE PROPOSALS

EAST SUSSEX COUNTY COUNCIL CAR OWNERSHIP PARKING DEMAND TOOL

Ward 1 Peacehaven North
District Lewes

Ward 2 Peacehaven East
District Lewes

Ward 3 Peacehaven West
District Lewes

Ward Temporo Factor
2011-2026 1.074

District Temporo Factor
2011-2026 1.076

STAGE 1

Please input the ward name for your development location by double clicking in the box or click box and use the drop down menu to the right of the box. The spreadsheet will automatically show the District and Ward of this location. If the ward is not known please refer to <http://www.neighbourhood.statistics.gov.uk/dissemindex/> and input postcode or search on Map viewer. Where Census data contains small samples for certain sized dwellings this is highlighted in red if <20, and green if <50 in the Total Demand column. In such cases, other wards should be selected to achieve a higher sample size, the tool allows for 3 wards. If there is still a low sample then the tool will automatically choose district/borough data.



STAGE 2

Please input the unit type, number of bedrooms, number of units of that type and number of allocated parking spaces

DEVELOPMENT MIX						ALLOCATED PARKING	PARKING DEMAND						
Ref.	Unit Type	Tenure	Habitable Rooms (Per Unit)	Bedrooms (Per Unit)	No. of Units (Total)	Spaces (Per Unit)	Allocated No.	Unallocated for Residents per unit	Total	Unallocated for Visitors per unit	Total	Total Demand	
A	Houses	Private	5	3	40	2	80	0.38	3.00	0.20	8.00	91.00	
B	Houses	Private	6	4	35	2	70	0.30	10.49	0.20	7.00	87.49	
C	Flats	Private	3	2	32	2	64	0.02	0.79	0.20	6.40	71.19	
D	Houses	Affordable	4	2	5	2	12	0.04	0.26	0.20	1.20	13.45	
E	Houses	Affordable	5	3	23	2	46	0.06	1.47	0.20	4.60	52.07	
F	Flats	Affordable	2	1	14	1	14	0.05	0.89	0.20	2.80	17.69	
G	Flats	Affordable	3	2	7	2	14	0.01	0.06	0.20	1.40	15.44	
H	Flats	Affordable	2	1	0	0	0	0.53	3.00	0.20	3.00	0.00	
I	Flats	Private	3	2									
J	Flats	Private	3	2									
K	Flats	Private	3	2									
L	Flats	Private	3	2									
M	Houses	Affordable	5	3									
N	Houses	Affordable	5	3									
O	Houses	Affordable	4	2									
P	Houses	Affordable	3	1									
Q	Flats	Affordable	2	1									
R	Flats	Affordable	3	2									
S	Total					157		300		16.94		31.40	348.34

Total Parking Demand for Development

4.0 THE PROPOSALS

4.5 REFUSE STRATEGY

Refuse stores for the apartment buildings are located within 30m walk of each flat and 15m of a road for collection to enable compliance with Manual for Streets and the Building Regulations. Communal waste storage is 1100-litre Eurobins for domestic waste and 240-litre Wheelie bins for recycling cardboard, paper and food waste.

Refuse bins for the houses will be stored in their private gardens and gates are provided to enable them to be brought out on collection day.

Refuse provision has been provided in line with 'Guidance for Property Developers - Refuse & Recycling Storage at New Residential and Commercial Developments within Lewes District' published in Nov 2017.

All houses will have space within their gardens for the storage of 1 x 240 litre bin for refuse, and 1 x 240 litre bin for recycling, along with a food waste caddy.

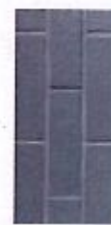
Apartment blocks have been designed to be served by 1100 litre wheeled bins, and calculations for the capacity of storage of each block have been conducted to ensure compliance with the figures on page 7 of the document (100 litres for single bedroom flat with 70 litres extra for each extra bedroom, for both refuse and recycling). Storage spaces are in line with the guidance and Building Regulations, and access to these will be level for manoeuvring bins to the refuse vehicle.

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4.0 THE PROPOSALS

4.6 APPEARANCE - MATERIALS

Building materials and their application will match those agreed with the Council for Phase 1, as per the material palette below and applied as shown on the diagram on this page, which is also submitted a drawing with the application (PLN_2_1102).

Roof Tile	Main Brick	Feature Brick	Other Facing
 Stonewold Slate Grey 30	 Brookhurst Yellow	 Warnham Red Stock Brick Feature	 Off White Render
 Redland DuoPlain Rustic Brown 40	 Warnham Red Stock Multi	 Blue Engineering Brick Feature	 Off White Render Only used on the first floors of the AL type houses.
 Redland DuoPlain Rustic Brown 40	 Nurcombe Multi Main	 Warnham Red Stock Brick Feature	 Off White Render Only used on the first floors of the AL type houses.

A

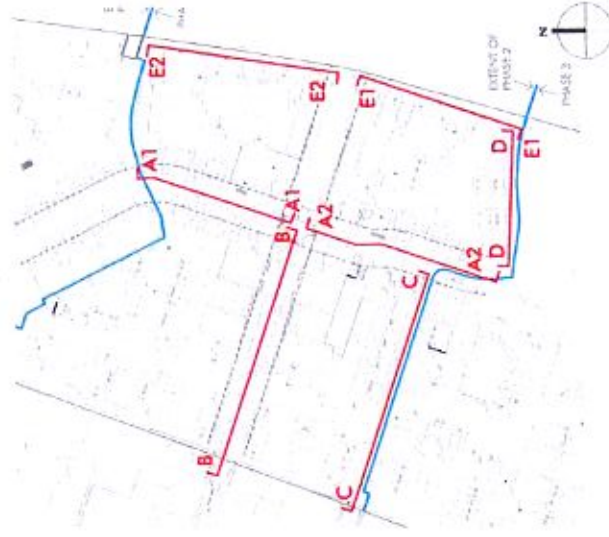
B

C



4.0 THE PROPOSALS

4.7 STREETSCENES



SS

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4.0 THE PROPOSALS



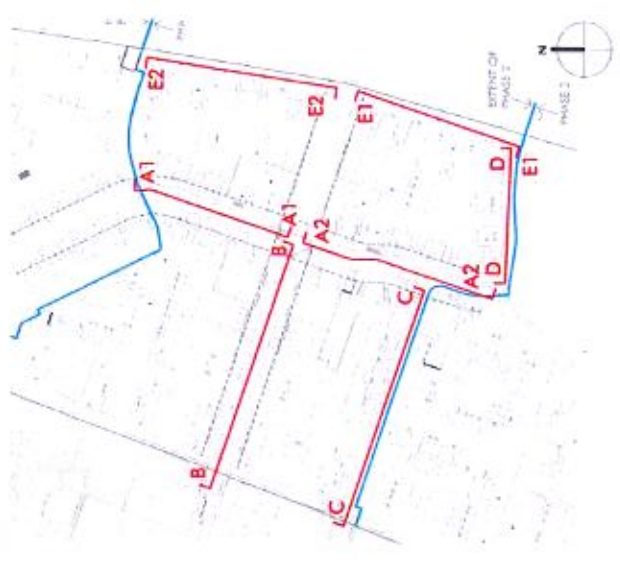
STREET ELEVATION D - D



STREET ELEVATION E1 - E1



STREET ELEVATION E2 - E2



4.0 THE PROPOSALS

4.8 LANDSCAPE

A Landscape Masterplan has been produced for Phase 2 by Phormium Landscape Design, and is submitted with the Planning Application.



PROPOSED SHRUB AND HERBACEOUS PLANTING



PROPOSED HEDGE PLANTING



NATIVE PLANTING AREAS



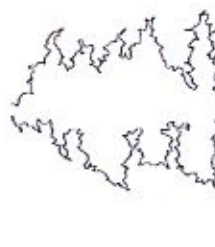
PROPOSED FRONT GARDEN, POS AND VERGE TURF AREAS. LARGER POS AREAS MAY BE SEEDS AS DIRECTED.
Total area 3:10m2



PROPOSED TREES



KEY



Size spec.
Topical
150-400mm
depth
Free drainage
50 to 75mm
depth well

Excavation to
depth of 1000mm
and greater
depths
Free-drainage
material to be
used below.

Excavation to
depth of 1000mm
and greater
depths
Free-drainage
material to be
used below.

Excavation to
depth of 1000mm
and greater
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material to be
used below.

Excavation to
depth of 1000mm
and greater
depths
Free-drainage
material to be
used below.

PROPOSED TREE DIAGRAM

LANDSCAPE MASTERPLAN



5.0

THE ENVIRONMENT & THE FUTURE



5.1 SECURED BY DESIGN

The utilisation of Secured by Design principles as a fundamental part of the design process ensures that the proposals meet best practice for crime prevention.

The proposals will be submitted to the local Crime Prevention Design Adviser during the application process to understand thoughts on the layout and 'macro' issues regarding community safety around the site, such as active frontage, natural surveillance, boundary treatments.

NATIONAL GUIDANCE

The attributes of sustainable communities are identified which are of particular relevance to crime prevention within Safer Places: The Planning System and Crime Prevention. These attributes and how the development of the site responds are set out below:

ACCESS AND MOVEMENT

The development will achieve safer access and movement by ensuring that primary routes for pedestrians, cyclists and vehicles are direct and lead to where people want to go, with as little segregation as possible. Where footpaths are required, they are as straight and wide as possible and overlooked by surrounding buildings.

The movement framework is based upon a pattern of streets and shared spaces, removing the need for underused alleyways, short-cuts, footpaths and a large number of minor access points that can become vulnerable to, or facilitate crime.

STRUCTURE

The development is structured so that different uses do not cause conflict, and careful consideration has been considered regarding the relationship of the existing dwellings with the proposed new houses.

As few as possible sides of the buildings will be exposed to the public realm. Active frontages will be provided onto streets a movement framework that focuses people and vehicles on to well defined routes. Defensible space will be provided by private or communal gardens that can only be accessed from the surrounding buildings.

Continuous frontages will also reduce the opportunities for graffiti on blank facades, such as gable ends.

SURVEILLANCE

Spaces will be overlooked by buildings or uses, with windows and doors facing onto the street where possible to create an active frontage with surveillance.

OWNERSHIP

A clear distinction will be provided between public, semiprivate/communal and private spaces. This is achieved using appropriate demarcation such as fences walls or hedges. Careful selection of these demarcations is proposed in order to achieve the appropriate aesthetic and feel for an area.

High fences, walls and landscape treatment that actively impede access are most appropriate in places that are vulnerable to crime, such as the back of dwellings, and have been provided accordingly. Railings and hedges will be used to signify the public / private divide.

PHYSICAL PROTECTION

These security measures will be installed without compromising the quality of the local environment. Crime prevention measures that adversely affect the way a place looks and feels can undermine the aim of safe and sustainable communities.

Measures, such as grilles and barbed wire, are often unattractive and increase the fear of crime by suggesting that an area is unsafe.

The main aim for the development is to plan in security from the outset.

ACTIVITY

The public realm will be designed to be enjoyed by different cultural or age groups at the same time and care will be taken to ensure that the mixed uses are compatible.



5.0 THE ENVIRONMENT & THE FUTURE

5.2 ACCESS

The scheme has been designed to allow for access for all, in line with the Approved Document (AD) Part M of the Building Regulations 2015.

Within the site, road and footpath levels have been designed to meet required standards regarding maximum gradients. Access between footpaths and parking spaces to access doors will be in full accordance with AD Part M (where possible). All external spaces serving the dwellings will be designed to accommodate ambulant disabled and wheelchair access.



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5.0 THE ENVIRONMENT & THE FUTURE

5.3 ECOLOGY

It is the proposal of the applicant that within Phase 2 a number of buildings will allow for the inclusion of 'Swift bricks'. These are small nest boxes designed specifically for Swifts that Barratt as an RSPB partner organisation install as a matter of course on most non norther facing gable ends. The drawing on this page illustrates where it is proposed they are located and also provided as a drawing with the application (PLN_2_1107).



5.0 THE ENVIRONMENT & THE FUTURE

5.4 BUILDING FOR LIFE STANDARD

INTEGRATING INTO THE NEIGHBOURHOOD		Evaluation	Evidence	Score
1. Connections Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?	Yes. This phase allows for connection with Firle Road to the west of the site by way of a new public footpath connection. This footpath then runs north and south along the western boundary of the site, as well as continuing to the eastern edge of the site and linking with the extended Centenary Park Open Space. Further connections with the existing streets are proposed in Phase 3. Existing dwellings to the west of the site are respected by the extension of a 10m landscape buffer within the site, already established within Phase 1 to the north.	• Section 3 - Design Evolution & Section 4 - The Proposals		
2. Facilities and Services Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafés?	Yes. The development includes an extension to the Centenary Park Open Space located to the south-west of the site which has childrens play areas and café and community space. Local amenities can be accessed via the existing streets to the west, which the scheme provide pedestrian access to, directly to the south through the future Phase 3.	• Section 2 - Site Context		
3. Public Transport Does the scheme have good access to public transport to help reduce car dependency?	Yes. Bus stops are located on Pelham Rise directly outside of the main site entrance accessed through Phase 1.	• Section 2 - Site Context		
4. Meeting Local Housing and its Context Does the development have a mix of housing types and tenures that suit local requirements?	Yes. Of the 157 dwellings provided within the scheme, 50 dwellings are allocated for affordable use, and consist of one and two bedroom apartments and two and three bedroom houses. The private dwellings range from two bedroom apartments to two, three and four bedroom houses.	• Section 4 - The Proposals		

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5.0 THE ENVIRONMENT & THE FUTURE

CREATING A PLACE		Evaluation	Evidence	Score
5.	Character Does the scheme create a place with a locally inspired or otherwise distinctive character?	Yes. The Outline Application Design and Access statement included a character study reviewing the materials and building forms found in close proximity to the site. Phase 2 seeks to extend the building designs and materials approved within Phase 1, in order to continue the character emphasis and identity to different parts of the development.	Section 2 - Site Context and Section 4 - The Proposals	
6.	Working with the site and its context Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?	Yes. The layout extends the existing settlement pattern found to the west of the site into the new development - an east - west street pattern that aligns with the contours of the land, with the topography gently falling towards the coastline to the south. Dwellings have been orientated to overlook important edges and spaces around the site such as the open countryside to the east.	Section 2 - Site Context and Section 4 - The Proposals	
7.	Creating well defined streets and spaces Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?	- Yes. As mentioned in point 6 streets are orientated to address the surrounding context and ground conditions. Key locations within the development such as the central junction of the spine road and east-west route are demarcated by a change in surface materials, and also feature key buildings that turn the corners to provide aspect onto all public areas.	Section 3 - Design Evolution and Section 4 - The Proposals	
8.	Easy to find your way around Is the scheme designed to make it easy to find your way around?	Yes. All streets have strong building lines to ensure a clear and legible hierarchy of routes - including the extension of the wide boulevard extending through the scheme.	Section 4 - The Proposals	

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STREET & HOME	Evaluation	Evidence	Score
9. Streets for all Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?	Yes. There is a clear hierarchy where the smaller streets around the outer edges and courtyards within the centre of the development parcels have a reduced road width and employ private drives where possible to remove the need for footpaths.	Section 4 - The Proposals	
10. Car parking Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?	Yes. Parking has been provided in line with local authority guidance and County Council standards. Different types of parking strategies have been included to break up the parking areas, such as on plot parking to semi-detached and detached houses and parking courtyards to apartment buildings.	Section 4 - The Proposals	
11. Public and private spaces Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?	Yes. Streets are designed so that strong building lines are fronted by clear boundary treatments to frontages, and buildings turn corners where possible to provide surveillance over all public areas.	Section 3 - Design Evolution and Section 4 - The Proposals.	
12. External storage and amenity space Is there adequate external storage space for bins and recycling as well as vehicles and cycles?	Yes. Adequate bin and recycling storage has been provided in line with Council requirements. Cycles are provided with separate storage areas for apartments and garden sheds or garages for houses.	Section 4 - The Proposals.	

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5.5 SUSTAINABILITY

Barratt Developments PLC (the Group) vision is Building Excellence. We invest in our people, to lead construction, create great places to live, with first class customer service, whilst delivering sustainable value for stakeholders. Our aim is to be the leading national sustainable housebuilder.

OBJECTIVES

- Work in partnership with stakeholders to identify environmental, social and economic issues that matter most.
- Set clear goals, targets, KPIs, action plans and accountability for delivery against priorities.
- Measure success through continuous improvement against KPIs, selected benchmarks, and reporting transparently on progress.
- Embed sustainable business practices within operational management.

POLICY

The Group is committed to delivering on the following six issues that matter most:

KEEPING PEOPLE SAFE

- Maintain the highest health and safety standards and keep our people, subcontractors, customers and visitors safe and healthy in the communities we build and the offices we work in.

OPERATING EFFICIENCY

- Reduce construction waste through careful design, specification, and high quality construction processes. Maximise reuse and recycling.
- Reduce energy, water, and materials use during construction. Reduce carbon and other air pollutant emissions from our operations.

SUSTAINABLE PLACES TO LIVE

- Create high quality homes and places to live, through the use of our Great Places placemaking principles, which will create lasting value for communities.
- Build energy and water efficient homes that are affordable to run, enhance health and wellbeing, and integrate renewable technologies where required.
- Seek to protect and enhance ecology and biodiversity.
- Integrate resilience to predicted changes in climate through identifying and mitigating risks from flood, overheating, and water shortages.

INTRODUCTION

By its very nature our business has environmental and social impacts. Accordingly, we are committed to continuously safeguarding the environment and maintaining good labour relations by:

- Working with suppliers, contractors and supply chains to minimise the environmental and social impact of the materials, services and labour within our operations and supply chain that are integral to our business; and
- Developing commercial relationships with partners that embrace sustainable practices and spread best practice through the supply chain.

This Policy sets out a framework that we expect our supply chain partners to apply and relates to both the products/services they provide to us and the operating activities that they and their respective supply chains are engaged in.

THE POLICY

The key elements of our Policy relating to suppliers and subcontractors are:

- Suppliers must ensure compliance to all mandatory legislation that affects their activities and those of their own supply chain.
- Suppliers must conform to the specific requirements of our health, safety, environmental, quality and responsible sourcing requirements.
- Suppliers must maintain a Health and Safety Management System that is of a suitable standard for the operations they are engaged in. As a preference, organisations should gain certification to OHSAS:18001.

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Suppliers and subcontractors must commit to follow our supplier code of conduct. [www.barrattcommercialsupport.co.uk]

Suppliers must maintain an ethical sourcing policy that aims to ensure as a minimum that:

- All statutory legislation (in their country of operation) is adhered to;
- Working conditions are safe and healthy;
- No child, forced or slave labour takes place and the requirements of the International Labour Organisation's conventions are complied with;
- Living wages are paid;
- No individual is expected to work excessive hours; and
- There is no discrimination on the grounds of ethnicity, skin colour, gender, sexual orientation or other criteria.

Our suppliers and subcontractors must be prepared to demonstrate how they monitor compliance with these requirements on request.

We will use sustainability criteria including environmental & social impact, quality and price in the assessment and selection of future supply sources.

We will include appropriate sustainability criteria in our tender and contract documentation.

Where materials can be ethically sourced (and are economically viable and have equivalent quality and technical performance to alternative offerings), a preference will be given to materials that:

- A) Have a recycled content (with reference to WRAP – Recycled Content Product Guide);
- B) Minimise ecological damage;
- C) Have low embodied carbon (against BRE Green Guide);
- D) Utilise less material by design;
- E) Can be recycled;
- F) Minimise packaging waste;
- G) Minimise use of water;
- H) Use local resources; and
- I) Conform to Responsible Sourcing Standard: BES6001



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5.6 ENVIRONMENTAL POLICY

INTRODUCTION

This is the Environmental Policy of Barratt Developments PLC (the Group).

The policy reflects the Group's commitment to the environment and has been approved by our Board. The policy is communicated to all our employees, is displayed at all work locations and is made available through our website, to the public.

OBJECTIVES

The aims of our policy are to:

- Identify and minimise the risks to the environment from the Group's activities.
- Comply with current environmental legislation and act in anticipation of future requirements.
- Set targets to deliver continuous improvement in the management of environmental issues across the Group.

POLICY

To achieve these objectives the Group is committed to seeking to:

- Prevent pollution, reduce waste and to ensure the efficient use of materials, energy and water.
- Use sustainable, reusable or recyclable products.
- Ensure that all wastes, particularly hazardous or contaminated wastes are tested, transported and disposed of in an environmentally acceptable manner, in accordance with statutory duty of care requirements.
- Minimise noise levels, traffic movements, emission of pollutants and disturbance to the public and local ecosystems, wildlife habitats and preserve heritage.
- Review its activities and identify issues, which could have a significant impact on the environment.
- Minimise risks of environmental incidents through the formulation and adoption of appropriate risk management procedures and, in conjunction with the appropriate authorities, to maintain an emergency response capability to deal with accidental pollution.
- Engage with our supply-chain to ensure compliance with this policy.
- Provide the necessary awareness and training to enable staff at all levels to understand and contribute to the implementation of this policy.
- Ensure each development has a robust plan in place for the management of waste, from inception through the duration of its construction.

This policy statement outlines the Group's commitment to minimising the adverse environmental impact from our operations.

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5.7 CLIMATE CHANGE POLICY

INTRODUCTION

Climate change will cause more extreme weather events such as storms, heatwaves, wetter winters and drier summers, greater risk of flooding, water shortages and overheating in homes. The consequences of climate change may affect where we buy land, our operations, access to raw materials in our supply chain and the design of the homes and places we create.

OBJECTIVES

The aims of our policy are to:

- Support the delivery of the UK Government's climate change commitments and carbon budgets.
- Identify and manage risks and opportunities arising from predicted changes in climate on our operations, our supply chain and our customers.
- Set clear goals, targets and KPI's and accountability and report annually on our performance.
- Work with suppliers, sector bodies, local and national government to identify cost effective routes for mitigation and adaptation.
- As a minimum comply with all legal and national planning policy requirements.

POLICY

The Group is committed to:

- Minimise our operational impact
- Improve energy efficiency, reduce carbon emissions from our sites, divisional and sales offices through onsite generation or purchasing renewable energy.
- Reducing use of water, materials and the generation of waste.
- Reducing business mileage and emissions through use of technology and fleet management.

Mitigating climate change through development and home design.

- Continue to deliver energy efficient homes via a fabric first approach.
- Adherence to our Great Places, placemaking principles to ensure our developments are connected, have access to community facilities, sustainable transport options, and sustainable drainage solutions.
- Engage our customers and provide features to support them to live more sustainably.

MITIGATING CLIMATE CHANGE BY WORKING WITH OUR SUPPLIERS AND SUBCONTRACTORS
Specifying low carbon materials in accordance with our sustainable procurement policy.

- Engage our supply chain to reduce embodied carbon of our construction materials and services.

ADAPTATION THROUGH INNOVATION, RESEARCH AND PARTNERSHIP

Invest in trials of innovative methods of construction.

Research emerging SMART technologies and techniques.

Implement measures on developments to adapt to changes in thermal comfort, flood risk and water shortage.

This policy is supported by our sustainability, sustainable procurement, and environment policies, and the targets and actions defined in our sustainability strategy.

This policy is reviewed annually and is approved by the Group Board. It is communicated to key stakeholders and is available on our website.

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5.8 TIMBER SOURCING POLICY

INTRODUCTION

Barratt Developments PLC uses substantial amounts of timber in the production of our homes. We purchase timber materials from numerous suppliers across the UK who in turn source these materials from around the world. We are committed to purchasing all timber and timber products from well-managed forestry sources, whilst recognising that some areas of the world represent greater environmental risks than others in respect of timber harvesting.

We recognise the importance of forests as carbon sinks to reduce the pace and scale of climate change, as habitats for wildlife, and for providing the raw materials used in our business. Protection of forests underpins our contributions to two UN Sustainable Development Goals relevant to our business: 12 'Responsible consumption and production', and 15, 'Life on land'.

Barratt Developments PLC acknowledges the importance of auditable independent certification throughout the supply chain. Whilst there are currently more than one recognised forestry certification body, we have chosen the following as appropriate alternatives that all suppliers must conform to:

Forest Stewardship Council ('FSC') standard and its "Chain of Custody" certification

Programme for the Endorsement of Forest Certification ('PEFC').

This Policy sets out a framework that we expect our timber supply chain partners to apply and relates to all timber products that they provide to us and the operating activities that they and their respective supply chains are engaged in.

POLICY

All timber and timber products purchased directly by the Group, be that centrally or locally sourced, or on its behalf by sub-contractors should be acquired from sustainable sources. All timber and timber products (where applicable) should carry either FSC or PEFC certification.

It is a condition of contract that all suppliers and sub-contractors to the Group will comply with relevant legal obligations regarding timber and timber products, in particular compliance with the EUTR where products are in scope.

When selecting suppliers, preference will be given to those organisations that can demonstrate compliance to independent chain of custody standards.

If independently certified timber or timber products cannot be sourced, suppliers will be required to provide evidence that they are using timber from a known source that is well managed (evidence to support this will be required).

COMPLIANCE

We will periodically monitor the quantity of timber we purchase from suppliers, and its type and country of origin.

All suppliers will be required to provide evidence of third party certification documentation. All supplier certification will be audited periodically to ensure documentation continues to be valid.

Barratt Developments PLC is committed to procuring timber sourced from known, legal, certified sources. This includes the elimination of wood originating from non-certified High Conservation Value Forests, and inappropriately cleared, converted or degraded/degrading forests. We are committed to protecting the rights and livelihoods of local communities depending on forests.

We will implement the necessary strategic and innovative programmes to maximise compliance and will work in partnership with our suppliers to facilitate the provision of transparent and clear information about the sources of our wood products wherever practicable.

We will also seek, through our suppliers, to obtain clear evidence of good forest management practice at the original source. Whilst our intention is to give preference to those suppliers who can provide such evidence, we also accept the need to work with those who are less able but are genuinely seeking to attain high standards of forestry management.

This policy is reviewed annually and is approved by the Group Board. It is communicated to key stakeholders and is available on our website.

5.0 THE ENVIRONMENT & THE FUTURE

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CHALKERS RISE
PEACEHAVEN

Omega
Architects

Unit 6, AC Court,
High Street,
Thames Ditton,
Surrey,
KT7 0SR

Tel: (01372) 470 313

www.omega-architects.co.uk

PREPARED BY OMEGA ARCHITECTS
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REGISTERED COMPANY DETAILS

Omega Partnership Limited, UK registered Company Number 2952784
Registered Address: Wisley, 45 High Street, Esher, Surrey, KT10 9QY



Lower Hodder Farm, Peacehaven Phase 2

Sustainability Statement (Energy and Water)

November 2019

Daedalus Environmental Limited
61 London Road
Maidstone
ME16 8TX

T: 0777 9333543

E: enquiries@daedalusenvironmental.co.uk

W: www.daedalusenvironmental.co.uk

Version	FINAL	Date	12th November 2019
Authors	Philip Jackson		
Client:	Barratt Southern Counties		
Contact:	Sean Havis		
Address:	BDW House, Walnut Tree Close, Guildford, Surrey, GU1 4SW		

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1 Introduction

1.1 Background

- 1.1.1 This Energy & Water Statement forms part of the planning application documentation submitted for Phase 2 of the development at Lower Hodder Farm, Peacehaven, which has already received outline planning permission. The Phase 2 application comprises 153 new dwellings. This Statement It has been commissioned by Barratt Homes Southern Counties (the Applicant) in order to demonstrate the approach to sustainable energy and water efficient design for the site.
- 1.1.2 The Statement responds to the requirements of the local planning authority (Lewes District Council) in relation to the energy and carbon emission performance of new developments. It also addresses the issue of sustainable use and management of water. In so doing it describes the planning policy requirements for the site, outlines the various targets and standards that the development will meet, and ultimately how these standards will be achieved.
- 1.1.3 With respect to energy, details of the approach to energy efficiency (reducing demand) and energy supply (including relevance of the application of renewable energy systems) are provided. The site will be subject to detailed construction design and contractor procurement in due course and therefore specifics around equipment and technologies (for example manufacturers and models) have not been provided at this stage. However, the experience of the developer / applicant in developments of this kind has enabled us to use proven specifications and data to inform the approach to ensure it is as robust as possible at this stage. As a detailed application for Phase 2 – we have included a number of specific calculations on proposed housetypes to help demonstrate levels of performance against Building Regulations standards.
- 1.1.4 With respect to water use, the issues are outlined, the standards described and a specification of water fixtures and fittings is provided that will achieve performance expectations. This Statement does not cover the issue of flood risk and sustainable drainage – this is provided in the accompanying Flood Risk Assessment submitted as part of the application.
- 1.1.5 In summary, the overall approach and design standards have therefore been described to help ensure that the development will, when built, meet the expectations of the local planning authority, and in line with extant outline permission.

1.2 Site Description

- 1.2.1 The site is former agricultural land which abuts the existing built up areas of Peacehaven on its western boundary, and to the east lies the recently completed Southern Water treatment works. The Phase 1 part of the development comprises 143 residential dwellings which are already under construction and lies to the north of Phase 2. Phase 3 of the development will make up the southern boundary in due course. The new dwellings will be a combination of 1 to 5 bedroom houses and 1 & 2 bedroom flats, with a mix of tenures. A map and layout for the development are provided below:

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Figure 1: Site location



Figure 2: Proposed development site



Figure 3: Illustrative masterplan for the whole site – Phase 1 highlighted blue

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2 Sustainability Policy Review

2.1 The National Planning Policy Framework 2019 (NPPF)

2.1.1 The policy framework encouraging sustainable new development is comprehensive at both a national and local level. The NPPF, Section 2, states that the purpose of the planning system is to contribute to sustainable development, and it therefore has three overarching objectives 'to be pursued in mutually supportive ways':

- An economic role, contributing to a strong, responsive, competitive economy;
- A social role, supporting vibrant and healthy communities and;
- An environmental role, protecting and enhancing our natural, built and historic environment.

2.1.2 As such the NPPF at its heart contains a 'presumption in favour of sustainable development'. Emphasising the need to achieve well designed places, the NPPF states that "*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*".

2.1.3 The NPPF sets out a number of principles which should underpin both plan-making and decision-taking, and of which many are particularly relevant to this document. In this context planning should:

- Promote healthy and inclusive places that promote social interaction, enhance healthy lifestyles, and which are safe and accessible;
- Seek to secure a high-quality of design and a good standard of amenity for occupants;
- Support the transition to a low-carbon future, avoid increased vulnerability to climate change impacts, take account of flood risk and coastal change and seek to reduce greenhouse gas emissions. Plans should include a positive strategy for dealing with more sustainable forms of energy and, in particular, renewable sources;
- Help conserve and enhance the natural environment and reduce impact on all forms of pollution, whilst net gains in biodiversity should be achieved;
- Plan and manage development to make full use of public transport, walking and cycling; and take into account the emerging changes in, and requirements of the transport industry around electric vehicles and other ultra low emission vehicles;
- Support the expansion of high quality communications networks which are seen as integral to economic growth and wellbeing (for example the application of full fibre connections to the building).

2.2 Acts of Parliament

2.2.1 The Climate Change Act 2008 set a binding target to reduce the UK's carbon emissions by at least 80% in 2050 from 1990 levels, with 15% of UK energy to come from renewable sources by 2020. In June 2019, a draft order was laid before Parliament to change the 80% target to 100%. Furthermore, the Climate Change Committee, established under the Climate Change Act, has established five 'carbon budgets' to act as stepping stones towards the 2050 target,

with a minimum 33% carbon reduction target by 2020 based on 1990 levels. The Energy Act, also introduced in 2008, contains provision to put in place financial incentives for small scale renewable energy installations (less than 5MW).

2.2.2 Part L Building Regulations 2013: these most recent updates to the Building Regulations took effect in April 2014, with the overall aim of delivering further reductions in CO₂ emissions from new development. These targets result in a CO₂ saving of approximately 33% against 2006 Building Regulations standards. In addition, the 2013 update introduced a fabric energy efficiency target, related to the heating energy performance of the buildings. In 2015 central government abandoned the zero carbon target set for 2016, however it is expected that further updates to Part L will come into force over the next two years, subject to consultation and review.

2.2.3 Part G Building Regulations 2015: this section of the Building Regulations details water efficiency standards required for new developments. This is covered in more detail in Section 4 of this report.

2.3 Regional and Local Level

Lewes District Local Plan Part 1 Joint Core Strategy (May 2016)

2.3.1 The adopted Core Strategy includes a focus on tackling climate change as a key issue:

Section 3 Key Strategic Issues and Challenges: Tackling Climate Change

- We need to mitigate the causes and effects of climate change through the location and nature of new developments and by helping to shape places that create lower carbon emissions and are resilient and adaptive to climate change.*
- We need to promote and encourage alternative energy sources using decentralised or low carbon technologies, and energy and water efficiency in the design, construction and use of buildings.*

Section 5 Strategic Objectives: To ensure that the district reduces causes of climate change and is proactive regarding climate change initiatives

- This objective will involve (...) promoting low carbon emissions, resource efficiency measures and renewable energy in new development.*

2.3.2 Core Policy 14 responds directly to the above strategic objective and is of particular relevance to this statement:

Core Policy 14 – Renewable and Low Carbon Energy and Sustainable Use of Resources

In order to reduce locally contributing causes of climate change, including through the implementation of sustainable construction techniques in new developments, the local planning authority will:

- *Encourage renewable and low carbon energy in all development, with proposals responding to the potential identified in the Energy Opportunities Map. Development location and design that takes advantage of opportunities for decentralised, renewable and low carbon energy will be encouraged.*
- *Support applications for low carbon and renewable energy installations (...)*
- *Require planning applications relating to Core Strategy strategic site allocations to be accompanied by an Energy Statement. The Energy Statement will seek to incorporate decentralised and renewable or low carbon technologies into the development proposal....*
- *Require all new dwellings to achieve water consumption of no more than 110 litres per person per day, unless it can be demonstrated that it would not be technically feasible, or financially viable.*

2.3.3 *Core Policy 11: Built and Historic Environment and High Quality Design* is also of significant relevance here, focusing on creating sustainable places and communities within new development. Only relevant sections are included here:

The local planning authority will seek to secure high quality design in all new development in order to assist in creating sustainable places and communities. This will be achieved by ensuring that the design of developments:

- *Adequately addresses the need to reduce resources and energy consumption*
- *Provides a satisfactory environment for existing and future occupants including, in relation to housing development, adequate provision for daylight, sunlight, privacy, private outdoor space and/or communal amenity areas*

3 Sustainable Energy Demand and Supply

3.1 Overall Approach

- 3.1.1 This development will focus on achieving the ever-improving standards under Building Regulations in the most efficient and sustainable way possible. As such, the focus will be orientation and layout as well as the thermal performance of the structure i.e. the Applicant will be taking a Fabric First approach to construction.
- 3.1.2 This approach follows the principles of the energy hierarchy which ensures that they are as energy efficient as reasonably possible through good design, layout, orientation and construction before then considering systems that supply energy, including the use of renewable energy systems.
- 3.1.3 The Building Regulations are due to be updated in the forthcoming year but this is likely to be after the commencement of Phase 2, so the current work is based on existing regulations in lieu of any changes and updates, for which there is no detail yet available.
- 3.1.4 The Applicant will therefore ensure that the buildings meet these energy efficient standards, reducing **demand** for energy through thermally efficient, easily controlled, well designed and oriented buildings.
- 3.1.5 We have provided the Building Regulations energy and emissions calculations (SAP) for the site – using the housetypes proposed on the development. The calculation outputs are very long documents and as a result have included extracts from them for the purposes of this report. This section therefore demonstrates the means by which energy use and carbon emissions will be minimised – and how this development will be compliant with policy CP14.

3.2 Site Layout

Orientation and Daylighting

- 3.2.1 The orientation of properties – along with the size and location of the properties' glazing – plays an important part in energy performance. Improving the building's orientation, such that the main living spaces can benefit from the heat and light of the Sun, can reduce the requirement to use fossil fuels to perform the same function. This reduces costs, energy use and associated carbon emissions.
- 3.2.2 Ideally a building should have a southerly orientation, so it benefits from the Sun during the middle portion of the day without suffering from potential overheating later in the afternoon. This also helps to ensure that, during the winter when the Sun's path is shortened, the building and its living spaces still benefit as much as possible from winter sunlight.
- 3.2.3 The following figure highlights in yellow those properties which will benefit from a southerly orientation within Phase 2, which follows the principles established during Phase 1:



Figure 4: Phase 1 southerly oriented properties

3.3 Energy Efficiency Measures

- 3.3.1 The way the buildings are oriented and internally laid out is important in maximising natural energy gain into the property, but maintaining comfortable temperatures and low energy bills will also require a well constructed and thermally efficient building envelope.

Thermal Performance

- 3.3.2 The integration of energy efficiency measures and improved thermal specifications will increase thermal performance of a building, but they also are a key consideration at design stage because they last the whole life of the building, unlike heating and renewable energy systems.
- 3.3.3 The air tightness of a building is important in reducing heat loss, but also in the prevention of draughts that can ultimately mean warm temperatures feel uncomfortably cold. The target for the development will be to ensure domestic properties are built with an air tightness of $5\text{m}^3/\text{m}^2@50\text{Pa}$ or less. This will help reduce the size of the heating system, reduce the risk of interstitial condensation, improve the building's lifespan, reduce sound transmission through the structure and finally reduce energy use and carbon emissions.
- 3.3.4 The table below provides an indication of the levels of performance for the different building elements, which represent a considerable improvement upon statutory maxima.

Element	Target U-value ($\text{W}/\text{m}^2\text{K}$)
Roof	0.11
Sloping ceiling / room in roof	0.16
External walls	0.27
Party walls (filled and sealed)	0.0
Ground floor	c.0.13-0.17
Windows / glazing	1.41
Rooflights	1.5
Doors (type dependent)	0.8-1.7
Factor	Recommended value
Thermal bridging	0.08 (Accredited Details)
Air tightness	$5\text{m}^3/\text{m}^2@50\text{Pa}$
Heating system	High efficiency (90%) condensing gas boiler

Table 1: Summary of U-values and specifications (illustrative)

- 3.3.5 From a ventilation perspective, building air tight structures can cause potential problems of excess moisture unless the correct levels of ventilation are applied. All the houses will benefit from the option of cross / purge ventilation, and will also have extract fans (in kitchens and bathrooms, etc). Flats on the development may need to have a continuous mechanical extract system installed – depending on design input from the mechanical engineer.

Lighting, Fixtures and Fittings

- 3.3.6 Additional improvements in energy performance will be made by maximising the efficiency of appliances, lighting, fixtures and fittings. All electric lighting will be energy efficient. All appliances where installed will be at least A-rated further minimising the use of both electricity and hot water. Other fixtures and fittings will be specified that reduce hot water consumption with low and/or aerated flows.

3.4 Supplying Energy

- 3.4.1 The properties will be heated using high efficiency condensing gas boilers with weather compensation, either in standard (with hot water storage) or combination configurations, depending on the size of the property (and therefore likely demand).

3.5 Low Carbon and Renewable Energy Systems

- 3.5.1 The SAP calculations completed to date – the results of which are provided in 3.6, below – indicate that no renewable energy systems are likely to be required, following a tightening of the thermal performance specification and the use of specific details related to the proposed development.
- 3.5.2 Given the orientation of the site shown above, the majority of houses have a south east to south westerly facing roof space, and given the density of, and proposed landscaping for, the site these will be unshaded. It will therefore be possible for residents to benefit from the installation of renewable energy systems if they so wish, and the Applicant is therefore considering offering the panel systems as an optional extra, and to do so at cost. This would further reduce emissions and provide interested residents with further energy saving benefits. Where southerly facing roof spaces are not available, then east/west panels systems could be used, although slightly increasing the system size on a single elevation will probably be more cost effective. The PV panels - where installed - will be roof integrated to minimise any visual impact. For clarity, however, this would be above and beyond the requirements of existing planning policy and is not required for planning compliance.
- 3.5.3 There may also be the opportunity for the installation of PV systems for the flats which would be communally configured. PV arrays located on the apartment blocks would therefore be connected to the 'landlord load', and the carbon saving calculated and allocated accordingly. Once the detailed calculations are carried out for these dwellings, then PV may be required and can be confirmed in due course.

3.6 Residual Energy Demands and Carbon Emissions

- 3.6.1 The following table provides a summary of example SAP calculations completed for different housetypes appearing in the development as a whole. In addition to the regulated energy demands calculated by SAP (heating, hot water, fixed lighting, pumps, fans), we have also included unregulated demands (for appliances, other lighting) to demonstrate a more accurate picture of overall emissions.

LOWER HODDERN FARM PHASE 2: SAMPLE HOUSETYPE ENERGY DEMANDS AND CARBON EMISSIONS											
PROPERTY DETAILS			BUILDING REGULATIONS			ENERGY (kWh)					CARBON EMISSIONS (kgCO2/a)
HOUSETYPE	N	AREA (m2)	DER	TER	%	SPACE HEATING	DHW	REG ^D POWER	COOKING	UNREG ^D POWER	
Alverton	1.90	57	24	25.72	6.69%	3,363	1,585	361	762	1,889	7,198
Alverton	1.90	57	23.07	25.15	8.27%	3,163	1,585	361	762	1,889	7,760
Alderney	2.84	114	16.38	16.65	1.62%	4,168	2,180	512	866	3,168	10,894
Ennerdale	2.55	85	19.48	19.59	0.56%	3,794	1,938	437	834	2,624	9,627
Ennerdale End	2.55	85	18.17	18.68	2.73%	3,284	1,939	437	834	2,624	9,118
Hesketh	2.87	121	15.65	15.77	0.76%	4,622	2,284	531	869	3,274	11,581
Hesketh End	2.86	119	14.83	15	1.13%	3,770	2,511	526	869	3,244	10,920
Maidstone End	2.40	77	18.12	18.6	2.58%	2,779	1,881	421	818	2,435	8,334
Maidstone Mid	2.40	77	16.05	17.29	7.17%	2,126	1,811	424	818	2,435	7,614
Norbury End	2.80	108	16.33	16.36	0.18%	4,208	1,941	519	862	3,070	10,600
Norbury Mid	2.80	107	14.85	14.97	0.80%	3,181	2,178	527	862	3,053	9,801
Radleigh	2.87	121	16.44	16.6	0.96%	5,005	2,115	549	869	3,274	11,813
Type 55 End	2.58	87	18.12	18.69	3.05%	3,611	1,879	469	838	2,668	9,465
Type 66 End	2.70	96	15.46	16.09	3.92%	3,079	1,929	525	851	2,854	9,237
Type 67 Mid	1.90	57	17.83	18.89	5.61%	1,650	1,594	337	762	1,889	6,232
Woodcroft	2.86	119	14.01	14.04	0.21%	3,140	2,462	560	869	3,244	10,275
Woodcroft End	2.86	119	15.03	15.15	0.79%	4,068	2,121	555	869	3,244	10,857
Type 69 End	2.32	73	18.05	18.94	4.70%	2,595	1,771	401	808	2,334	7,909
Type 69 Mid	2.40	77	16.08	17.50	6.03%	2,215	1,807	437	818	2,435	7,712
Windermere	2.72	98	17.68	18.63	5.10%	4,411	1,937	489	853	2,892	10,582
											3,310

4 Sustainable Water Management

4.1 Potable Water Consumption

- 4.1.1 Water efficiency becomes increasingly important in a changing climate with diminishing water resources. We consume a vast amount of potable water in non-potable situations, including flushing the toilet, washing the car and irrigating our gardens. Only a small proportion of our *potable* mains water is used for drinking, cooking and personal washing:

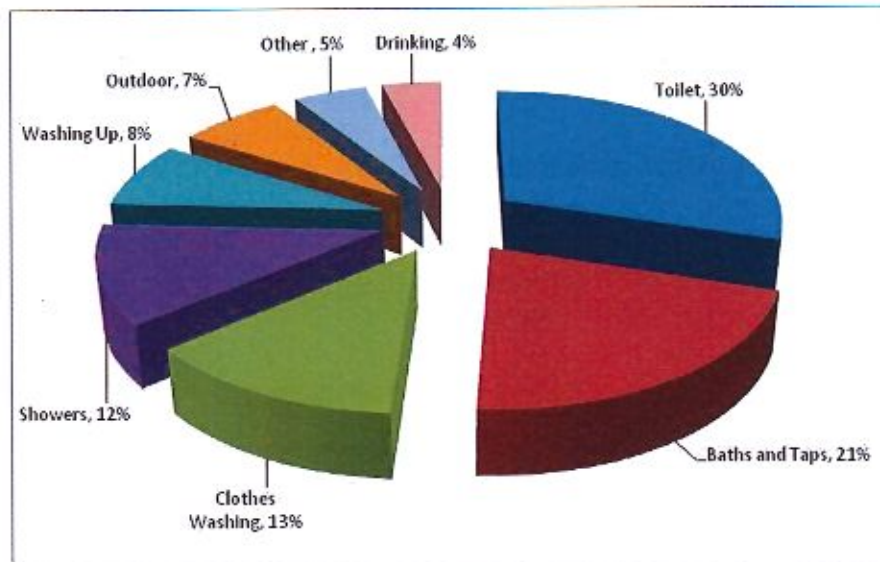
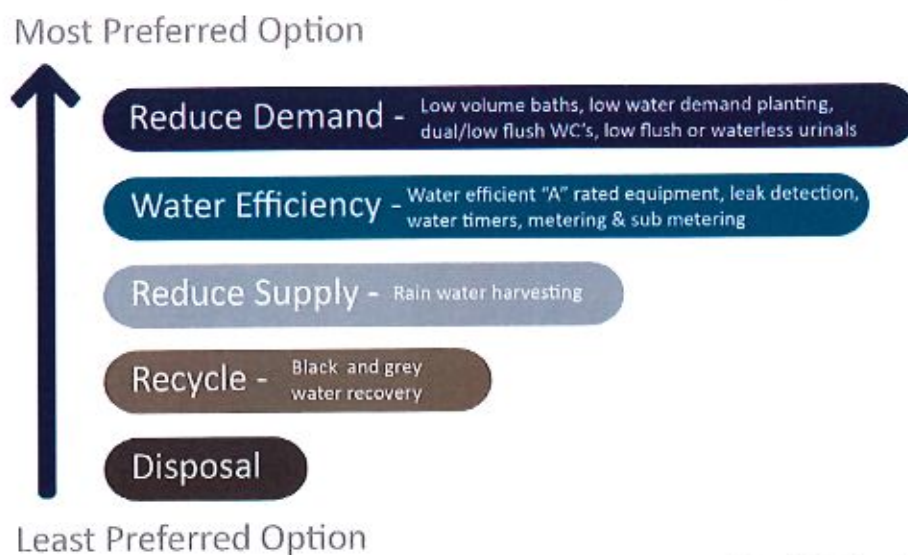


Figure 5: Domestic water consumption by end use (waterwise.org.uk)

- 4.1.2 The national average for water consumption is around 158l/p/d. In order to reduce this figure, the management of water in the proposed development will follow the principles of the water hierarchy:



© Daedalus Environmental Limited

Figure 6: The water hierarchy

4.2 Water Reduction Measures

4.2.1 The efficient use of water forms part of the Core Policy 14 within the adopted Lewes District Local Plan Joint Policy document. With Lewes being in the South East of England, an area of 'serious water stress' according to the Environment Agency, the Policy states that all new homes in the district will be required to achieve water consumption of no more than 110 litres per person per day..

4.2.2 In addition to CP14, the same (optional) standards appear within Approved Document Part G of the Building Regulations [36/(2)b], which pertains to sanitation, hot water safety and water efficiency, shown right.

Water efficiency of new dwellings

36.—(1) The potential consumption of wholesome water by persons occupying a new dwelling must not exceed the requirement in paragraph (2).

(2) The requirement referred to in paragraph (1) is either—

(a) 125 litres per person per day; or

(b) in a case to which paragraph (3) applies, the optional requirement of 110 litres per person per day,

as measured in either case in accordance with a methodology approved by the Secretary of State.

(3) This paragraph applies where the planning permission under which the building work is carried out—

(a) specifies the optional requirement in paragraph (2)(b); and

(b) makes it a condition that that requirement must be complied with.

(4) In this Part, "new dwelling" does not include a dwelling that is formed by a material change of use of a building within the meaning of regulation 5(g).

Figure 7: Extract from Approved Document G of the Building Regulations

4.2.3 The Applicant is therefore acutely aware of the need to minimise the impact of development on a resource which is increasingly scarce in the south east of England, and will ensure that this development exceeds the 110l target.

4.2.4 Fixtures, appliances and fittings will be specified which considerably reduce potable water use. As such the development will exceed the standard described above, so that the daily potable/wholesome water use will be calculated to not exceed 110 litres per person per day. The following table is an illustrative list of water specifications that have been used elsewhere and which typically achieve this standard, and we have provided, on the following page, a screenshot of the water calculator showing water efficiency performance:

Measure	Water Use
Showers (l/min)	10
Aerated taps (l/min)	4
Kitchen sink taps (l/min)	4
Bath (l capacity)	140
Low / dual flush WC (l)	6/3
Washing machine (l/kg dry load)	7
Dishwasher (l/place setting)	1.08
Rainwater recycling	Rainwater butts

Table 2: Illustrative water specifications

Water Calculator									
WC		Taps (Kitchen/Utility)		Baths		Dishwashers		Washing Machines	
Taps (Other)		Showers		H2O softeners		Greywater		Rainwater	
Installation Type		Unit of Measure		Capacity/Flow rate (1)		Use Factor Fixed use (litres/person/day) (2)		Litres/person/day = [(1)x(2)] + (3) (4)	
WC (single flush)		Flush Volume (litres)				4.42		0	
WC (dual flush)		Full flush Volume (litres)		6		1.46		8.76	
WC (multiple fittings)		Part flush Volume (litres)		3		2.96		8.88	
		Average effective flushing Volume (litres)				4.42		0	
Taps (excluding kitchen/utility room taps)		Flow rate (litres/min)		4.00		1.58		7.90	
Bath (where shower also present)		Capacity to overflow (litres)		140.00		0.11		15.40	
Shower (where bath also present)		Flow Rate (litres / minute)		10.00		4.37		43.70	
Bath Only		Capacity to overflow (litres)				0.50		0	
Shower Only		Flow Rate (litres/minute)				5.60		0	
Kitchen/Utility room sink taps		Flow rate (litres/minute)		4.00		0.44		12.12	
Washing Machine		(Litres/kg dry load)		7.00		2.1		14.70	
Dishwasher		(Litres/place setting)		1.08		3.6		3.89	
Waste disposal unit		(Litres/use)		☐ Present		3.08		0	
Water Softener		(Litres/person/day)				1.00		0	
		(5)		Total Calculated use (litres/person/day) =SUM(column 4)				115.35	
		(6)		Contribution from greywater (litres/person/day)				0	
		(7)		Contribution from rainwater (litres/person/day)				0	
		(8)		Normalisation factor				0.91	
		(9)		Total internal water consumption = [(5)-(6)-(7)]x(8) (litres/person/day)				104.97	
		(10)		External water use				5.0	
		(11)		Total water consumption (Building Regulation 17.K) = (9)+(10)(litres/person/day)				110.0	

Figure 8: Water calculator results

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5 Summary

- 5.1.1 This Energy and Water Statement has been commissioned by the Applicant to accompany planning application for Phase 2 of the proposed development on Lower Hoddern Farm, Peacehaven. Phase 2 builds on the previous hybrid application for the wider site and Phase 1, the latter of which is already under construction, and meets the commitments previously made in relation to the current planning framework for Lewes.
- 5.1.2 Phase 2 comprises 153 new residential dwellings, a combination of 1-5 bedroom properties, with a mixture of tenures.
- 5.1.3 There is clearly a need to ensure that sustainable design and construction is central to the design philosophy, construction management and ongoing operation of the final development, given the currently undeveloped nature of the site. A key feature of this – underpinned by Lewes Joint Core Strategy – is the need to ensure sustainable energy use and water efficiency throughout the development.
- 5.1.4 This Statement demonstrates the approach to energy and water on this second phase of the development, and further work has demonstrated compliance with regard to the energy performance of the buildings, where (for example) energy calculations for individual units have been provided.
- 5.1.5 Should the council also require final details of water fixtures and fittings, and/or mechanical and electrical products and services implemented within dwellings, these can also be provided during the construction phase, or on completion of the relevant Phase, as required.
- 5.1.6 By following the principles of this Statement, the development will comply with the requirements of the Joint Core Strategy, and in so doing provide homes which minimise energy demands, running costs and associated carbon emissions, whilst considerably reducing demand for potable water when compared against a typical, existing, residential development.



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PARKING PROVISIONS		PARKING REQUIRED (EPC)	
Name	Count		
Allocated Parking	268	300	
Unallocated Parking	17	17	
- For Residents			
Unallocated Parking-	93	31	
- For Visitors			
Allocated Parking	12(37)*		
- Garage			
TOTAL	350	348	

* Every 3 garage spaces provided only count as 1 parking spaces towards the overall parking



BARRATT SOUTHERN COUNTIES
PECKHAM - PHASES 2 & 3

PARKING PLAN
1:500 @ A1



2024 - A - 1106 - PK - B
PLN_2_1106

92

80

0

PARISH CONSULTATION LETTER

From:	Planning	To:	Peacehaven
Comments to be received by:		17.12.2019.	
Case No:	LW/19/0804		
Case Officer:	Mr Christopher Wright		

Location: 25 Glynn Road Peacehaven East Sussex BN10 8AT

Proposal: Proposed revised site access off Glynn Road for the approved development (LW/18/0338) with associated alterations to the 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 17.12.2019.

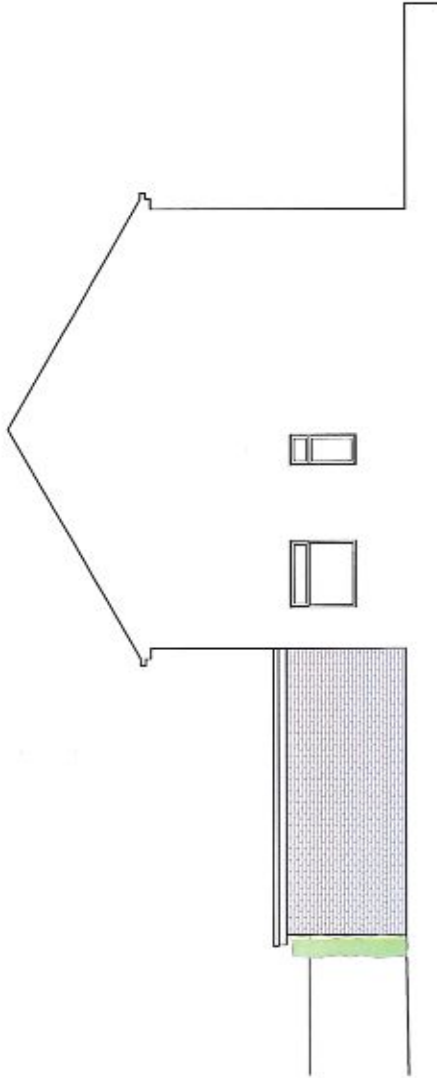
Yours faithfully

Mr Christopher Wright
Specialist (Planning)

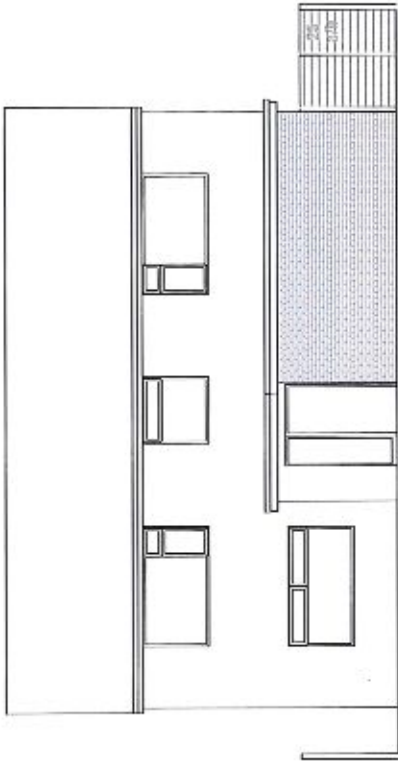
Phone: 01273 471600

Email: Customerfirst@lewes-eastbourne.gov.uk

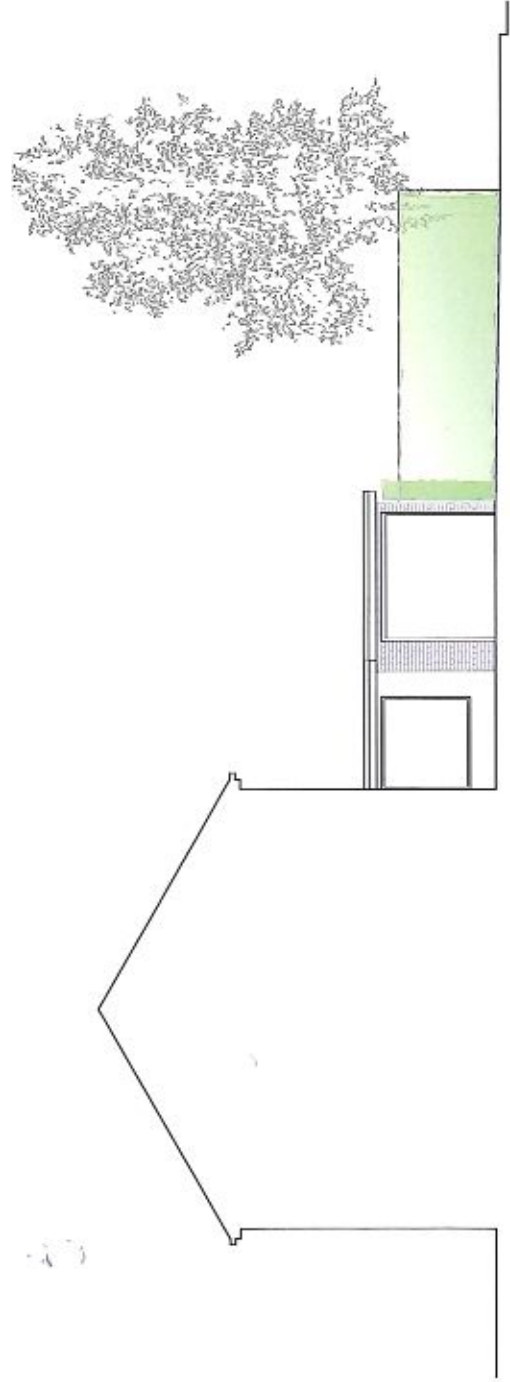
Website: lewes-eastbourne.gov.uk



proposed west elevation



proposed (north) street elevation



proposed east elevation

MA Architecture
Interior Design
1000 State Street | 2nd Floor | Boston, MA 02109
Tel: 617.552.1100 | Fax: 617.552.1101 | Email: info@maarch.com

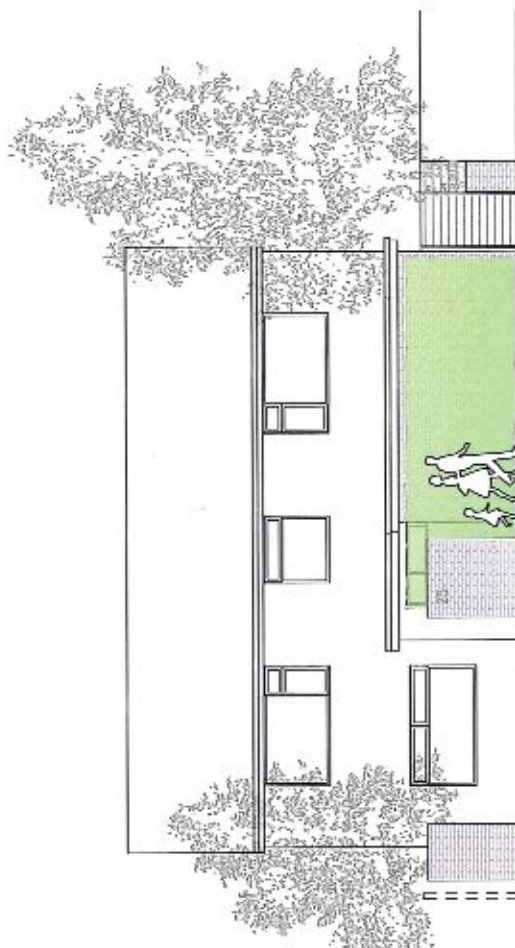
MA ARCHITECTURE & INTERIOR DESIGN

Schmitt
Glynn Road, Peacehaven
Tisbury

PROPOSED ELEVATIONS

Scale 1/100 & A3
Date 04/11/2019

Drawing Number
1015-P-112 A



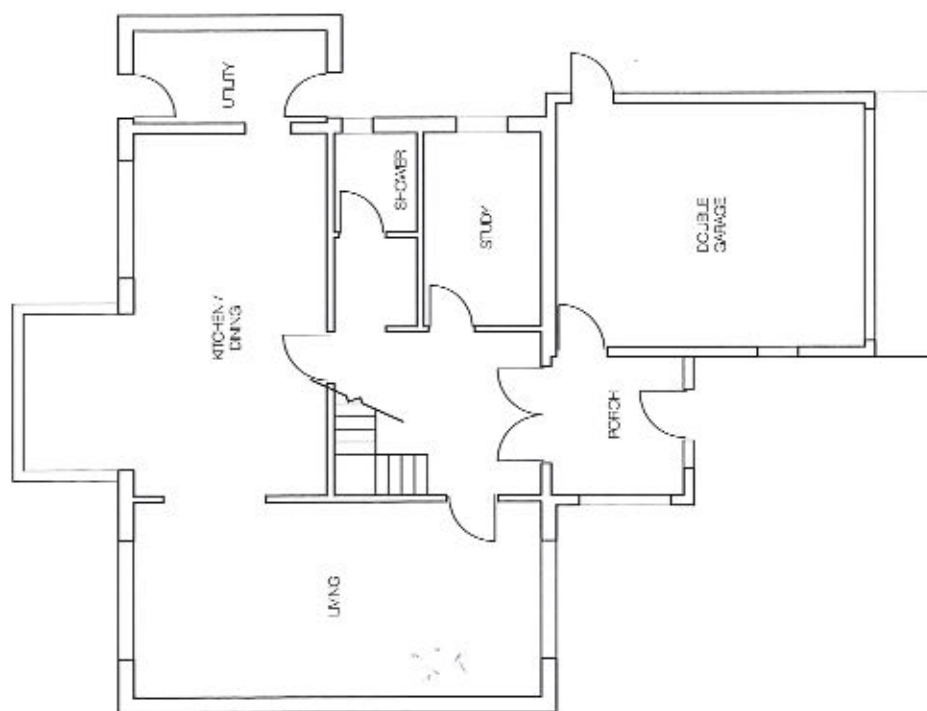
proposed (north) street elevation

M.A. ARCHITECTURE & INTERIOR DESIGN
 Studio House 725 Star Line Drive
 Suite 100 | San Diego | CA 92108
 Tel: 619.596.1199 | G@peacehaven.com

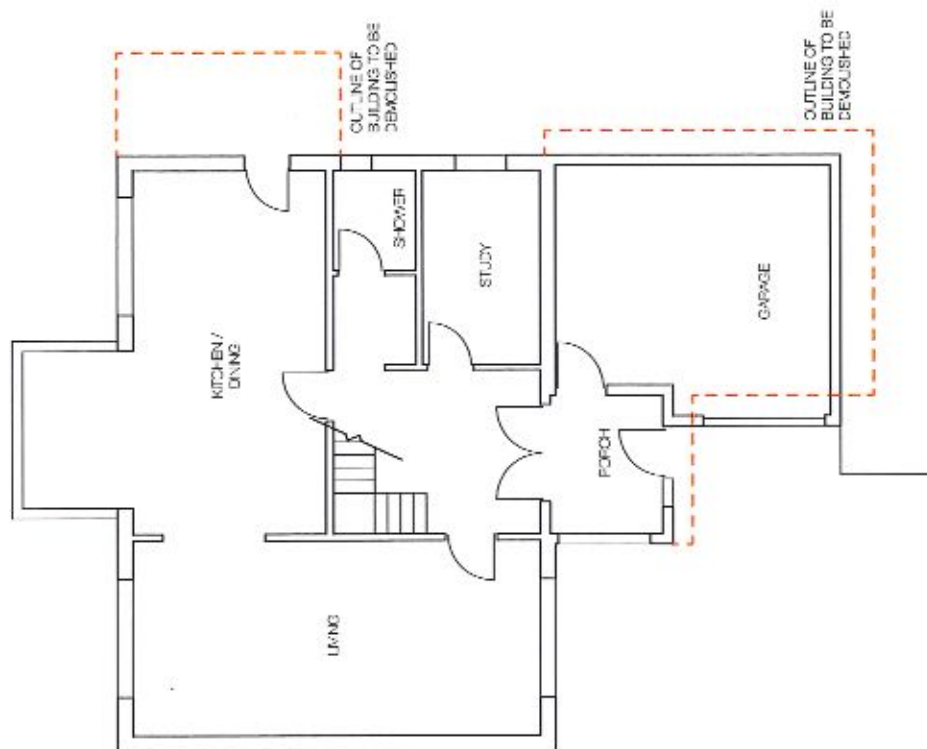
Client: **GLYNN ROAD, PEACEHAVEN**
 Scheme: **PROPOSED CONTEXT SKETCH AND STREET ELEVATION**

Scale: **1:100 @ A3**
 Date: **24/1/2019**

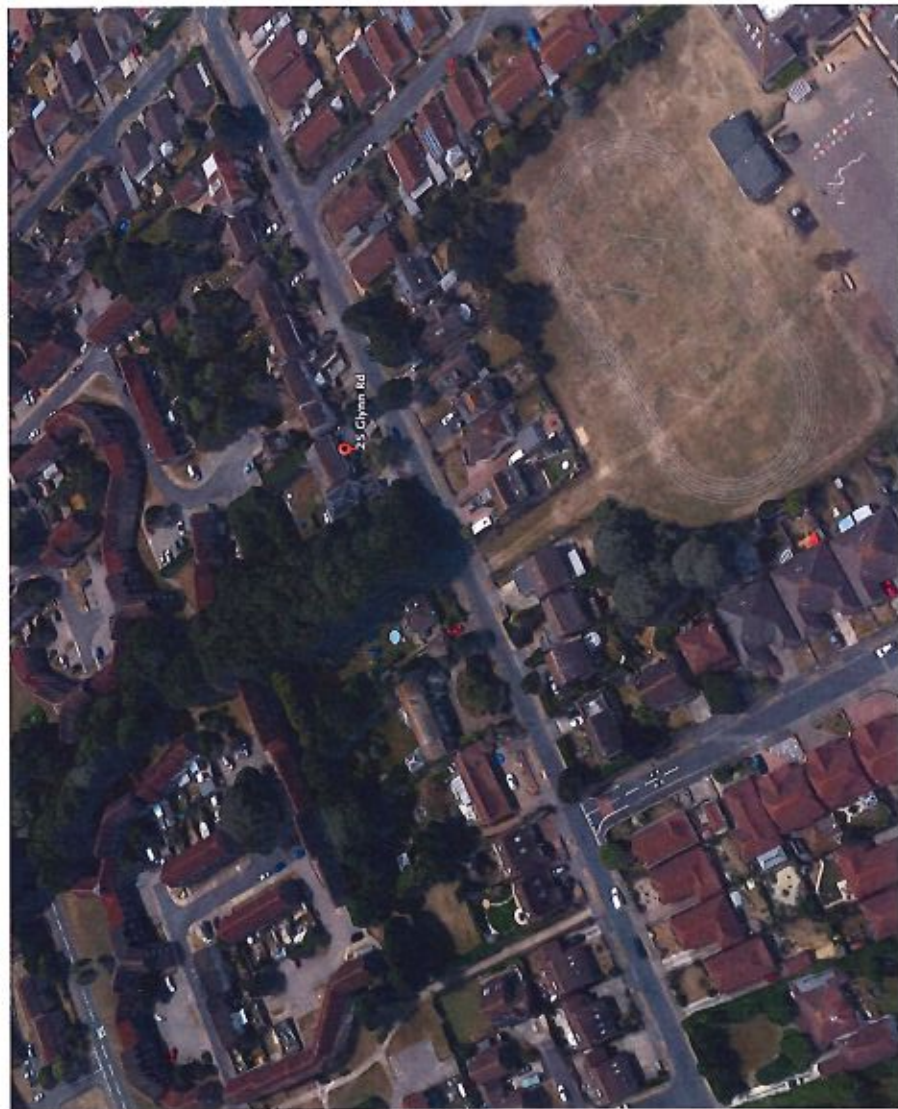
Drawing Number: **1015-P-113 A**



existing ground floor plan



proposed ground floor plan



Design and Access Statement

In support of Full Planning application

25 Glynn Road | Peacehaven

Introduction

This Design & Access Statement accompanies a full planning application for the proposed revised site access off Glynn Road for the approved residential development on the land to the rear of 25 Glynn Road with associated alterations to the existing dwelling at 25 Glynn Road and should be read in conjunction with the main Planning Document, November 2019 by MA Architecture.

Site Location & Characteristics

The application site lies in a sustainable location in the northern part of the town, situated on the southern side of Glynn Road.

The properties along Glynn Road are predominantly detached houses with semi-private front courtyards accommodating off-street parking.

The application site is within the Planning Boundary of Peacehaven and it is not Listed or located in a Conservation Area.

At present, the application site has an extant planning permission LW/18/0338 for two semi-detached two-storey dwellings with associated car parking off Trafalgar Close on the land to the rear of 25 Glynn Road.

Brief

Over the past year the landowner has engaged in the dialogue with Southern Housing Group with reference to the agreed access off Trafalgar Close. The Group however has recently withdrawn their consent to use the access strip.

Proposals

The application seeks a revised access arrangement off Glynn Road for the approved development with associated alterations to the existing house.

The Proposals are to demolish the existing double garage and its replacement with a single garage accessed from the new front driveway of no.25. The proposed works also include a demolition of a single storey side extension to the west elevation and alterations to the existing porch structure.

The proposed site access to the new development runs along western boundary with associated two car parking spaces situated in the north-west corner of the site utilising the existing double driveway. The secure entrance gate is proposed in front area of the site and accessed from the forecourt.



Proposed Site Plan

Previous Proposals

LW/18/0338 (Received: Fri 27 Apr 2018) Proposed erection of pair of semi-detached dwellings. **Approved**

LW/16/0296 (Received: Wed 20 Apr 2015) Erection of a detached dwelling. **Approved**

LW/13/0215 (Received: Wed 27 Mar 2013) Erection of a detached dwelling. **Approved**

LW/08/1257 (Received: Thu 30 Oct 2008) Demolition of no. 25 & erection of one detached house with integral garage and three no. terraced houses. **Refused**

LW/08/0902/CD (Received: Wed 30 Jul 2008) Discharge of conditions 1, 2 & 5 relating to planning approval LW/07/1385. **Approved**

LW/07/1385 (Received: Mon 23 Oct 2007) Erection of a detached house with integral garage. **Approved**

E/67/0124 (Received: Wed 01 Feb 1967) - Planning and Building Regulations applications for a detached house with garage. Building Regulations approved. **Completed**

Use

The residential use will remain unchanged.

Amount

The Proposal entails the demolition of the existing side extension, couple garage and alterations to the porch structure.

A new single garage is proposed in a location of the existing garage and accessed of the new front driveway to no.25.

No changes are proposed to the approved semi-detached houses.

Scale

The scale, siting and design of the existing and proposed dwellings will remain unchanged.



Existing house at no. 25 Glynn Road.



Approved development of semi-detached dwellings.



Existing floor plans of no. 25 Glynn Road.

Layout

The design approach of these proposals is to respect the amenity of 25 Glynn Road by utilising the existing double driveway to provide a new site access and accommodate a required parking for the approved development.

Careful attention has been given to the design to ensure there is no adverse impact of the existing dwelling. This has been further safeguarded by the proposed planting and screening to the shared boundary frontage.

The front of the existing house will maintain a semi-private driveway and provide access to a single garage.

The existing habitable rooms in no. 25 are positioned in the eastern part of the house facing the semi-private front garden.

The proposed site access to the new development runs along western boundary with associated two car parking spaces situated in the north-west corner of the site utilising the existing double driveway. The secure entrance gate is proposed in front area of the site and accessed from the forecourt.

The refuse/recycling storage is proposed in the access alley.

Appearance

The street elevation has been given careful consideration to ensure that a positive feature is created for this part of the site and will be in keeping with the area.

As with the approved scheme, the proposed elevation treatment comprises brick and timber to the boundary fence.

The boundary between the new front driveways will be defined by a hedge planting. An additional evergreen hedging is proposed along the new garage wall to further soften the street frontage.

Landscaping

The proposed planting design of the front gardens incorporates evergreen hedge planting and trees along the boundaries to create a softer frontage and also act as a privacy buffer.

All the existing trees will be retained.

Access

The site is located 1 km of the Meridian Centre, a shopping precinct with retail and other services available to local residents. There are also three bus stops within walking distance of the new dwelling - two of which are in Pelham Rise some 300m or 400m from the application site. A third bus stop is located nearby in Roderick Avenue. These are served by regular and frequent bus services along the south coast to Brighton & Hove. The application site is therefore in a relatively sustainable location in terms of transport and future residents need not have to rely solely on the use of a private car.

The two off-street car parking spaces for the approved development are provided as part of this proposal which utilise the existing driveway and access of Glynn Road.

The existing double garage associated with the house is to be demolished and replaced with a single garage. An additional car parking space can be accommodated on the front driveway.



No. 23 Glynn Road.



Off-Street parking arrangements along Glynn Road.

Policy

The consideration has been had to following documents:

The National Planning Policy Framework (NPPF) setting out the Governments planning policies for England.

The Lewes District Local Plan (LDLP) adopted in 2003 with some policies have been related by the policies of the Lewes District Local Plan Part 1: Joint Core Strategy 2010-2030.

LDLP: - ST03 - Design, Form and Setting of Development;

LDLP: - SP1 - Provision of Housing and Employment Land

LDLP: - CP11 - Built and Historic Environment & Design

LDLP: - CP13 - Sustainable Travel

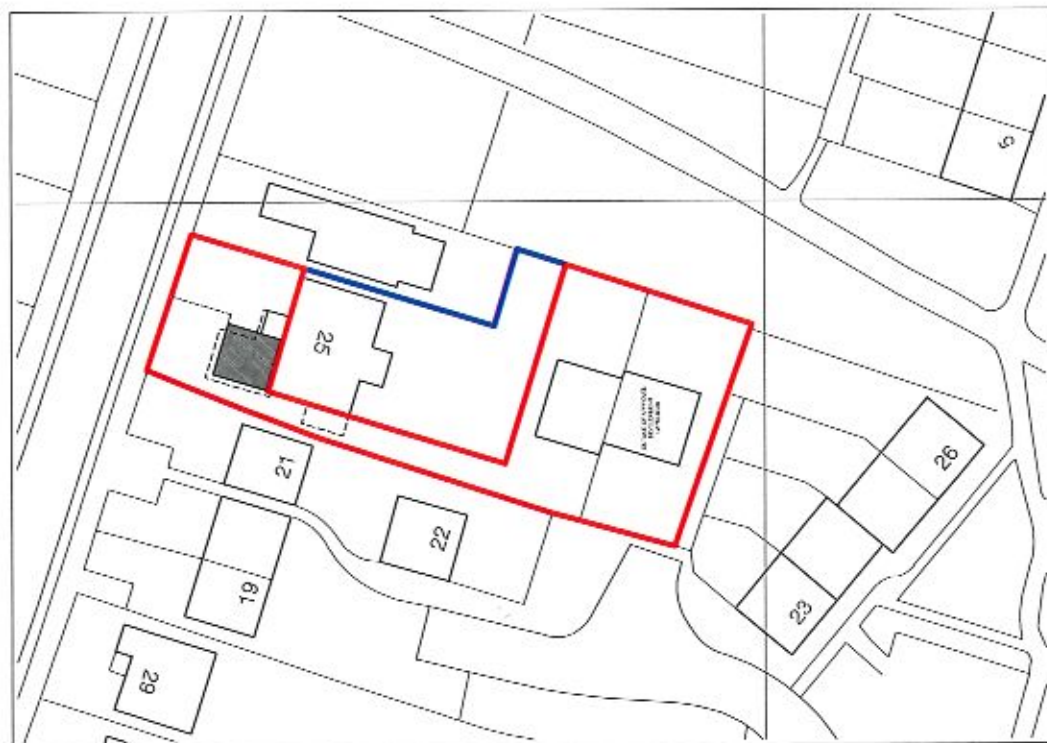
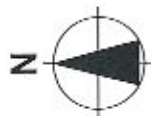
Summary

This proposals provide a revised site access off Glynn Road in a manner that is sensitive to the context and respects the characteristics of the area. The use of a high quality materials and good design will ensure that proposed development will enhance the neighbourhood and make a positive contribution to the area.

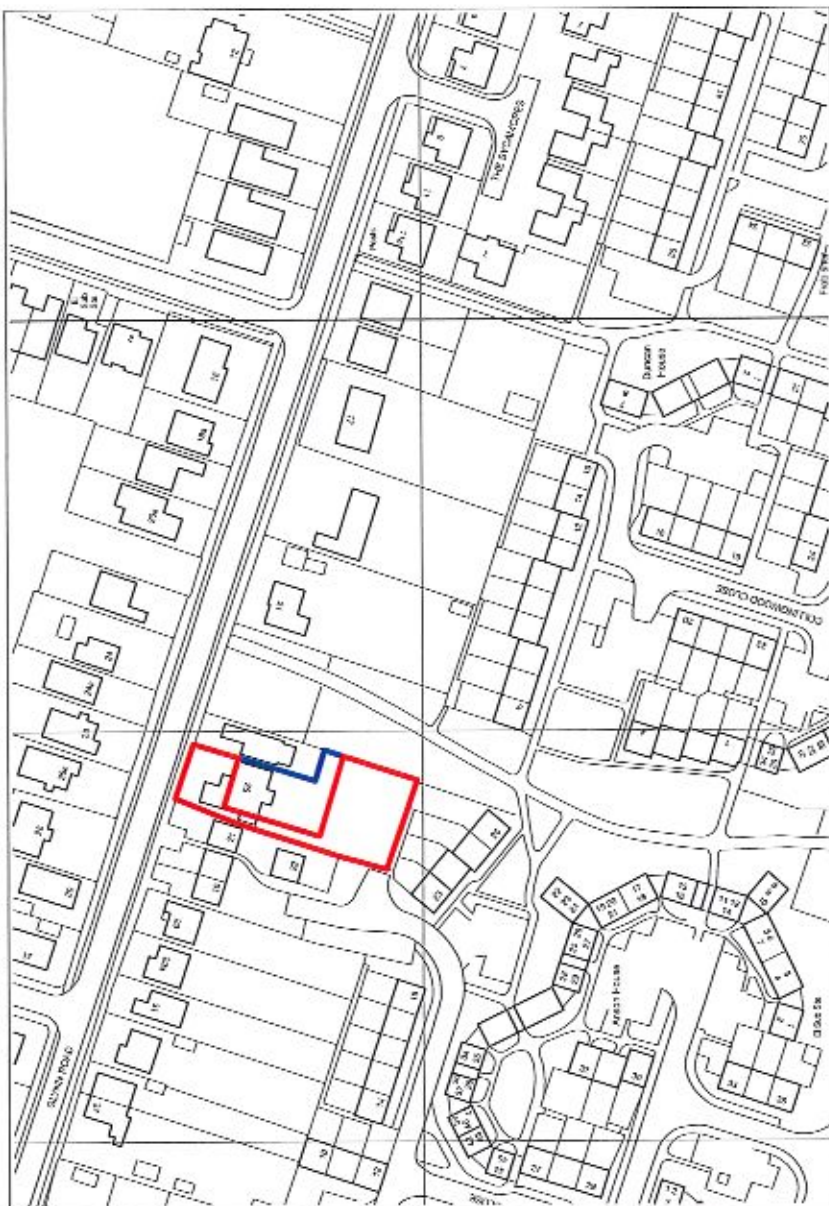
The approved development will make a contribution to alleviating the shortage of housing in the town by providing much needed new housing in a highly sustainable location.



Context sketches of the proposed street frontage.



proposed block plan | 1:500



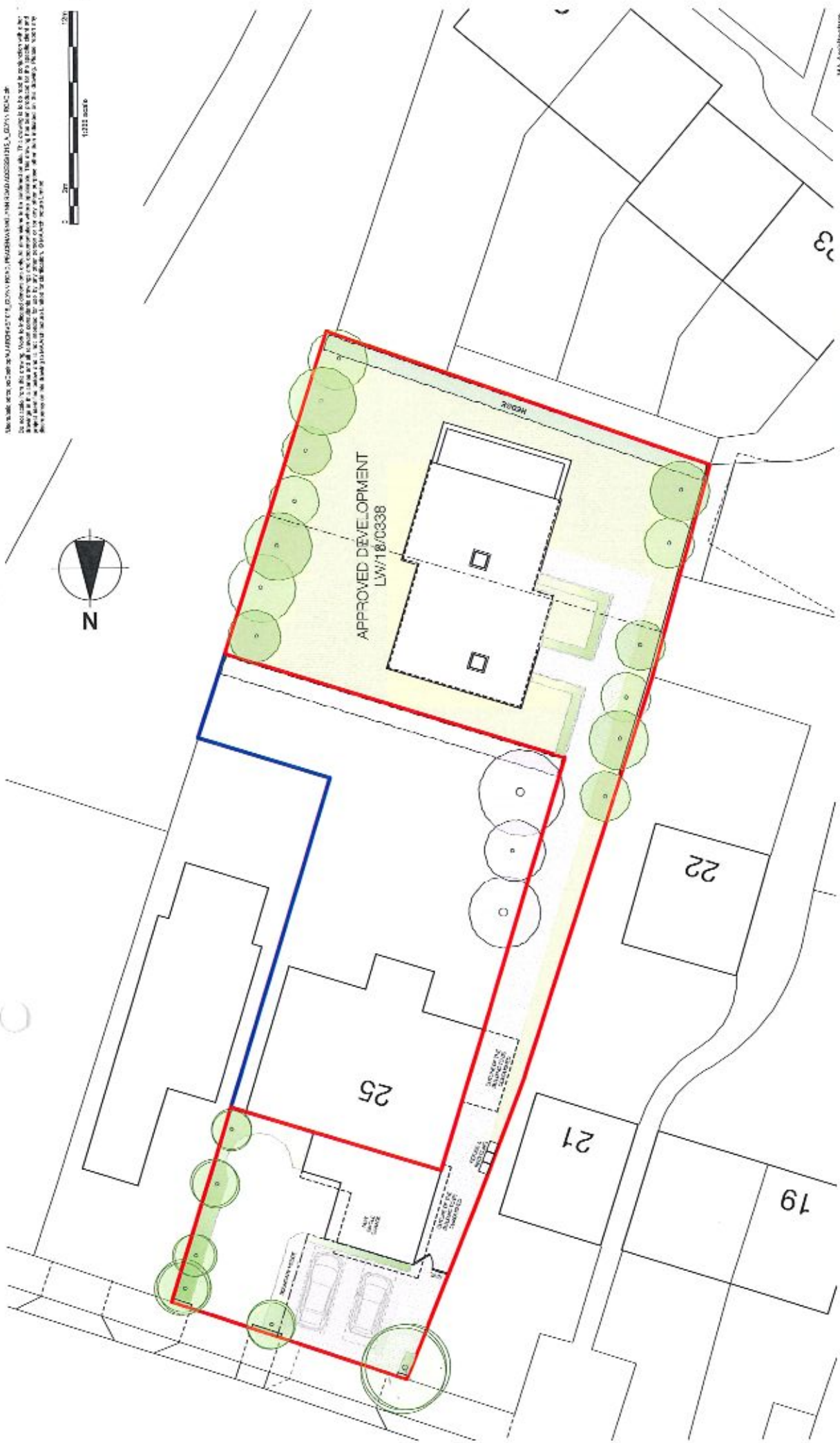
location plan | 1:1250

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M.A. ARCHITECTURE & INTERIOR DESIGN
 Studio House - 73 Spence Avenue
 Brighton | B20 9JG | UK
 Tel: 01293 801150 | Email: info@ma-arch.co.uk

Client:
 Glynn Road, Peacehaven

Schema:
 Glynn Road, Peacehaven

Title:
 PROPOSED SITE PLAN

Scale: 1:200 @ A3
Date: 26.11.22

Drawing Number: 1015-P-109 A

112

Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England.

There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householders 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 Note before you complete the form. This and additional per-question help can be viewed 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 Collecting 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:

MA Architecture

Planning Portal Reference (if applicable):

PP-08271123

Local authority planning application number (if allocated):

Site Address:

25 Glynn Road, Peacehaven, BN10 8AT

Description of development:

Proposed revised site access off Glynn Road for the approved development (LW/18/0338) with associated alterations to the existing dwelling.

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes

If 'Yes', please complete the rest of this question ☐

No

If 'No', you can skip to **Question 3** ☒

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes ☐

No ☐

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐

No ☐

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes

If 'Yes', please complete the rest of this question ☐

No

If 'No', you can skip to **Question 4** ☒

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes ☐

No ☒

b) Does the application include creation of 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 gross internal area created)?

Yes ☐

No ☒

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

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5. 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 either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are 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 note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

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

Yes ☐ No ☐

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

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6. Proposed New Gross Internal Area

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

Please note, 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, you should answer 'No' to Question 4b above.

Yes ☐ No ☐

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

b) Does the application involve new **non-residential development**?

Yes ☐ No ☐

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

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

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 area 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 section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) 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 ☐ No ☐	Date: or Still in use: ☐
2					Yes ☐ No ☐	Date: or Still in use: ☐
3					Yes ☐ No ☐	Date: or Still in use: ☐
4					Yes ☐ No ☐	Date: or Still in use: ☐
Total floorspace						

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings which people do not usually go into 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?

Yes ☐ No ☐

If yes, please complete the following table:

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

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes ☐ No ☐

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

8. Declaration

I/we confirm that the details given are correct.

Name:

Asia Jedrzejec

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

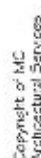
5/11/2019

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.

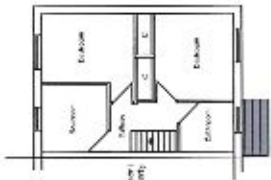
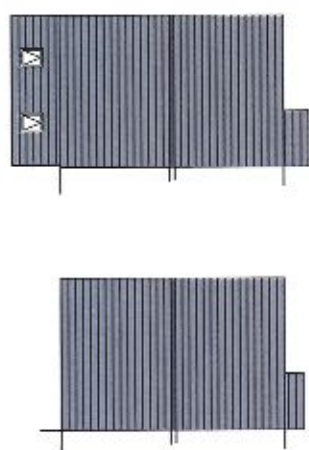
For local authority use only

Application reference:

Reference	LW/19/0810
Alternative Reference	PP-08268452
Application Received	Mon 11 Nov 2019
Application Validated	Mon 11 Nov 2019
Address	36 The Bricky Peacehaven East Sussex BN10 8PQ
Proposal	Erection of 1m high brick boundary wall to front of property to replace 1m high wooden boundary fence
Status	Awaiting decision



Note: These plans are produced for submission to the local Authority for planning permission.



MC Architectural Services

Scott Rodden, Brighton Tel: - 07925 276592

Client: Active Services	ing This: Erection of 1m high brick boundary wall to front boundary to replace existing 1m high boundary fence	Drawing Number: CA/TS/004
Date: November 2019		Copyright © MC Architectural Services
Scale: 1:100	3d The Brick, Peasenhaver	

Proposed Ground Floor Layout

Existing Ground Floor Layout:

0

0

BLOCK/SITE PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 541573, 101954



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SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 541573, 10195



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