PEACEHAVEN TOWN COUNCIL

Tony Allen
ACTING TOWN CLERK
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TOWN COUNCIL OFFICE
MERIDIAN CENTRE
MERIDIAN WAY
PEACEHAVEN

Councillors on this Committee:
EX OFFICIO

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

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

31st July 2019

Dear Committee Member,

You are summoned to a meeting of the **PLANNING & HIGHWAYS COMMITTEE** which will be held on **Tuesday 6th August 2019** in the Anzac Room. Community House, Meridian Centre, Peacehaven at **7:30pm**

PP (Rei)

Tony Allen
Acting Town Clerk

AGENDA

GENERAL BUSINESS

1 PH659 CHAIR ANNOUNCEMENTS

2 PH660 PUBLIC QUESTIONS

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

3 PH661 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

4 PH662 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

5 PH663 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF TUESDAY 9th JULY 2019

6 PH664 MONITORING THE PROGRESS OF THE LOWER HODDERN FARM DEVELOPMENT
*** Blocked path**

7 To consider Planning Applications as follows:-

PH665 LW/19/0242 The Sussex Coaster BN10 8SJ Case Officer: Matt Kitchener/ Chris Wright	Proposed demolition of a public house and erection of a block of flats to provide eighteen residential units, office space and parking provision. **Included - Objection for the amended proposal**
PH669 LW/19/0349 12 Bramber Close Peacehaven BN10 8DH Case Officer: Robin Hirschfeld	Erection of a two storey side extension
PH673 LW/19/0447 39 Victoria Avenue Peacehaven BN10 8HJ Case officer: Chris Wright	Proposed additional storey added to dwelling and rear extension
PH667 LW/19/0463 Workshop 18 Valley Road Peacehaven BN10 8AE Case Officer: Robin Hirschfeld	Siting of touring caravan for seasonal occupation (April-October). Demolition of existing stable and replacement with new 2m high wall on south and east elevation. Demolition and rebuilding of existing shed to match existing size, location and footprint.
PH666 LW/19/0487 2 Swannee Close, Peacehaven BN10 8EZ Case Officer: April Parsons	Conversion of conservatory to habitable room (deadline extended)
PH668 LW/19/0489 10 Edith Avenue Peacehaven BN10 8LJ Case Officer: Julie Cattell	Proposed single storey side extension and roof alterations
PH670 LW/19/0491 12 Sunview Avenue, Peacehaven BN10 8PJ Case Officer: Julie Cattell	Demolition of existing bungalow and construction of two 3 bedroom detached bungalows
PH671 LW/19/0493 Nursery 29 Glynn Road BN10 8AT Case Officer: James Smith	* change of use from mixed domestic/commercial to fully commercial * Increase of children in attendance at any one time from 20 to 40 * extension of opening hours from 8am-6pm to 7.30am-6.30pm * commercial use of property in the evenings and week-ends for staff training and building/grounds maintenance
PH672 LW/19/0494 Nursery 29 Glynn Road BN10 8AT Case Officer: James Smith	Proposed erection of aluminium sign to be placed in front of Nursery
PH674 LW/19/0496 44 Lincoln Avenue BN10 7JU Case officer: Danielle Durham	Proposed change of use of workshop/office/warehouse and van depot (sui generis) to children's nursery school (D1)
PH675 LW/19/0503 47 Piddinghoe Avenue BN10 8RJ Case officer: April Parsons	Section 73A retrospective application installation of roof-lights and creation of rooms in the roof in previously approved bungalow

8 To note the following Planning Applications:-

PH674 TW/19/0048/TPO 2 The Cedars Peacehaven BN10 7SZ	T1 – Sycamore – rear garden – fell piecemeal to ground level – growing close to retaining wall – causing structural damage.
PH675 TW/19/0046/TPO 1 Woodlands Close Peacehaven BN10 7SF	T1 remove limbs overhanging neighbours garden and removal of dead wood, T2 remove limb overhanging driveway and removal of dead wood, T3 removal of dead wood.

9 TO NOTE the following planning application decisions:-

PH676 LW/19/0422 36 Seaview Avenue Peacehaven BN10 8SA	Lewes advise the operations described in the first schedule delineated on the **plan is lawful.**
PH677 LW/19/0346 52 Gladys Avenue Peacehaven BN10 8RN	Lewes DC **Grants Permission** Peacehaven's Planning and Highways Committee **Supported** this application.
PH678 LW/19/0165 4 Mayfield Avenue Peacehaven BN10 8PB	Lewes DC **Refuses Permission** Peacehaven's Planning & Highways Committee **Supported** this application
PH679 LW/19/0183 Land rear of 53 Cissbury Avenue Peacehaven	Lewes DC **Refuses Permission** Peacehaven's Planning & Highways Committee **Supported** this application
PH680 LW/19/0397 10 Vernon Avenue Peacehaven	Lewes DC **Grants Permission** Peacehaven's Planning & Highways Committee **Supported** this application
PH681 LW/19/0382 20 Seaview Road Peacehaven	Lewes DC **Grants Permission** Peacehaven's Planning & Highways Committee **Supported** this application
PH682 LW/19/0393 26 Bramber Avenue Peacehaven East Sussex BN10 8HR	Lewes DC **Grants Permission** Peacehaven's Planning & Highways Committee **Supported** this application

ACTIONS from last meeting

PH653 Anchor Health Care Centre Car park Redevelopment
The Town Clerk emailed Doctor Gurtler with the Committees concerns; response attached.

Next meeting of the Committee – 3rd September 2019

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PEACEHAVEN
EAST SUSSEX

Minutes of the meeting of the Planning & Highways Committee held in Community House, Meridian Centre at 7.30pm on Tuesday 9th July 2019

Present – Cllr I Sharkey (Chairman), Cllr J Harris, Cllr S Griffiths, Cllr D Seabrook, Cllr D Paul, Cllr G Hill, Cllr L Mills, Cllr A Goble, Cllr A Milliner, Cllr Betty Walters (Substitute for Cllr Duhigg)
Victoria Onis (Admin)

1 PH646 CHAIR ANNOUNCEMENTS
The Chairman welcomed everyone to the meeting and read the Health and Safety announcement.

2 PH647 PUBLIC QUESTIONS
Mike Gatti A resident has come to the Focus Group and expressed concerns that the workmen at Chalkers Rise are starting works before 8am. Resident has sent numerous complaints to Jennifer Baxter and the situation has not been not being resolved. Can someone take it forward and contact the Resident.

ACTION Cllr Collier will get in touch with the Resident and follow up.

3 PH648 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS
Cllr Walters substituted for Cllr Duhigg

4 PH649 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS
There were no declarations of interests

5 PH650 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 4th JUNE 2019,
The minutes were approved as a true record

6 PH651 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 25TH JULY 2019
The minutes were approved as a true record

7 PH652 BUS STOP INSTALLATION REQUEST
Cllr Hill - A resident has requested we put in a new bus stop along the coast road, in the layby to the side of Greggs /Costa. Councillors advised that we don't have any power to do this; this will be for East Sussex Highways. We can only make a recommendation.

Cllr Seabrook has been to the area of the proposal. The requested site is only 90 meters from the Bramber Ave stop, which will take average person 1-2 mins walk. The bus stops along that stretch are only 200 yards apart and to put a new stop in would be about 20 seconds on a bus. The area is already highly congested with traffic coming in and out of Greggs/Co-op and Costa and would add to the existing traffic issues.

Propose to reject
Proposed Cllr Hill
Seconded Cllr Seabrook
All in agreement

8 PH653 ANCHOR HEALTH CARE CENTRE CAR PARK REDEVELOPMENT PROPOSAL
Although Councillors are in agreement that something does need to be done regarding the parking at Anchor Surgery there are some concerns.

- A funding source is from the Community Infrastructure Levy. This will affect the Towns CIL money if successful, which in turn will reduce the Towns budget for more worthy causes for the residents of the Town.
- The report given shows no mention of consultation with East Sussex County Council.
- The report also mentions funding from District Council, but has ESCC been consulted as it is their land.
- The Proposal would be built on the Co-op's land so will it interfere with any future plans of the Meridian site.
- Bus turning circle won't be there, where will buses turn?

Propose to support plans, subject to agreement with the landowners which are ESCC and the Co op and whose fund the Community Infrastructure Levy is coming from.

Proposed Cllr Griffiths
Seconded Cllr Walters
Agreed by Majority

Action – Town Clerk to respond to Doc Gurtler with our concerns.

9 PH654 TRAFFIC CALMING ISLANDS IN ARUNDEL ROAD
Cllr Symonds has asked for this to be postponed until the next meeting

10 PH655 ITEMS FOR INCLUSION ON THE AGENDA FOR THE SLR MEETING ON THE 19TH JULY
Councillors reminded that all items must be sent to Town Clerk by 11th July

11 PH656 PARKING ON THE VERGES/PAVEMENTS
Cllr Griffiths concerned about the amount of cars parking on grass verges, Health and safety for those visually impaired and pedestrians having to walk out into the roads. Can we ask ESCC to extend their scheme, as parking has been much improved in Roderick Avenue.

ACTION Cllr Paul will take forward to the SLR meeting.

12 PH657 LW/19/0443 – 58 Cairo Avenue, Peacehaven – Proposed front and rear extensions.

Recommend to approve
Proposed Cllr Seabrook
Seconded Cllr Griffiths
All in Agreement

13 PH658 LW/19/0449 – 21 Sunview Avenue, Peacehaven, - Proposed dis-charge of condition
Noted

Date of next meeting Tuesday 6th August at 7.30pm

There being no further business, the meeting closed at 8pm

PH664 MONITORING THE PROGRESS OF HODDERN FARM DEVELOPMENT

LW/19/0242

COASTER LW/19/0242- Resubmitted application and fresh Objection to new proposal

33a Vernon Avenue

Peacehaven

BN10 8RT

July 2019

Dear Cllr's of Planning Committee

Re: **Planning Application LW/19/0242**

On the basis the applicant receives much support both pre and during the application process whilst we as residents/objectors are allowed just 3 x 3 minutes to make our pitch, I am asked to send you a summary of our objections and on the assumption you will have digested all documentation submitted by the applicant and/or his agents, ask that you courteously read ours.

We will be taking our opportunity to make our case at Planning Committee meeting but will not be reading from the attached summary but hopefully put a lot more meat on the bones and quoting from the National Planning Policy Framework and updates to it made in recent months.

We are now aware that this application has been resubmitted with amendments but find nothing in their revised application to lessen our objections to the proposal but only serves to strengthen it. The revised proposal produces yet another flawed Design Statement which under "Use" para 01.3 talks of 25 parking spaces whilst the revised Block Plan 09 quietly shows this number to have been reduced by 20% from 24 + 1 EV charger point to 20 + 2 EV charger points. This reduction is not mentioned anywhere in the script of the revised Designed Statement which clearly suggests they are trying to deceive.

Given that there are 20 – 30 cars that have regularly used the car par since the pubs closure 14 months ago which would be forced to return to kerbside parking, the reduction of the number of parking spaces, as secretly hidden in the revised application, creates a bigger overflow parking problem which is the very essence of our objection and again squeezes the guidelines outlined in the NPPF beyond breaking point.

Thank you for your time,

Kind Regards

B D Chatfield (Mr)

Sussex Coaster Development LW/19/0242
Residents Objection to the Proposed Development

Contents

Summary of the Objection to the Proposed Sussex Coaster Development LW/19/0242

TWICE in the last two years the then LDC Planning Committee rejected a Planning Application to develop a small Apartment Block in Vernon Avenue within 100mtrs of this current application site, firstly for 5 flats and subsequently for 4 flats.

TWICE the applicant took the matter to Planning Inspectorate on appeal and TWICE the appeal was dismissed and the two main issues causing the appeal dismissal were; "the effect of the proposal on the character and appearance of the area, including the effect on the level of traffic generation and car parking; and the effect of the proposal on the living conditions of the occupiers of (neighbouring bungalows) in relation to privacy."

So what is different between the two applications dismissed on appeal in 2017 and 2018 and the current application to redevelop what has been over several years a successful local community amenity? Actually quite a lot and none of the differences make the current application any more acceptable. Firstly size, earlier rejected applications were for 5 flats on 2 floors subsequently reduced to 4 flats on 2 floors both plans including 4 parking spaces.

A two story development infringed, in the view of the Planning Inspectorate, on the privacy of neighbouring bungalow dwellers whilst this current proposal plans 4 floors, 18 Flats and 25 parking spaces built alongside chalet bungalows and depriving some of them the benefits of the low winter sunshine does the same, in relation to privacy, but in a much bigger way.

As a group of residents, 112 in total, we recently submitted a petition objecting to this Application on various grounds, one of them being increased traffic flow and parking availability. We trust you have all taken the time to read the petition endorsed by so many local people. We have learned that since that objection was lodged a further traffic assessment has been carried out with some amusing findings since it now appears that parking in our area falls almost within ESCC guide lines which was not the case when the Planning Inspectorate visited the area in 2017 & 2018. He raised "the effect of additional parking" as a main issue for dismissing the appeal to LDC rejection of the application.

The latest traffic assessment also states that traffic flow in Vernon Avenue will be no greater than it was when the local community amenity aka The Sussex Coaster was open and trading. That is as close to being utterly ridiculous as my shirt is to my back. Did nobody tell the officer who carried out the recent assessment that the proposal is to relocate the access to this plot from its current position on South Coast Road where it has been for over 60 years, into the turning circle of a cul-de-sac known as Vernon Ave ergo any vehicle accessing the plot will, if this mad relocation idea is approved, have to travel the full length of Vernon Avenue and repeat that exercise when leaving.

To support this application the developer has produced photos of like blocks of flats on the South Coast Road but cleverly fails to bring to the reader's attention that all of these blocks are built on side roads which have and always have had direct access onto South Coast Road. None are accessed from a turning circle in a cul-de-sac.

What would the Planning Inspectorate have said about that given his views on traffic flow and parking on his last visit to this Avenue? He would probably have noticed that the Sussex Coaster which has not traded since June 5th 2018 had a car park full of cars, Yes, it is being used as overflow parking for residents of Vernon and Southdown Avenues and all of these cars / vans will have to seek kerbside parking back on the street. Does the developer still think relocating car park access is still a good idea or does he not give a tinkers cuss about the lives of the people who make up this community being made far more difficult providing he trousers a few more quid?

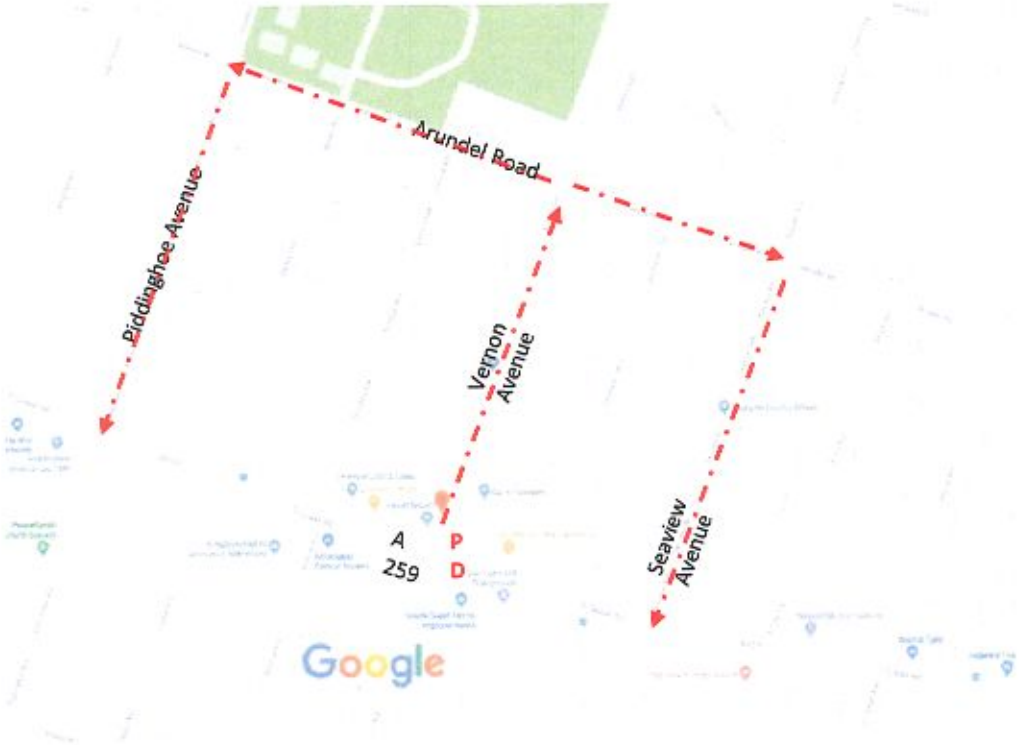
Would the Planning Inspectorate have looked just how far this traffic flow / parking problem will spread if car park access relocation is approved? You bet he would have. Would he not have travelled north on Vernon Avenue and noticed at its T junction with Arundel Road, because all vehicle access will have to engage this junction, that it sits midway between two traffic calming measures which are approximately 130mtrs apart and that between these two traffic calming measures parking is permitted forcing all traffic heading east, west or trying to enter/exit Arundel Road from Vernon or Southdown Avenue to travel on what is effectively a single carriage road? This is already a dangerous bit of road, why else would it have two such closely situated Traffic Calming measure installed?

Would he also not have noticed that on this very same stretch of road on the north side, again between the two TCM's, there are a row of 12 LDC owned / managed sheltered homes occupied by elderly and in some cases infirm residents. How much more dangerous can he make life for these dear people?

We have produced a collection of images for your perusal, (pages 4 to 8) taken around the immediate vicinity and at various times of day to highlight specifically the problems it will cause to residents of Vernon Avenue and on all routes where it is proposed vehicles will have to travel before they can arrive at the South Coast Road. We have also analysed the Development's car parking and traffic flow proposals (pages 9 to 12).

May I point out to committee that all of this can be avoided if relocation of car park access from its existing position on South Coast Road into the bottom end of a cul-de sac is denied. Also we understand that the developer has purchased the site only subject to planning approval which suggests you are being asked to make a business decision in his favour. We implore you to consider the suffering of 100's of residents – constituents – against the benefits to the developer and reject this application.

Traffic Flow and Current Parking on Roads Providing Access From Proposed Development to A259 Via Vernon Avenue, Arundel Road, Piddinghoe Avenue and Seaview Avenue



- The proposed development (PD) already has direct access to the A259.
- Vernon Avenue has never had direct access from the proposed development.
- The proposed access to the development via Vernon Avenue, Arundel Road, Piddinghoe Avenue, Seaview Avenue or other feeder roads off Arundel Road are already dangerously congested with traffic flow and residents parking.
- The Sussex Coasters car park is already being used for overflow parking from adjacent properties and businesses. The parking spaces proposed for the new development may be inline with current guidelines but do not take into account the actual situation where most families have a minimum of 2 cars.

Photographs Showing Current Parking on Vernon Avenue - May 2019 (1 of 2)

Providing Access From Proposed Development to A259 Via Arundel Road, Piddinghoe Avenue and Seaview Avenue

Photographs Showing Current Parking on Vernon Avenue - May 2019 (2 of 2)

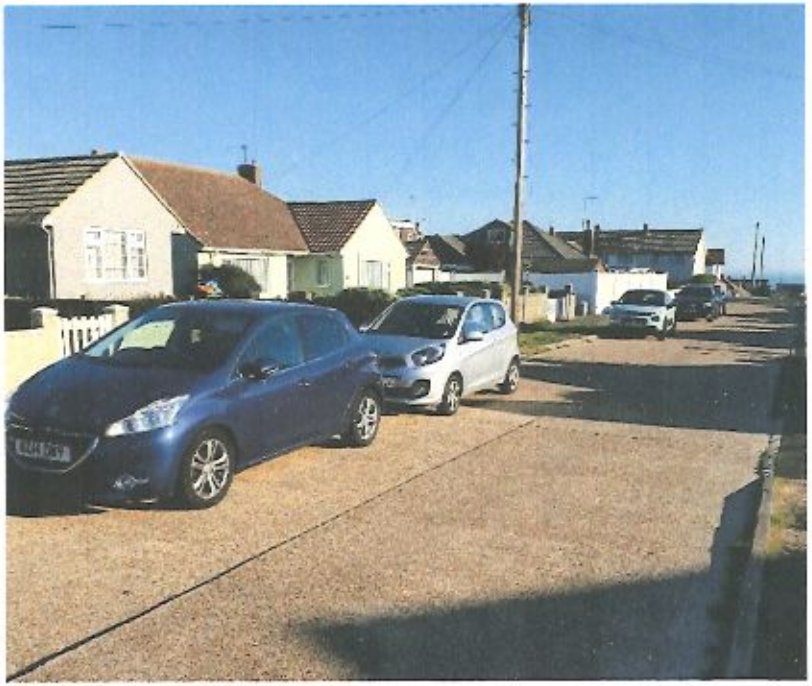
Providing Access From Proposed Development to A259 Via Arundel Road, Piddinghoe Avenue and Seaview Avenue

Photograph Showing Parking on Arundel Road / Parking - May 2019

Providing Access From Proposed Development to A259 Via Vernon Avenue, Piddinghoe Avenue and Seaview Avenue

Photographs Showing Current Parking on Piddinghoe Avenue - May 2019

Providing Access From Proposed Development to A259 Via Vernon Avenue, Arundel Road and Seaview Avenue



Photographs Showing Current Parking on Seaview Avenue - May 2019

Providing Access From Proposed Development to A259 Via Vernon Avenue, Arundel Road and Piddinghoe Avenue

Analysis of Proposed Development Parking and Traffic Flow Proposals

Extract from this planning application:

4.0 CAR PARKING

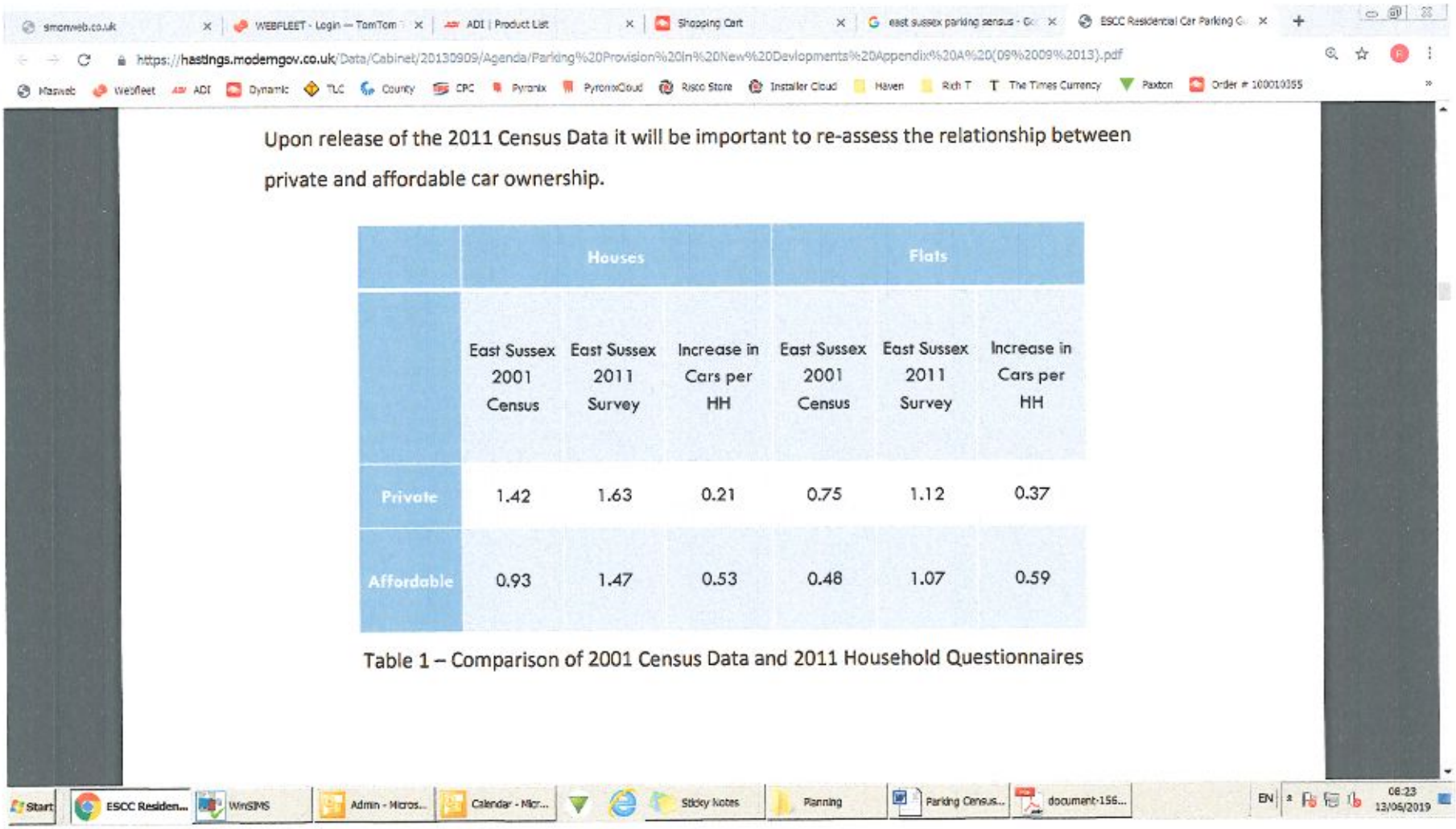
4.1 The parking calculations for residential flats are shown in **Appendix K** and for 18 flats, 1 parking space is proposed per flat. 4 spaces are proposed for the office accommodation with 1 space for the electrical charging point thus giving a total of 23 spaces required.

4.2 There are 25 parking spaces proposed thus leaving 2 spaces available for visitors.

4.3 The Pre-App from LDC (See extract below) confirms that this proposal is adequate and gives the reason why.

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

Extract from the East Sussex County Council Guidance for Parking at New Residential Development:

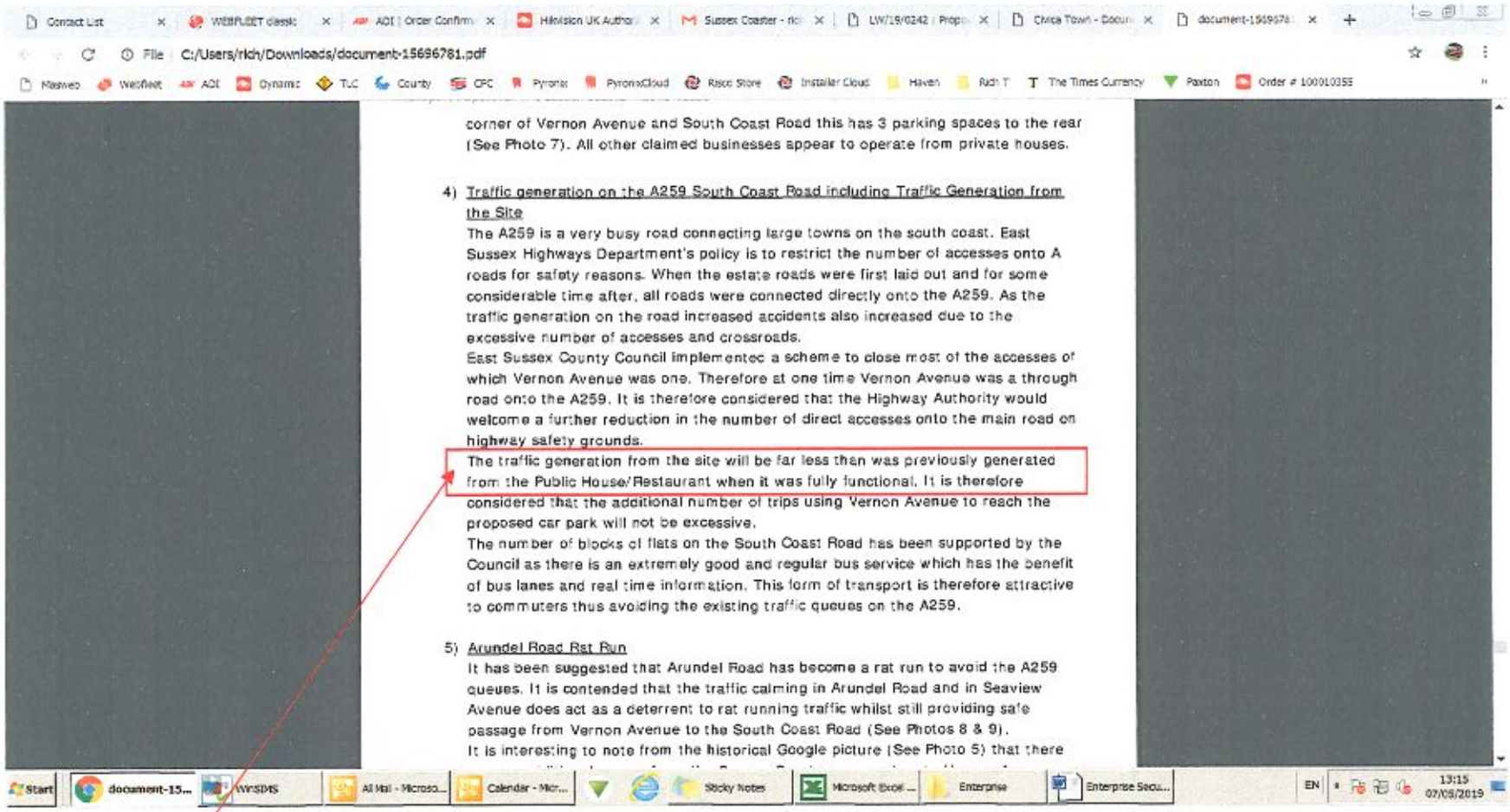


Upon release of the 2011 Census Data it will be important to re-assess the relationship between private and affordable car ownership.

	Houses			Flats		
	East Sussex 2001 Census	East Sussex 2011 Survey	Increase in Cars per HH	East Sussex 2001 Census	East Sussex 2011 Survey	Increase in Cars per HH
Private	1.42	1.63	0.21	0.75	1.12	0.37
Affordable	0.93	1.47	0.53	0.48	1.07	0.59

Table 1 – Comparison of 2001 Census Data and 2011 Household Questionnaires

Extract from this planning application:



corner of Vernon Avenue and South Coast Road this has 3 parking spaces to the rear (See Photo 7). All other claimed businesses appear to operate from private houses.

4) Traffic generation on the A259 South Coast Road including Traffic Generation from the Site

The A259 is a very busy road connecting large towns on the south coast. East Sussex Highways Department's policy is to restrict the number of accesses onto A roads for safety reasons. When the estate roads were first laid out and for some considerable time after, all roads were connected directly onto the A259. As the traffic generation on the road increased accidents also increased due to the excessive number of accesses and crossroads.

East Sussex County Council implemented a scheme to close most of the accesses of which Vernon Avenue was one. Therefore at one time Vernon Avenue was a through road onto the A259. It is therefore considered that the Highway Authority would welcome a further reduction in the number of direct accesses onto the main road on highway safety grounds.

The traffic generation from the site will be far less than was previously generated from the Public House/Restaurant when it was fully functional. It is therefore considered that the additional number of trips using Vernon Avenue to reach the proposed car park will not be excessive.

The number of blocks of flats on the South Coast Road has been supported by the Council as there is an extremely good and regular bus service which has the benefit of bus lanes and real time information. This form of transport is therefore attractive to commuters thus avoiding the existing traffic queues on the A259.

5) Arundel Road Rat Run

It has been suggested that Arundel Road has become a rat run to avoid the A259 queues. It is contended that the traffic calming in Arundel Road and in Seaview Avenue does act as a deterrent to rat running traffic whilst still providing safe passage from Vernon Avenue to the South Coast Road (See Photos 8 & 9).

It is interesting to note from the historical Google picture (See Photo 5) that there

Amendment to the Transport Assessment states that "traffic generation will be far less than was previously generated by the Public House"

Analysis of the Application and data show:

- The proposed development consists of **Twelve** one bedroom dwellings; **Six** two bedroom dwellings and **A suite** of office spaces
- *Only* **Twenty-Five** parking spaces with **NO direct vehicular access** from the South Coast Road
- In comparing Census 2001 car ownership with the 2011 surveys it was shown that **2011 survey car ownership was significantly higher than the 2001 Census data**.
- Flat car ownership rose 49% (50%) between 2001 and 2011 census (from 0.75 to 1.12 cars per flat), therefore one would assume a 2021 census will show another approximately 50% rise in car ownership
- Extrapolate the same data to a 2021 census (nearer to today than than 2011) and add another corresponding 50% increase in ownership as shown from the previous 10 years, you then have 1.68 vehicles per flat. This would correspond to approximately when the flats will be built.
- Now factor in vehicles for the office spaces…ONLY FOUR spaces… Is it realistic to expect ONLY four people to drive to work? I work in a typical office adjacent the proposed development where a total of EIGHT people work. SEVEN drive to work!! Five of those seven live in Peacehaven.
- In another ten years when flats are only ten years old, vehicle ownership could easily rise to 2.52 vehicles per flat and the lack of parking will be well beyond critical.
- Amendment to the Transport Assessment states that "traffic generation will be far less than was previously generated by the Public House" -
  If this is the case why cannot access remain to the site from the South Coast Road

APPLICATION

PARISH CONSULTATION LETTER

From:	Planning	**To:**	**Peacehaven**
Comments to be received by:		09.08.2019.	
Case No:	LW/19/0242		
Case Officer:	Mr Matt Kitchener		

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

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

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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:

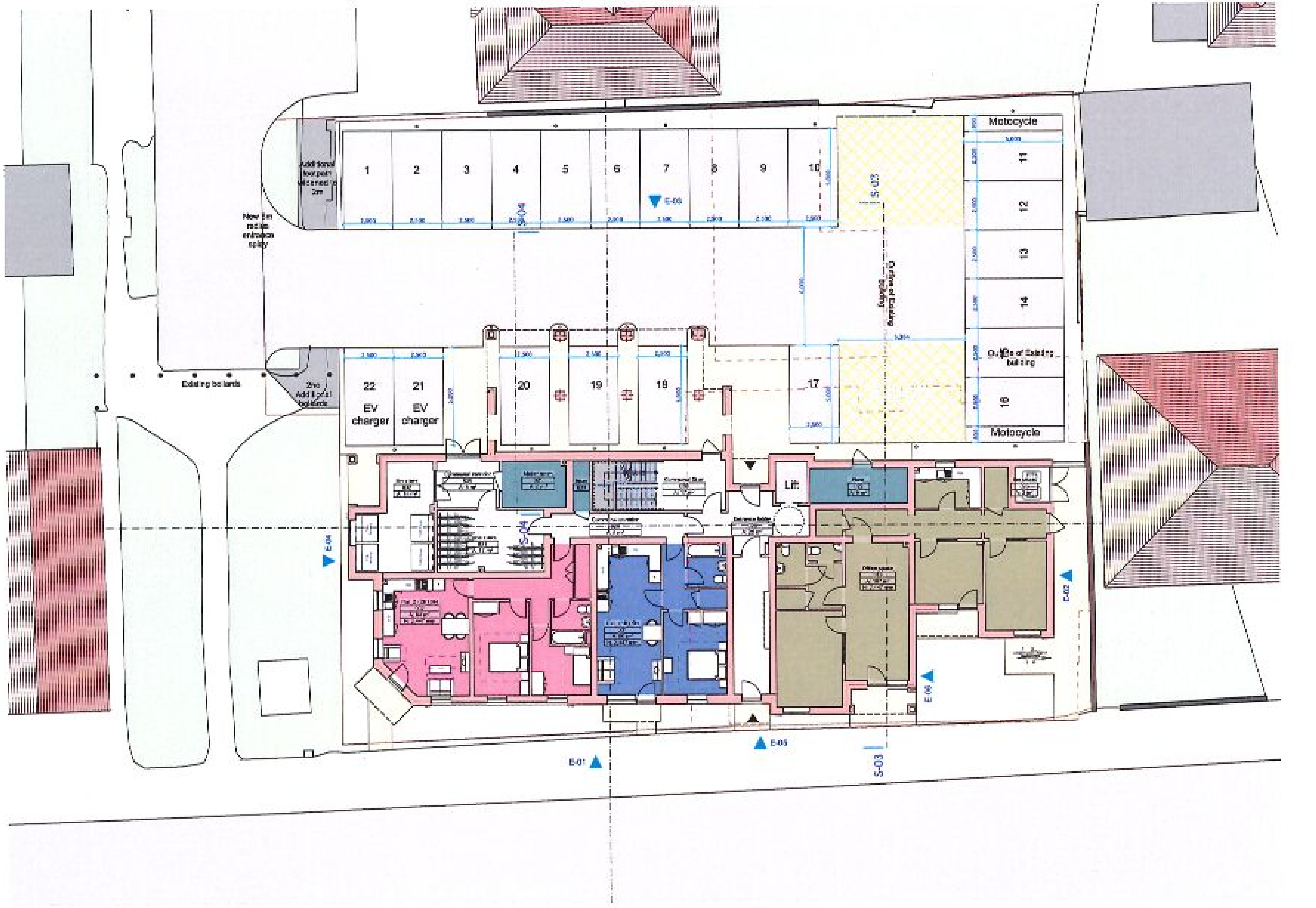
http://www.lewes.gov.uk/planning/1139.asp

We would be grateful to receive any observations no later than 09.08.2019.

Yours faithfully

Mr Matt Kitchener
Specialist (Planning)

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



Area Schedule			
Floor	Room Number	Room Name	Area (sqm)
Ground Floor			
	001	Flat 1 (1B) SH	50.16
	002	Flat 2 (2B) SH	64.35
	019	Office space	107.07
	020	Bin store	3.05
	021	Water room	7.50
	022	Plant	5.99
	023	Riser	2.22
	026	Entrance lobby	25.11
	028	Communal corridor	8.11
	029	Communal corridor	7.93
	030	Communal Stair	17.07
	031	Cycle store	16.97
	032	Bin store	15.06
First Floor			
	003	Flat 3 (1B) SH	50.21
	004	Flat 4 (1B) SH	51.23
	005	Flat 5 (2B)	66.71
	006	Flat 6 (2B)	64.33
	007	Flat 7 (1B)	51.70
	008	Flat 8 (1B) SH	53.32
	023	Riser	5.35
	033	Protected lobby	13.35
	034	Communal corridor	7.17
	035	Communal corridor	3.36
	036	Communal corridor	9.00
	037	Communal Stair	13.26
Second Floor			
	009	Flat 9 (1B) SH	52.02
	010	Flat 10 (1B) SH	52.11
	011	Flat 11 (2B)	68.70
	012	Flat 12 (2B)	65.47
	013	Flat 13 (1B)	52.29
	014	Flat 14 (1B)	53.72
	023	Riser	2.22
	024	Riser	3.13
	038	Protected lobby	13.39
	039	Communal corridor	7.17
	040	Communal corridor	3.75
	041	Communal corridor	9.00
	042	Communal stair	13.38
Third Floor			
	015	Flat 15 (1B)	57.41
	016	Flat 16 (1B)	51.61
	017	Flat 17 (2B)	71.83
	018	Flat 18 (1B)	51.30
	022	Riser	2.21
	025	Riser	1.58
	043	Protected corridor	21.26
	044	Communal Stair	13.26
			1,392.91 m²

Revision History

MACKELLAR SCHWERDT architects

CLIENT: Edenluxe
PROJECT NAME: New Flats Peacehaven
LOCATION: Vernon Ave, Peacehaven
CHECKED BY: AG
SHEET SIZE: A1
DRAWING TITLE: Site Plan

Planning

0. Ground Floor

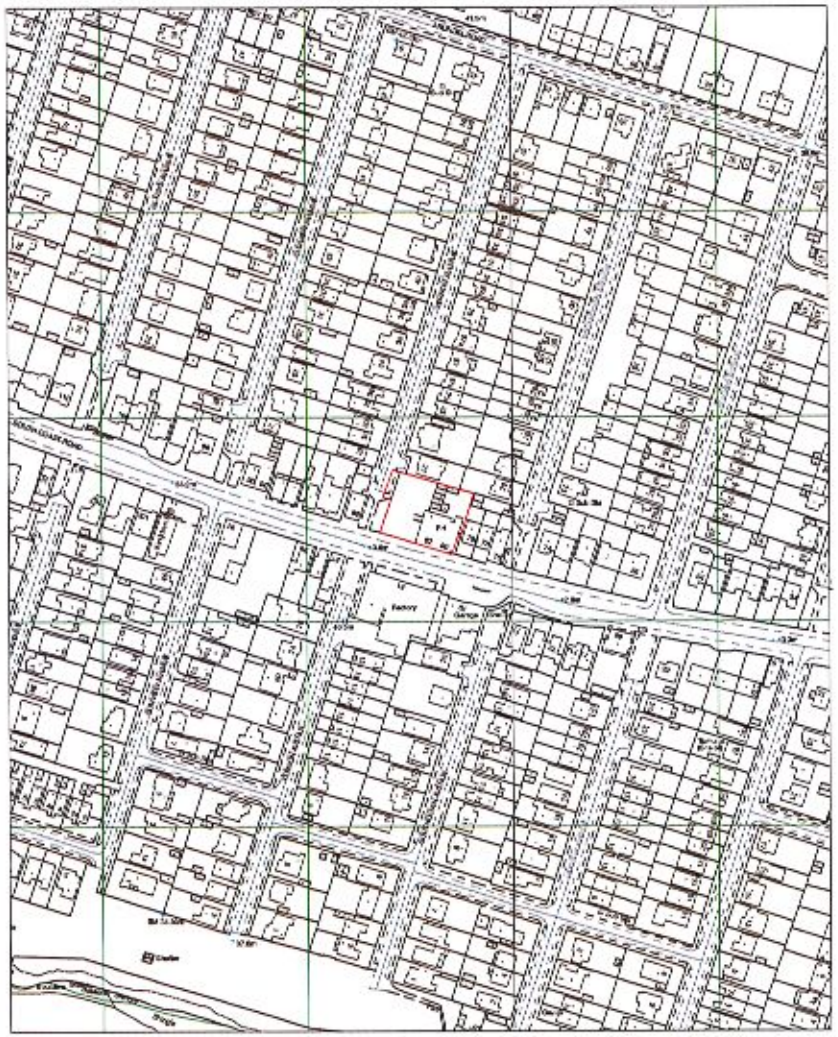
1:100

Notes

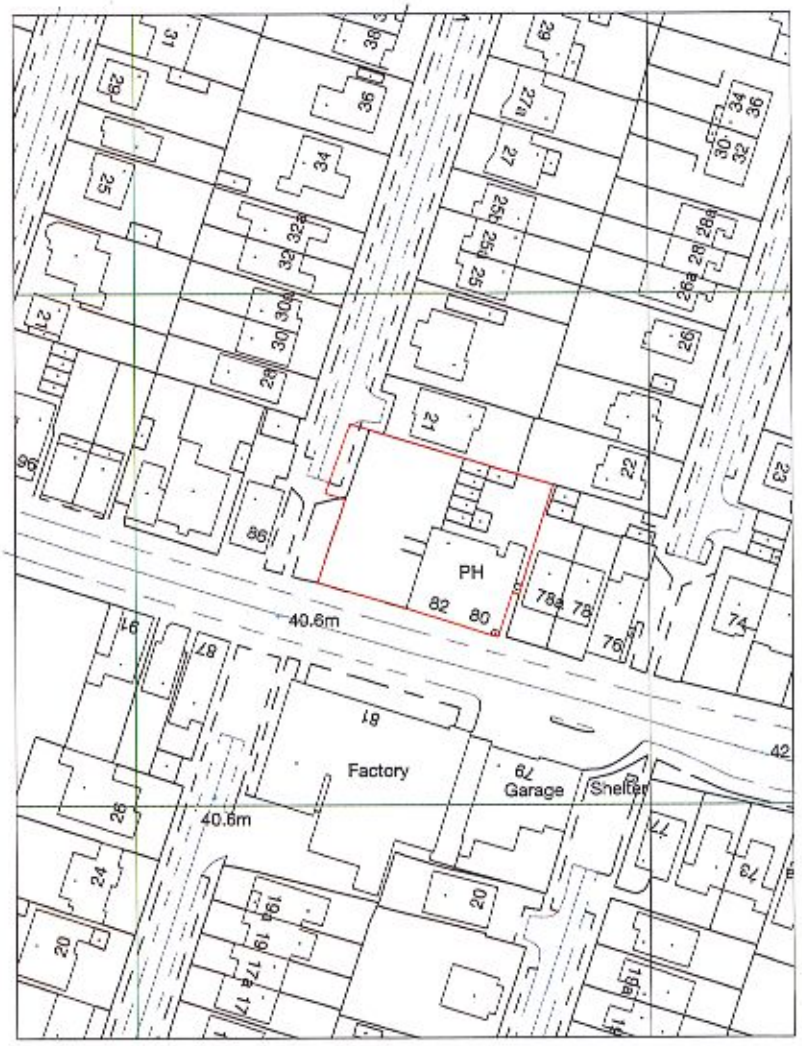
18 Total Dwellings	Site Area 0,118 Ha
12 1 Bed Flats 6 2 Bed Flats	Total GIA 1495 sqm Total Dwellings Area 1026 sqm (ex communal + Plant)

Project	Status	Layout	Revision
9003	P	30	09

N



Location Plan
1:1250



Block Plan
1:500

MACKELLAR SCHWERDT
architects

CLIENT: Edenlaw
PROJECT NAME: New Flats Peacehaven
LOCATION: Vernon Ave, Peacehaven
CHECKED BY: AG
SHEET SIZE: A1
DRAWING TITLE: Location & Block Plan

Planning

DRAFT

Project	Status	Layout	Revision
9003	P	01	03

AMBIENTAL

ENVIRONMENTAL ASSESSMENT

Flood Risk Assessment & Surface Water Drainage Strategy 4489_FRA_SWDS

The Sussex Coaster, 82 South Coast Road, BN10 8SJ

Ambiental Environmental Assessment
Sussex Innovation Centre,
Science Park Square,
Brighton, BN1 9SB

Document Issue Record

Project: The Sussex Coaster - Surface Water Drainage Strategy (SWDS)

Prepared for: Eden Luxe Construction Ltd

Reference: 4489_FRA_SWDS

Site Location: 82 South Coast Road, Peacehaven, BN10 8SJ

Proposed Development: The proposal is for the demolition of a public house and erection of a block of flats to provide 18 units, office space and parking provision

Consultant		Date	Signature
Author	Mark Naumann	18/06/2019	
Document Check	Mona Cowman	18/06/2019	
Authorisation	Daniel Cook	05/07/2019	

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Contents

1. Introduction

1.1 This Surface Water Drainage Strategy has been prepared by Ambiental Environmental Assessment Ltd, in reference to a planning application for the development at The Sussex Coaster 82 South Coast Road, Peacehaven, BN10 8SJ. See *Figure 1 – Site Location* below.

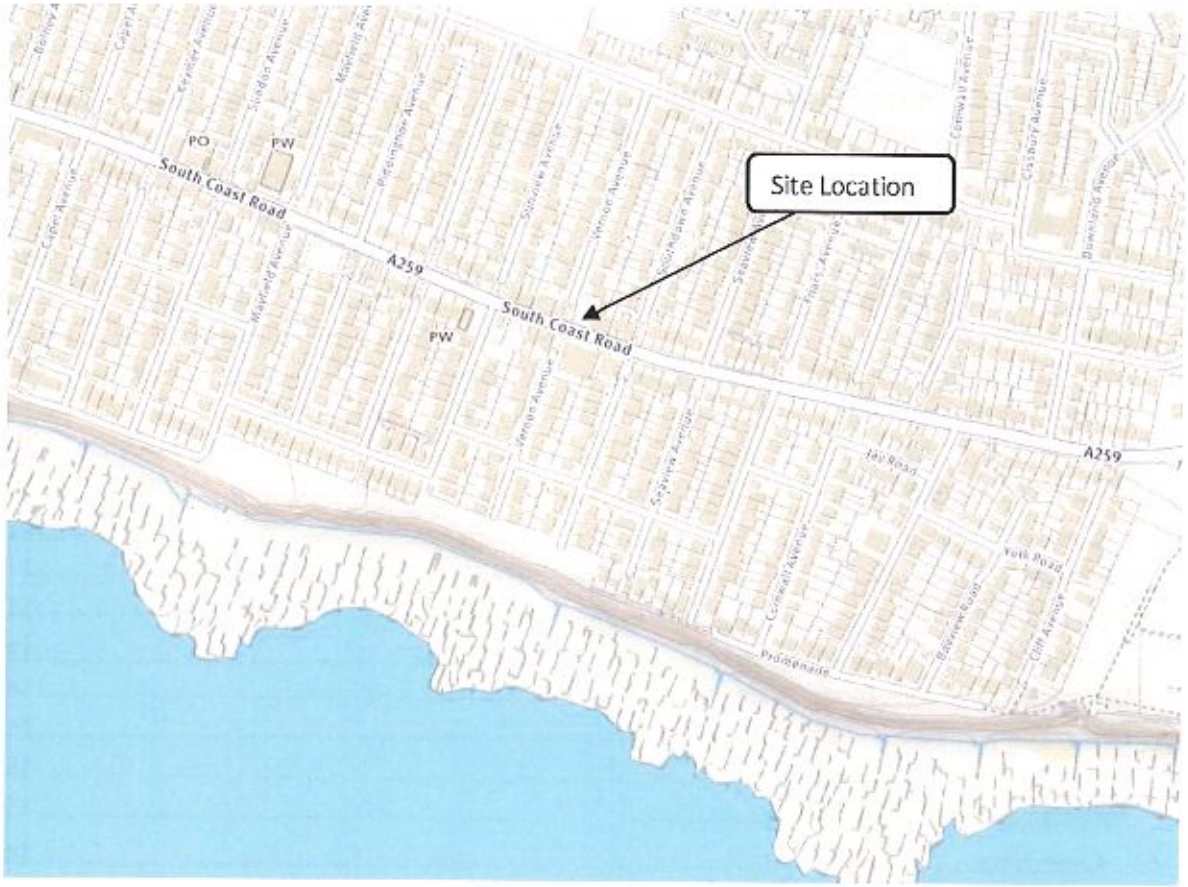


Figure 1 – Site Location (Source: Street Map OS)

Need for Study

1.2 The purpose of this assessment is to demonstrate that the development proposal outlined above can be satisfactorily accommodated without worsening flood risk for the area and without placing the development itself at risk of flooding, as per National guidance provided within the National Planning Policy Framework (NPPF).

2. Development Description and Site Area

2.1 The site is located at 82 South Coast Road, Peacehaven, BN10 8SJ. See *Figure 2 – Site plan* below. The site is bounded by South Coast Road to the south, Vernon Avenue to the west, and other residential properties to the north and east.

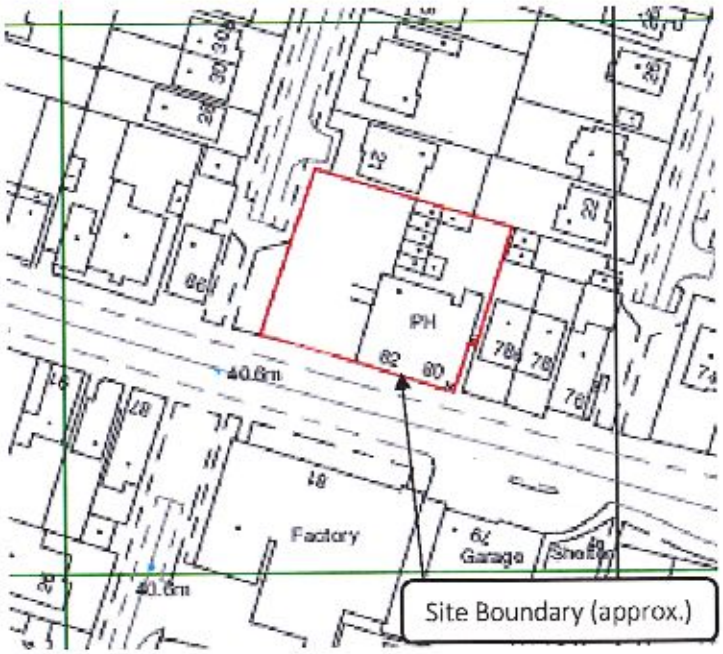


Figure 2 – Site Plan extract

2.2 The application site measures approximately 0.118 hectares in area and is occupied by a public house known as 'The Sussex Coaster'. The site is classified as brownfield land ('Previously Developed Land').

2.3 The existing building on site is situated within the south eastern corner of the plot and consists of a two-storey detached building comprising the public house premises at ground floor level and two associated flats contained at first floor level. An area of hardstanding formerly used as a parking area is situated to the west of the site. The topography of the site and immediate locality is relatively flat. The majority of the existing site is hard surfaced save for a small area of planting and some artificial grass.

2.4 This proposed development would demolish the existing public house on site and erect a four storey mixed-use building comprising eighteen residential units (C3 Use Class) and 107m^2 GIA of office floorspace (B1 Use Class) at ground floor level. The development would also provide a total of twenty five off road parking spaces.

2.5 The proposed development will reduce the total impermeable area on site, with approximately 128m^2 associated with landscaping around the proposed development. As such, the total impermeable area post-development is reduced to approximately 1057m^2 (0.106ha).

2.6 The topography of the site is relatively flat at 40.8mAOD (Source: Topographic Survey).

Existing Drainage Infrastructure and Nearby Watercourses

2.7 The topographic survey indicates the presence of manholes and gullies at the rear of the existing building and a linear channel drain in the car park.

2.8 Southern Water sewer records show only foul sewers present. There is a Southern Water manhole located within the car park (Ref:9702) which drains westward out of the car park.

2.9 A CCTV drain survey has been commissioned and shows combined drainage for the rear of the existing building. The CCTV contractor has stated that the car park area drains to a soakaway. CCTV information and Southern Water records are included in Appendix 5.

Existing Ground Conditions

2.10 The British Geological Survey (BGS) indicates that the bedrock underlying the site is the Tarrant Chalk Member - Chalk. A nearby borehole log (Ref: TQ40SW18 — CISSBURY AVE PEACEHAVEN), identified the top superficial soil deposits as sand and gravel between 0.0m and 1m below ground level (BGL). The ground water table at the location of the borehole was established at approximately 10mBGL. See excerpt in *Appendix 2 – Site Geology Maps*.

2.11 Table 25.1 of *The SuDS Manual* identifies the superficial soil deposits at the site as *'Good Infiltration Media'*, with infiltration rates varying between $3x10^{-2}$ m/s – $1x10^{-5}$ m/s for the top superficial soil deposits.

2.12 The *EA Groundwater Source Protection Zone Map* indicates that the site is not located in a groundwater source protection zone.

2.13 *Environmental Agency's Groundwater Vulnerability Zone Map* confirms that the site lies in a groundwater vulnerability zone with high vulnerability. See map in *Appendix 2 – Site Geology Maps*.

2.14 At the time of writing the client has not provided site-specific infiltration data, therefore infiltration solutions for a rate of $5x10^{-5}$ m/s have been considered for the proposed development as a conservative rate. *Existing infiltration devices have been proven through CCTV survey to be located on site.* It is recommended that site-specific infiltration tests to *BRE Digest 365* standards are commissioned at the detailed design phase to determine the exact infiltration rate at the site.

2.15 Given the proximity to nearby cliffs it is recommended any infiltration is agreed with a qualified Geotechnical Engineer following suitable intrusive investigations prior to implementation.

2.16 Existing infiltration devices have been shown to be present in the locality (see South Coast Windows application opposite the site Ref:LW/18/0366) therefore further infiltration should be feasible.

3. Flood Risk Assessment

Flood Zone & Vulnerability

3.1 The proposed development is located within Flood Zone 1 and under the NPPF guidance, is classified as at 'Very Low Probability' of flooding, having a less than 1 in 1000 annual exceedance probability of river or sea flooding (<0.1% AEP), all land uses being appropriate at this location. See *Figure 3 – Flood Map for Planning* below.

Figure 3 – Flood Map for Planning (Source: Environmental Agency, EA)

3.2 The proposed residential usage would be considered to be 'More Vulnerable' under the NPPF vulnerability classification guidance.

Sequential Test/Exception Test

3.3 Under the NPPF, all new planning applications must undergo a *Sequential Test*. This test must be implemented by local planning authorities with a view to locating particularly vulnerable new developments (e.g. residential, hospitals, mobile homes etc.) outside of the floodplain.

3.4 The test refers to the EA Flood Zones described in Table 2. For reference, the NPPF *Sequential Test: Flood Risk Vulnerability and Flood Zone 'Compatibility' Table* is reproduced below:

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test Required	✓	×	Exception Test Required	✓
	Zone 3b *Functional Floodplain*	Exception Test Required	✓	×	×	×

Table 1: The Sequential Test: Flood Risk Vulnerability and Flood Zone 'Compatibility' Table as specified by NPPF. Shaded cells denote the proposed re development. Please note: ✓ means development is appropriate; × means the development should not be permitted.

3.5 Using the principles of the Sequential Test outlined above, the proposed development is 'More Vulnerable'. The site is located within Flood Zone 1 (as defined by the EA) and as such, under the NPPF, this development does not require the further implementation of the Sequential and Exception Test.

Sources of Flooding

3.6 As outlined in Figure 3, the proposed development is located within Flood Zone 1 (Low Risk of flooding), and is considered to be 'More Vulnerable' under the NPPF. Communication with the Environment Agency (EA) has identified the following potential sources of flooding to the site:

Source	Risk	Description
Fluvial/Tidal	Low	The site is shows located within Flood Zone 1 and is likely to remain so for the lifetime of the development
Surface	Medium	The site is shown within an area at Medium Risk of flooding (1in30yr) located to the rear of the existing buildings as extracted below.  *Figure 4 – EA RoFSW Map extract* This is associated with the enclosed courtyard/beer garden at the rear of the existing public house. Following development this area would

		become open parking with overland flow routes available around the existing property, mitigating the potential for such flooding to occur. Otherwise flood risk from Surface water on site is shown to be Very Low (less than 0.1%.) with Low (between 0.1% and 1%) and Medium (between 1% and 3.3%) risk retained within Soath Coast Road itself.
Groundwater	Low	The British Geological Survey (BGS) indicates that the bedrock underlying the site is Tarrant Chalk Member - Chalk. A nearby borehole log (Ref: TQ40SW18 — CISSBURY AVE PEACEHAVEN), identified the top superficial soil deposits as sand and gravel between 0.0m and 1m below ground level (BGL). The ground water table at the location of the borehole was established at approximately 10mBGL. At the time of writing, the EA and the LDC SFRA have provided no records of flooding from this source at the site. Due to the geology of the site being Chalk, a relatively permeable surface depending on its structure, and the close proximity of the chalk cliffs, the risk to the site from this source of flooding is considered to be **relatively low.**
Sewer	Low	No records have been provided by the EA or LDC SFRA to suggest that the site or area within the vicinity of the site has previously been affected by flooding from this source. As such the risk of flooding to the site from this source is deemed to be **relatively low**.
Historical	N/A	The SFRA has not identified any flooding incidents from any sources to have affected the site previously. The EA has provided no records of previous flooding incidents from any sources to have occurred at the site in the past.

Table 2: Summary of flood sources.

Flood Risk Management Measures

3.10 The proposed development is located within Flood Zone 1 according to the low-detailed EA Flood Map for Planning. Analysis of the EA Flood Map for Planning has demonstrated that the site is not within a Flood Zone 2 or 3 extent. As such the site is at **low risk of flooding from fluvial or tidal sources**, having a less than 1 in 1,000 annual probability of river or sea flooding in any year (<0.1%).

3.11 The predominant flood risk source on site is from surface water. As such and to provide betterment to the site during its lifetime, it is recommended that the proposed development should incorporate the following mitigation measures:

- Bringing down electrical services from ceilings at ground floor level;
- Raise internal threshold to ground floor above the external ground level by a minimum of 150mm where feasible;
- Provide overland flow pathways around the building to prevent ponding of storm water to the rear as currently occurs.
- Anti-syphon fitted to all toilets;
- Non-return valves to be fitted to all drain and sewer outlets.

3.12 Given that the site and all of the surrounding roads are located in Flood Zone 1, there is no requirement under the NPPF for an evacuation route.

Flood Water displacement

3.7 Given that the site is located in Flood Zone 1, there is no offsetting flood storage, and thus under the NPPF no requirement to provide compensatory flood storage. As such, the proposed development will have no impact with regards to flood plain storage capacity and the hydraulics of local watercourses.

Generation of Runoff

3.8 The development is for the change of use from commercial to residential units and the site's total impermeable area will decrease post-development, and therefore the runoff generated by the site will decrease. However, based on the LLFA's guidance (East Sussex County Council), any proposed developments on brownfield sites should seek to improve the surface water drainage regime post-development with regard to pre-development conditions, and, if possible, as close as possible to the greenfield setting. A SuDS and Surface Water drainage assessment follows in this report.

Climate Change on Site

3.9 Climate change is likely to increase the flow in rivers, and raise sea levels and storm intensity. Under the NPPF, climate change is likely to increase the flow in rivers by 20%. The NPPF also specifies a 10% increase in peak rainfall intensity from 2025 (and 20% increase from 2055 and a 30% increase from 2085 to 2115) (Source: *Recommended national precautionary sensitivity ranges for peak rainfall intensities, peak river flows, offshore wind speeds and wave heights, Technical Guidance to the NPPF).*

3.10 As such the proposed development may be at more risk of surface flooding in the future.

4. SuDS Assessment

SuDS Hierarchy

4.1 The SuDS Management Hierarchy is set out as follows:

SuDS Drainage Hierarchy				
			Suitability	Comment
	1.	Infiltration	✓	It is likely the current car park drains to a soakaway. Infiltration testing to BRE365 should be conducted prior to detailed design and drainage strategy amended to suit.
	2.	Discharge to Surface Water	x	
	3.	Discharge to Surface Water Sewer, Highway Drain or another Drainage System	x	
	4.	Discharge to Combined Sewer	x	

Table 4: SuDS Hierarchy

4.2 In accordance with the SuDS management train approach, the use of various SuDS measures in Paragraph 80 of the Planning Practice Guidance of the National Planning Policy Framework (NPPF) states that: Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable.

4.3 While there is existing combined drainage on site (as confirmed by the CCTV drain survey) there is potential for infiltration into the chalk subgrade (as the existing car park drains to soakaway) and this should be explored and utilised where feasible to comply with the SuDS Hierarchy.

SuDS Components

4.4 The suitability of SuDS components have been assessed as follows:

Suitability of SuDS Components		
SuDS Component	Description	Suitability
Infiltrating SuDS	Infiltration can contribute to reducing runoff rates and volumes while supporting baseflow and groundwater recharge processes. The suitability and infiltration rate depends on the permeability of the surrounding soils.	✓
Permeable Pavement	Pervious surfaces can be used in combination with aggregate sub-base and/or geocellular/modular storage to attenuate and/or infiltrate runoff from surrounding surfaces and roofs. Liners can be used where ground conditions are not suitable for infiltration	✓
Green Roofs	Green Roofs provide areas of visual benefit, ecological value, enhanced building performance and the reduction of surface water runoff. They are generally more costly to install and maintain than conventional roofs but can provide many long-term benefits and reduce the on-site storage volumes	x

Rainwater Harvesting	Rainwater Harvesting is the collection of rainwater runoff for use. It can be collected form roofs or other impermeable area, stored, treated (where required) and then used as a supply of water for domestic, commercial and industrial properties	x
Swales	Swales are designed to convey, treat and attenuate surface water runoff and provide aesthetic and biodiversity benefits. They can replace conventional pipework as a means of conveying runoff, however space constraints of some sites can make it difficult incorporating them into the design	x
Rills and Channels	Rills and Channels keep runoff on the surface and convey runoff along the surface to downstream SuDS components. They can be incorporated into the design to provide a visually appealing method of conveyance, they also provide effectiveness in pre-treatment removal of silts	x
Bioretention Systems	Bioretention systems can reduce runoff rates and volumes and treat pollution through the use of engineer soils and vegetation. They are particularly effective in delivering interception, but can also be an attractive landscape feature whilst providing habitat and biodiversity	x
Retention Ponds and Wetlands	Ponds and Wetlands are features with a permanent pool of water that provide both attenuation and treatment of surface water runoff. They enhance treatment processes and have great amenity and biodiversity benefits. Often a flow control system at the outfall controls the rates of discharge for a range of water levels during storm events	x
Detention Basins	Detention Basins are landscaped depressions that are usually dry except during and immediately following storm events, and can be used as a recreational or other amenity facility. They generally appropriate to manage high volumes of surface water from larger sites such as a neighbourhoods	x
Geocellular Systems	Attenuation storage tanks are used to create a below-ground void space for the temporary storage of surface water before infiltration, controlled release or use. The inherent flexibility in size and shape means they can be tailored to suit the specific characteristics and requirements of any site	✓
Proprietary Treatment Systems	Proprietary treatment systems are manufactured products that remove specific pollutants from surface water runoff. They are especially useful where site constraints preclude the use of other methods and can be useful in reducing the maintenance requirements of downstream SuDS	✓
Filter Drains and Filter Strips	Filter drains are shallow trenches filled with stone, gravel that cerate temporary subsurface storage for the attenuation, conveyance and filtration of surface water runoff. Filter strips are uniformly graded and gently sloping strips of grass or dense vegetation, designed to treat runoff from adjacent impermeable areas by promoting sedimentation, filtration and infiltration	x

Table 5 - Suitability of SuDS Components

4.5 Therefore, several SuDS components are deemed appropriate to be used in the following SuDS management train. As such, these have been assessed separately for the proposed site, namely Permeable Paving or similar Infiltrating SuDS. Rainwater harvesting for re-use in the building or externally should be considered by the client as part of the proposals at detailed design stage.

4.6 External hard landscaping should be laid such that the arising runoff from the hardstanding areas can be collected and managed by SuDS components.

4.7 Guidance about proper use, installation and maintenance of any proprietary system should be provided by the supplier and incorporated into the site proposals at detailed design stage.

4.8 SuDS components should be designed to accommodate and dispose of runoff from storms up to and including the 1:100 year +40% climate change event without flooding.

5. Surface Water Drainage Strategy

5.1 In accordance with the provided plans for the proposed development, the impervious area across the site will decrease post development. However, based on the *East Sussex County Council (ESCC)*, any proposed developments on brownfield sites should seek to improve the surface water drainage regime post-development with regard to pre-development conditions, and, if possible, as close as possible to the greenfield setting.

5.2 In order to mitigate flood risk posed by the proposed development, adequate control measures are required to be considered. This will ensure that surface water runoff is dealt with at source and the flood risk on/off site is not increased over the lifetime of the development.

5.3 The SuDS systems proposed adhere to ESCC's requirement of demonstrating surface water control and attenuation storage on site, with the intention of mitigating the impact on the altered flooding regime.

5.4 A CCTV drain survey conducted on site has confirmed the presence of combined drainage to the rear of the existing public house. The existing carpark drain has been confirmed to drain to soakaway by the CCTV contractor. No infiltration testing has been carried out to date to verify potential infiltration rates.

5.5 Under a conservative point of view an infiltration rate of $5x10^{-5}$ m/s (0.18 m/h) was selected for the purposes of this study. The assumed infiltration rates must be confirmed through trial pit infiltration tests on site to BRE Digest 365 standards prior to the final detailed drainage design stage being carried out.

5.6 SuDS Infiltration devices such as Permeable Pavements could potentially be utilised to drain the arising surface water runoff due to the proposed development, as long as a site ground-investigation is carried out on the later detailed design stage to confirm that:

- The infiltration rate of the site underlying soils is tested in accordance with BRE365 to show infiltration is equal or higher than $5x10^{-5}$m/s (as utilised in the calculations);
- The groundwater table depth is greater than 1 metre below the infiltration device base at any time of the year;
- The assessment of a Chartered Geotechnical Engineer is in agreement with the use of infiltrating SuDS at the site.

5.7 ESCC in their role of LLFA have been consulted regarding the use of infiltration on site and requested that all infiltration devices are located a minimum of 5m from any structure. Proposals are to utilise permeable pavement for treatment of the paving to the rear of the site and to offer storage. Therefore this will need to be lined with impermeable membrane where it is located within 5m of any structure.

5.8 Greenfield runoff rates have been calculated using the *Institute of Hydrology Report 124 (*Marshall and Bayliss, 1994*)*, as recommended in the *CIRIA 753 'The SUDS Manual'*. See calculations in *Appendix 3 - Calculations*.

5.9 According to the plans provided by the client, the proposed impermeable site area is associated with a Greenfield Runoff Rate (Q_{BAR}) of 0.2 l/s during a 1 in 100 year flood event. Other results properly factored for each return period and area of the site are shown in *Appendix 3, Calculations* and also in *Table 3 – Surface Water Discharge Rates Summary* below.

SURFACE WATER DISCHARGE RATES SUMMARY						
	Impermeable Area (m²)	Discharge Rates (l/s)				
		Q_{BAR}	1 year	30 year	100 year	100 year +CC
Pre-Development Discharge Rates	0.118ha	-	17	41.2	45.2	-
Greenfield Rates	0.118ha	0.0	0.0	0.1	0.2	-
Rate to combined sewer	0.014ha		2.0	5.0		
Designed Discharge for the Proposed SuDS	**0.106ha**	**0.0**	Full infiltration proposed for all rainfall events			

Table 6 – Surface Water Discharge Rates Summary.

On Site Drainage and Storage Systems

5.10 Attenuation storage is needed to temporarily store water during periods when the runoff rates from the development site exceed the allowable discharge/infiltration rates from the site.

5.11 Rainfall depths for the 1 in 100 years Return Period plus 40% of climate change were produced using *Microdrainage* software to estimate the largest volume, *critical storm*, for typical storm durations.

5.12 In terms of calculating storage, an infiltration rate of $5x10^{-5}$ m/s has been assumed, based on the presence of existing infiltration devices on site. Calculations have been run assuming crate soakaway is utilised for infiltration, with the permeable paving offering additional storage only. For the purposes of the calculations the permeable paving has been assumed to be lined, as infiltration through paving of additional inflow is not permitted with 5m of any structure as outlined in the Ciria The SuDS Manual C753.

5.13 The calculations in Appendix 3 show that crate storage of 1.5m x 15m and 1.6m deep, supplemented with circa 361m² of permeable paving with 250mm thick sub base depth, offer sufficient storage to accommodate the 1 in 100yr + 40% CC rainfall event. The total storage required is calculated at 58.9m³. The Half Drain Time for the proposed SuDS solution is 350 minutes. See Appendix 3, Calculations. Given the permeable pavement has been assumed to be lined in the calculations, the final detailed design solution is likely to require less storage.

5.14 Thus the calculations show that water can be managed and controlled sufficiently to mitigate risks, and provide betterment, to others following development

5.15 Project experience within the wider Peacehaven area suggests the potential use of deep boreholes into the chalk bedrock to infiltrate runoff, if soakaways, or similar shallow infiltration is unsuitable. It is recommended that shallow testing to BRE365 is undertaken initially and, if unsuitable, a deeper borehole test can be undertaken. Borehole infiltration is a not preferred solution due to the more

direct link to the underlying aquifer and potential for contamination and loss of performance due to sedimentation over time.

5.16 Should infiltration not be viable, the existing combined runoff to the sewer could be utilised. At present the existing 1in1yr runoff is 2l/s. To provide betterment it is suggested this wold be reduced to 1l/s. The resulting storage required would be in the order of 72.5m^3 based on the calculation included in Appendix 3. This form of storage would be subject to final design.

Design Exceedance

5.17 In the event of drainage system failure under extreme rainfall events or blockage, flooding may occur within the site. It is recommended that proposed ground levels fall away from proposed thresholds and structure where feasible, to reduce the risk of flooding due to overland flows. Overland flow routes are as shown on the strategy plans in Appendix 4.

Water Quality

5.18 Adequate treatment must be delivered to the water runoff to remove pollutants through SuDS devices, which are able to provide pollution mitigation. Pollution Hazards and the SuDS Mitigation have been indexed in the *CIRIA 753 'The SUDS Manual'*.

5.19 The Pollution Hazard Indices are summarized in Table 4 – Summary of Pollution Hazard Indices for different Land Use below:

POLLUTION HAZARD INDICES FOR DIFFERENT LAND USE CLASSIFICATIONS				
LAND USE	**Pollution Hazard Level**	**Total suspended Solids (TSS)**	**Metals**	**Hydrocarbons**
Residential roofs	Very low	0.2	0.2	0.05
Individual property driveways	Low	0.5	0.4	0.4

Table 7 – Summary of Pollution Hazard Indices for different Land Use.

5.20 The Mitigation Indices of the proposed SuDS techniques are summarized in the *Table 5 - Indicative SuDS Mitigation Indices* below.

INDICATIVE SuDS MITIGATION INDICES FOR DISCHARGES TO SURFACE WATER			
SuDS Component	**Total suspended Solids (TSS)**	**Metals**	**Hydrocarbons**
Permeable Pavement	0.7	0.6	0.7
Proprietary Treatment Systems	Details should be provided at the detailed design phase to account for the final SuDS strategy layout and wider construction design details.		

Table 8 – Indicative SuDS Mitigation Indices

5.21 For Permeable Paving SuDS, the treatment provided by this device is sufficient to remove the pollutants. Furthermore, silt traps should be provided on all downpipes and catchpits prior to discharging into the permeable paving.

Adoption and Maintenance

5.22 All onsite SuDS and drainage systems will be privately maintained. A long-term maintenance regime should be agreed with the site land owners before adoption for any common areas. If properties are sold freehold, and any SuDS are located within the Freeholder land boundary, then

the maintenance responsibility is that of the Freeholder. The purchaser should be made aware of any maintenance responsibilities at time of purchase or on any onward sale.

5.23 In addition to a long-term maintenance regime it is recommended that all drainage elements implemented on site should be inspected following the first rainfall event post construction and monthly for the first quarter following construction.

GENERAL REQUIREMENTS		RESPONSIBILITY
Generally	**Frequency**	**Site Owner**
Pipes and Litter: collect all litter or other debris and remove from site at each visit	Monthly	Yes, where drains serve the one property only or within property boundary
INLETS, OUTLETS, CONTROLS, GULLIES, CHANNEL DRAINS, GEOCELLULAR ATTENUATION TANKS AND INSPECTION CHAMBERS		
Regular Maintenance	**Frequency**	
Inspect surface structures removing obstructions, sediment, oil/grease and floating debris and silt as necessary. Check there is no physical damage. Strim vegetation 1m min. surround to structures and keep hard aprons free from silt and debris.	Monthly	Yes, where drains serve the one property only or within property boundary
Flow Control Devices (Hydrobrake): Inspect and remove blockages, hose down as required, check flow.	Six monthly	
Inspection chambers, Gullies, Channel Drains: Remove cover and inspect ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn and major storm events	Annually	Yes, where drains serve the one property only or within property boundary
Attenuation Tank (Geocellular): Inspect and remove blockages, Jet and camera as required, check flow. CCTV inspection at every inspection point is recommended: — after every major storm — at regular intervals. Silt traps prior to inlet pipework should be routinely inspected and cleaned out to minimise debris reaching the tank	Annually	
Occasional Maintenance		
Cleaning of the system if necessary. CCTV Survey and Jetting	As necessary	Yes, where drains serve the one property only or within property boundary
Remedial work		
Inspect and remove baskets or similar silt-traps, clean and replace. Repair physical damage if necessary.	As necessary	Yes, where drains serve the one property only or within property boundary
PERMEABLE AND POROUS SURFACES		
Regular Maintenance		
Cleaning Brush regularly and remove sweepings from all hard surfaces	Monthly	Yes, private driveways
Occasional Maintenance		
Permeable Pavements. Brush and vacuum surface once a year to prevent silt blockage and enhance design life.	Annually	Yes, private driveways

Remedial work		
Monitor effectiveness of permeable pavement and when water does not infiltrate immediately advise Client of possible need for reinstatement of top layers or specialist cleaning. Recent experience suggests jet washing and suction cleaning will substantially reinstate pavement to 90% efficiency.	As required	Yes, private driveways
OVERLAND FLOW AND DESIGNED FLOODABLE AREAS		
Regular Maintenance		
Ensure flood flow routes or areas that are design to temporarily store flood water are not obstructed. Remove obstructions from site	Monthly	Maintenance Company in communal areas, home owners in private areas.
OVERLAND FLOW AND DESIGNED FLOODABLE AREAS		
Regular Maintenance		
Inspect surface structures removing obstructions, sediment, oil/grease and floating debris and silt as necessary. Check there is no physical damage. Strim vegetation 1m min. surround to structures and keep hard aprons free from silt and debris.	Monthly	Yes, where draining more than one property or located in communal areas
Inspection chambers, Gullies, Drains: Remove cover and inspect ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt.	Annually	Yes, where draining more than one property or located in communal areas
Pumping station: Inspect and remove blockages, hose down as required, check flow.	Six monthly	Yes
Sewerage treatment plant: Inspect and remove blockages, hose down as required, check flow.	Six monthly or as per manufacturers requirements	

Table 9: Proposed Schedule of Maintenance for Below Ground Drainage.

6. Conclusions

6.1 This study has been undertaken in accordance with the principles set out in NPPF. It can be concluded that providing the development adheres to the conditions advised in this report, the said development proposals can be accommodated without increasing flood risk within the locality in accordance with objectives set by Central Government, the EA and ESCC in their role as LLFA.

6.2 A CCTV drain survey has been commissioned and shows an existing Southern Water draining west from the car park and collects both storm and foul drainage from the rear of the existing public house. The CCTV contractor has also stated the car park drainage is routed to drain to soakaway.

6.3 The proposed solution is to provide infiltration on site through geocellular storage at a rate of $5x10x^{-5}$m/s. The calculations for the SuDS device show that crate storage of 1.5m x 15m and 1.6m deep, supplemented with circa 250m² of permeable paving with 300mm thick sub base depth, offer sufficient storage to accommodate the 1 in 100yr +40% CC rainfall event without flooding. The total storage required is calculated at 58.9m³.

6.4 It is recommended that further assessments of this option, or any other infiltration SuDS solutions, should not commence without prior confirmation of infiltration rates through testing in accordance with BRE365.

6.5 Given the proximity to nearby cliffs it is recommended that any infiltration is agreed with a qualified Geotechnical Engineer following suitable intrusive investigations prior to implementation.

6.6 The surface water drainage strategies adhere to the East Sussex County Council requirements of demonstrating surface water control and attenuation storage on site, with the intention of mitigating the impact on the altered flooding regime and provide betterment over the existing regime.

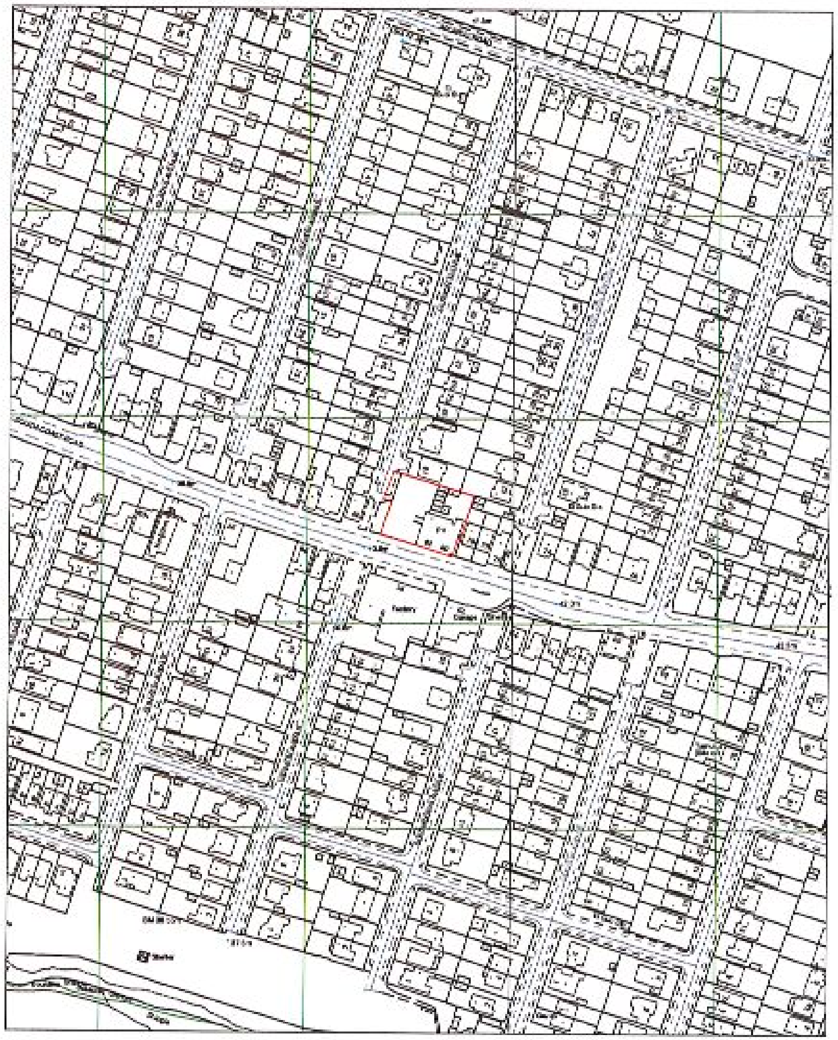
6.7 Runoff from roofs and individual driveways has low pollution indices and is effectively treated by Permeable Pavement systems as described in the Ciria SuDS manual.

6.8 All onsite SuDS and drainage systems should be privately maintained. A long term maintenance regime should be implemented the site owners as outlined in this report. In addition to a long term maintenance regime, it is recommended that all drainage elements implemented on site should be inspected following the first rainfall event post construction, and inspected monthly for the first quarter following construction.

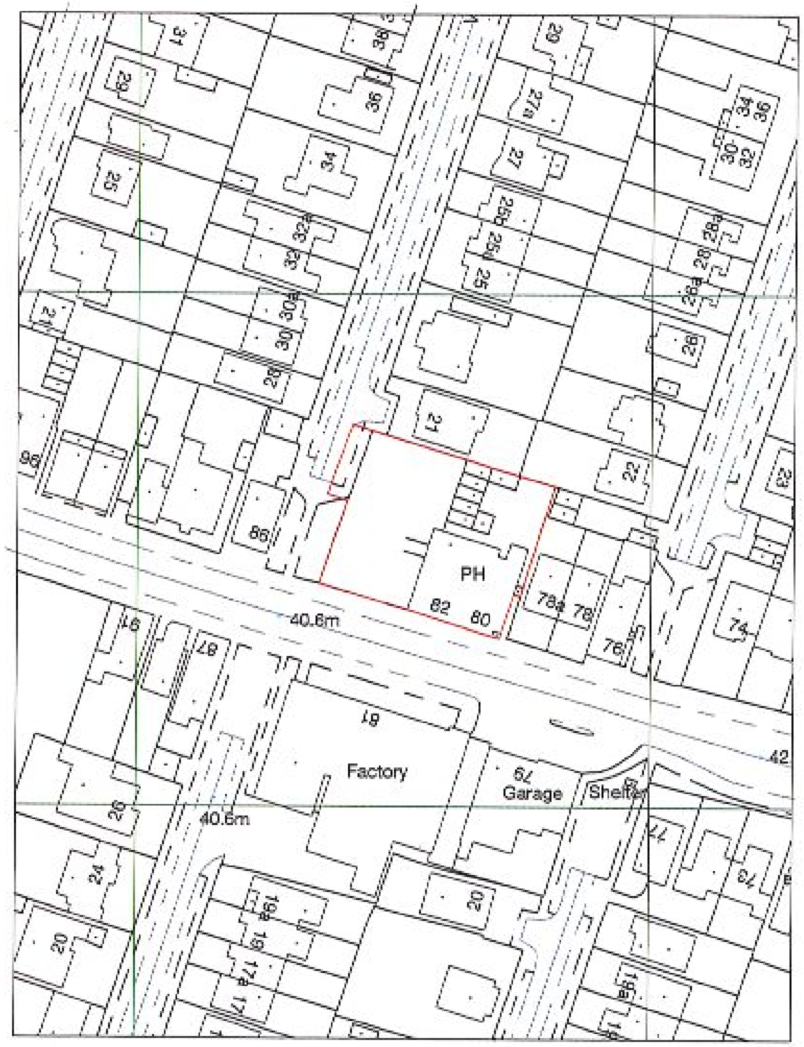
The findings and recommendations of this report are for the use of the client who commissioned the assessment, and no responsibility or liability can be accepted for the use of the report or its findings by any other person or for any other purpose.

Appendix 1 – Site Information

N



Location Plan
1:1250



Block Plan
1:500

MACKELLAR SCHWERDT architects

DRAFT!!

CLIENT:	Edenhurse
PROJECT NAME:	New Flats Peacehaven
LOCATION:	Vernon Ave, Peacehaven
CHECKED BY:	AG
SHEET SIZE:	A1
DRAWING TITLE:	Location & Block Plan

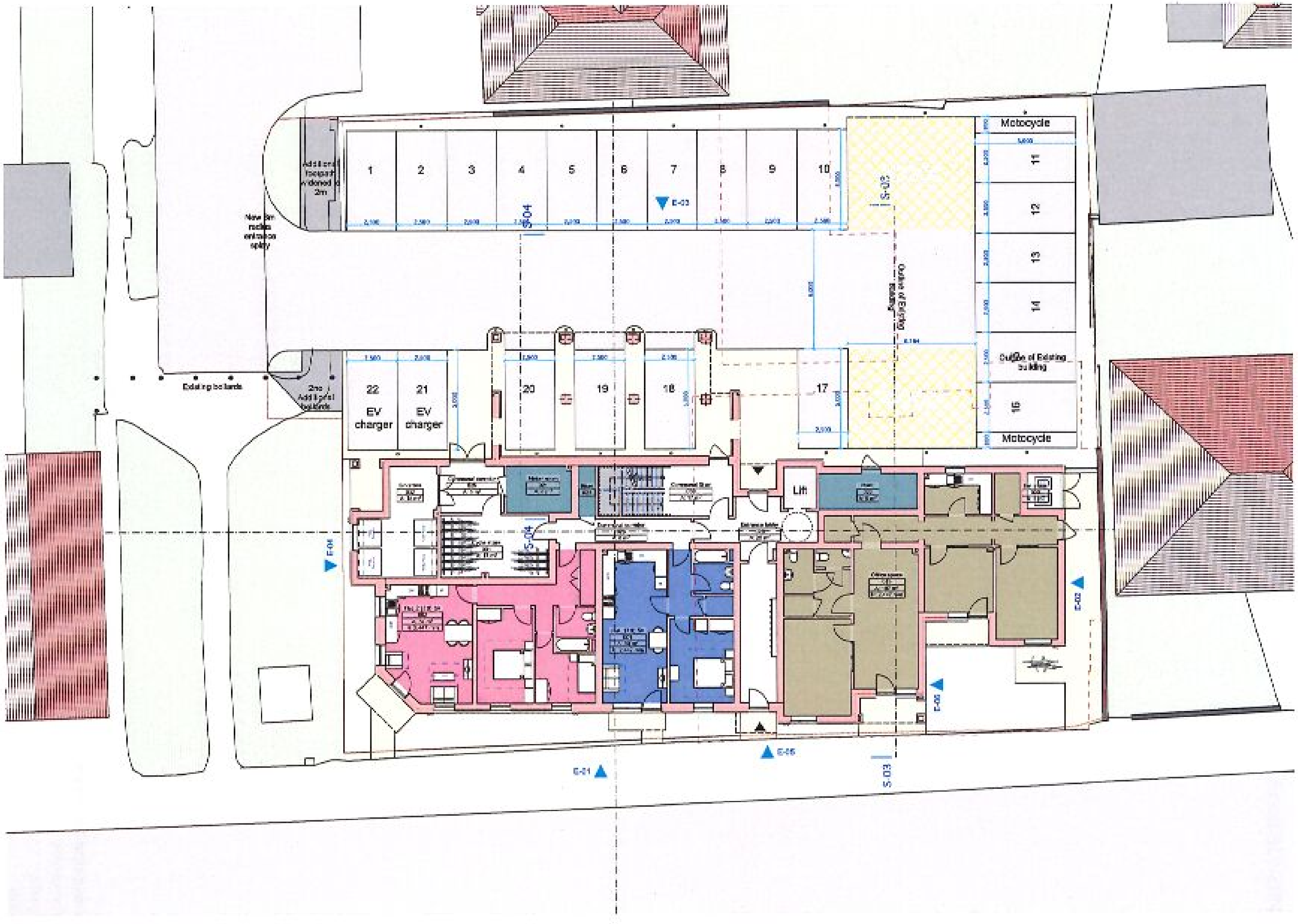
Planning

NOTES

Do not scale this drawing.

DRAWING NUMBER

Project	Status	Layout	Revision
9003	P	01	03



0. Ground Floor

1:100

Notes		
18 Total Dwellings	Site Area	0.118 Ha
12 1 Bed Flats	Total GIA	1495 sqm
6 2 Bed Flats	Total Dwellings Area (ex communal + Plant)	1026 sqm

Area Schedule			
Floor	Room Number	Room Name	Area (sqm)
Ground Floor			
	001	Flat 1 (1B) SH	53.16
	002	Flat 2 (2B) SH	64.36
	019	Office space	107.37
	020	Bin store	3.53
	021	Meter room	7.50
	022	Plant	8.86
	023	Riser	2.22
	026	Entrance lobby	25.11
	028	Communal corridor	3.11
	029	Communal corridor	7.60
	030	Communal Stair	17.07
	031	Cycle store	16.97
	032	Bin store	18.05
First Floor			
	003	Flat 3 (1B) SH	50.21
	004	Flat 4 (1B) SH	51.33
	005	Flat 5 (2B)	68.71
	006	Flat 6 (2B)	64.33
	007	Flat 7 (1B)	51.76
	008	Flat 8 (1B) SH	53.32
	023	Riser	5.36
	033	Protected lobby	13.38
	034	Communal corridor	7.17
	035	Communal corridor	3.38
	036	Communal corridor	8.00
	037	Communal Stair	13.38
Second Floor			
	009	Flat 9 (1B) SH	52.02
	010	Flat 10 (1B) SH	52.11
	011	Flat 11 (2B)	68.70
	012	Flat 12 (2B)	65.47
	013	Flat 13 (1B)	52.59
	014	Flat 14 (1B)	53.72
	023	Riser	2.22
	024	Riser	3.13
	038	Protected lobby	13.36
	039	Communal corridor	7.17
	040	Communal corridor	3.75
	041	Communal corridor	9.55
	042	Communal stair	13.38
Third Floor			
	015	Flat 15 (1B)	57.41
	016	Flat 16 (1B)	51.61
	017	Flat 17 (2B)	71.83
	018	Flat 18 (1B)	51.30
	023	Riser	2.21
	025	Riser	1.56
	043	Protected corridor	21.38
	044	Communal Stair	15.38
			1,282.91 m²

Revision History

MACKELLAR SCHWERDT architects

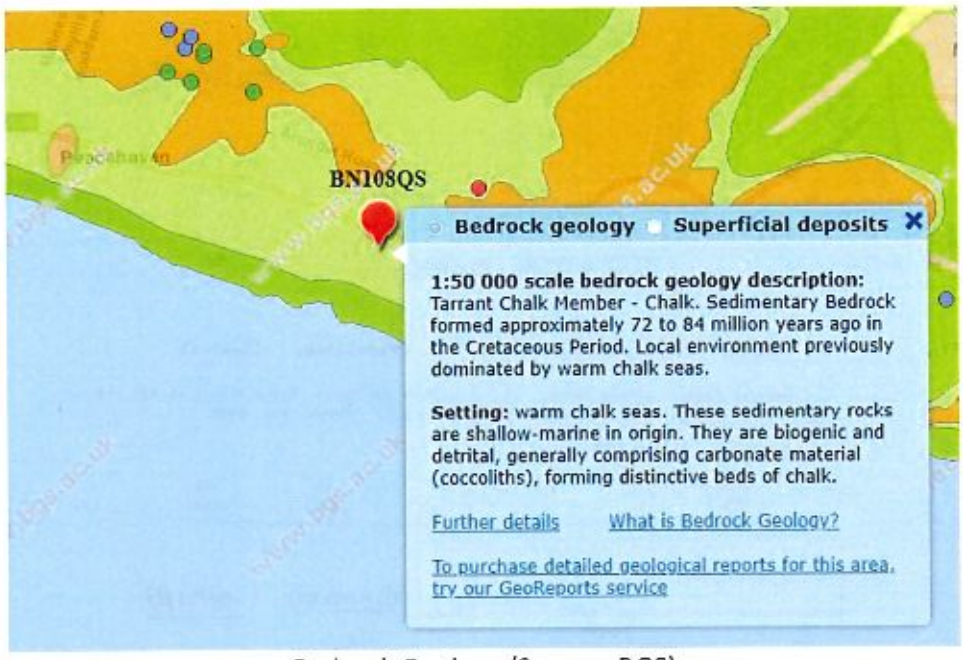
CLIENT:	Econluxe
PROJECT NAME:	New Flats Peacehaven
LOCATION:	Vernon Ave, Peacehaven
CHECKED BY:	AG
SHEET SIZE:	A1
DRAWING TITLE:	Site Plan

Planning

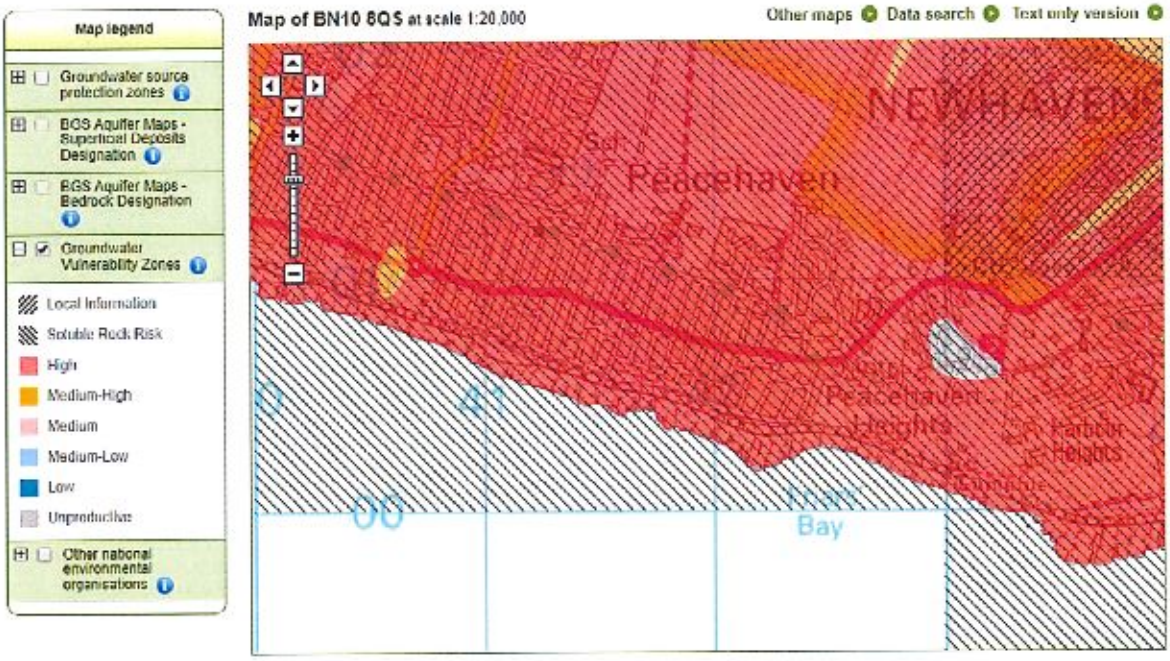
Project	Status	Layout	Revision
9003	P	30	09

Appendix 2 – Site Geology Maps

- *Bedrock Geology*
- *Groundwater Vulnerability Zone Map*
- *TQ40SW18 Borehole Log*



Bedrock Geology (Source: BGS)



Groundwater Vulnerability Zone Map (Source: EA)

TQ40/66

TQ 4235 0092

334/20 Cissbury Avenue, Cliff Park, Peacehaven. (Sealed)

Surface +145. Lining tubes: 13 × 6 in from surface. Water struck at +27, +3 and -32. R.W.L. +33½. Suction -85. Yield 130 g.p.h. *Dando, Aug. 1911.*

Windpump. *Before 1940.*

Drift	...	...	...	11	11
UCk	...	...	...	239	250

	Thickness (ft)	Depth (ft)
Soil	2½	
Sand	3½	6
Gravel	1	7
Marl	4	11
Chalk & flints	239	250

TQ40SW18 Borehole Log (Source: BGS)

Appendix 3 – Calculations

- *Greenfield Runoff Rates*

ICP SUDS Mean Annual Flood

Input

Return Period (years)	100	Soil	0.150
Area (ha)	0.118	Urban	0.000
SAAR (mm)	700	Region Number	Region 7

Results l/s

QBAR Rural	0.0
QBAR Urban	0.0
Q100 years	0.2
Q1 year	0.0
Q30 years	0.1
Q100 years	0.2

- *Pre-Development Discharge Rates*

Summary of Results for 1 year Return Period

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	1.210	0.210	17.0	0.3	O K
30 min Summer	1.192	0.192	15.1	0.3	O K
60 min Summer	1.157	0.157	11.1	0.2	O K
120 min Summer	1.125	0.125	7.6	0.2	O K
180 min Summer	1.106	0.106	6.0	0.1	O K
240 min Summer	1.093	0.093	5.0	0.1	O K
360 min Summer	1.081	0.081	3.8	0.1	O K
480 min Summer	1.074	0.074	3.1	0.1	O K
600 min Summer	1.070	0.070	2.7	0.1	O K
720 min Summer	1.065	0.065	2.3	0.1	O K
960 min Summer	1.058	0.058	1.9	0.1	O K
1440 min Summer	1.050	0.050	1.5	0.1	O K
2160 min Summer	1.044	0.044	1.1	0.1	O K
2880 min Summer	1.039	0.039	0.9	0.0	O K
4320 min Summer	1.034	0.034	0.7	0.0	O K
5760 min Summer	1.032	0.032	0.6	0.0	O K
7200 min Summer	1.029	0.029	0.5	0.0	O K
8640 min Summer	1.027	0.027	0.4	0.0	O K
10080 min Summer	1.026	0.026	0.4	0.0	O K
15 min Winter	1.210	0.210	17.0	0.3	O K
30 min Winter	1.173	0.173	12.9	0.3	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	29.802	0.0	6.6	10
30 min Summer	19.835	0.0	8.8	17
60 min Summer	12.872	0.0	11.4	32
120 min Summer	8.203	0.0	14.5	62
180 min Summer	6.278	0.0	16.7	92
240 min Summer	5.183	0.0	18.3	122
360 min Summer	3.919	0.0	20.8	182
480 min Summer	3.214	0.0	22.8	240
600 min Summer	2.756	0.0	24.4	300
720 min Summer	2.430	0.0	25.8	358
960 min Summer	1.994	0.0	28.2	482
1440 min Summer	1.509	0.0	32.1	730
2160 min Summer	1.140	0.0	36.3	1088
2880 min Summer	0.935	0.0	39.7	1464
4320 min Summer	0.708	0.0	45.1	2124
5760 min Summer	0.582	0.0	49.4	2832
7200 min Summer	0.498	0.0	52.9	3544
8640 min Summer	0.438	0.0	55.8	4320
10080 min Summer	0.393	0.0	58.4	5048
15 min Winter	29.802	0.0	7.4	10
30 min Winter	19.835	0.0	9.8	17

Summary of Results for 1 year Return Period

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
60 min Winter	1.136	0.136	8.8	0.2	O K
120 min Winter	1.102	0.102	5.7	0.1	O K
180 min Winter	1.086	0.086	4.4	0.1	O K
240 min Winter	1.079	0.079	3.7	0.1	O K
360 min Winter	1.070	0.070	2.7	0.1	O K
480 min Winter	1.063	0.063	2.3	0.1	O K
600 min Winter	1.058	0.058	1.9	0.1	O K
720 min Winter	1.054	0.054	1.7	0.1	O K
960 min Winter	1.049	0.049	1.4	0.1	O K
1440 min Winter	1.043	0.043	1.1	0.0	O K
2160 min Winter	1.037	0.037	0.8	0.0	O K
2880 min Winter	1.034	0.034	0.7	0.0	O K
4320 min Winter	1.029	0.029	0.5	0.0	O K
5760 min Winter	1.027	0.027	0.4	0.0	O K
7200 min Winter	1.025	0.025	0.4	0.0	O K
8640 min Winter	1.023	0.023	0.3	0.0	O K
10080 min Winter	1.021	0.021	0.3	0.0	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
60 min Winter	12.872	0.0	12.8	32
120 min Winter	8.203	0.0	16.3	64
180 min Winter	6.278	0.0	18.7	90
240 min Winter	5.183	0.0	20.5	122
360 min Winter	3.919	0.0	23.3	184
480 min Winter	3.214	0.0	25.5	238
600 min Winter	2.756	0.0	27.3	294
720 min Winter	2.430	0.0	28.9	366
960 min Winter	1.994	0.0	31.6	466
1440 min Winter	1.509	0.0	35.9	744
2160 min Winter	1.140	0.0	40.7	1096
2880 min Winter	0.935	0.0	44.5	1428
4320 min Winter	0.708	0.0	50.5	2224
5760 min Winter	0.582	0.0	55.3	2776
7200 min Winter	0.498	0.0	59.2	3656
8640 min Winter	0.438	0.0	62.5	4344
10080 min Winter	0.393	0.0	65.5	4976

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	1	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	20.100	Shortest Storm (mins)	15
Ratio R	0.350	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+0

Time Area Diagram

Total Area (ha) 0.118

Time (mins) From:	To:	Area (ha)
0	4	0.118

Model Details

Storage is Online Cover Level (m) 2.000

Pipe Structure

Diameter (m) 0.150 Length (m) 5.000
Slope (1:X) 80.000 Invert Level (m) 1.000

Pipe Outflow Control

Diameter (m) 0.150 Entry Loss Coefficient 0.500
Slope (1:X) 80.0 Coefficient of Contraction 0.600
Length (m) 5.000 Upstream Invert Level (m) 1.000
Roughness k (mm) 0.600

Summary of Results for 30 year Return Period

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	1.843	0.843	41.2	0.9	Flood Risk
30 min Summer	1.655	0.655	35.8	0.7	O K
60 min Summer	1.393	0.393	26.5	0.5	O K
120 min Summer	1.218	0.218	17.8	0.3	O K
180 min Summer	1.179	0.179	13.6	0.3	O K
240 min Summer	1.157	0.157	11.1	0.2	O K
360 min Summer	1.130	0.130	8.2	0.2	O K
480 min Summer	1.115	0.115	6.7	0.2	O K
600 min Summer	1.102	0.102	5.6	0.1	O K
720 min Summer	1.093	0.093	4.9	0.1	O K
960 min Summer	1.082	0.082	4.0	0.1	O K
1440 min Summer	1.073	0.073	3.0	0.1	O K
2160 min Summer	1.062	0.062	2.2	0.1	O K
2880 min Summer	1.055	0.055	1.7	0.1	O K
4320 min Summer	1.047	0.047	1.3	0.1	O K
5760 min Summer	1.042	0.042	1.0	0.0	O K
7200 min Summer	1.038	0.038	0.9	0.0	O K
8640 min Summer	1.036	0.036	0.8	0.0	O K
10080 min Summer	1.034	0.034	0.7	0.0	O K
15 min Winter	1.845	0.845	41.2	0.9	Flood Risk
30 min Winter	1.523	0.523	31.4	0.6	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	73.067	0.0	16.2	10
30 min Summer	48.616	0.0	21.5	18
60 min Summer	30.968	0.0	27.4	32
120 min Summer	19.128	0.0	33.9	62
180 min Summer	14.256	0.0	37.8	92
240 min Summer	11.520	0.0	40.8	122
360 min Summer	8.532	0.0	45.3	182
480 min Summer	6.886	0.0	48.7	240
600 min Summer	5.827	0.0	51.6	304
720 min Summer	5.082	0.0	54.0	362
960 min Summer	4.092	0.0	57.9	484
1440 min Summer	3.011	0.0	64.0	718
2160 min Summer	2.213	0.0	70.5	1076
2880 min Summer	1.777	0.0	75.5	1460
4320 min Summer	1.303	0.0	83.0	2176
5760 min Summer	1.044	0.0	88.7	2832
7200 min Summer	0.880	0.0	93.5	3616
8640 min Summer	0.766	0.0	97.6	4248
10080 min Summer	0.680	0.0	101.2	5112
15 min Winter	73.067	0.0	18.1	10
30 min Winter	48.616	0.0	24.1	17

Summary of Results for 30 year Return Period

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
60 min Winter	1.277	0.277	21.1	0.4	O K
120 min Winter	1.176	0.176	13.2	0.3	O K
180 min Winter	1.146	0.146	9.9	0.2	O K
240 min Winter	1.129	0.129	8.1	0.2	O K
360 min Winter	1.106	0.106	6.0	0.1	O K
480 min Winter	1.091	0.091	4.8	0.1	O K
600 min Winter	1.084	0.084	4.1	0.1	O K
720 min Winter	1.079	0.079	3.6	0.1	O K
960 min Winter	1.072	0.072	2.9	0.1	O K
1440 min Winter	1.061	0.061	2.1	0.1	O K
2160 min Winter	1.052	0.052	1.6	0.1	O K
2880 min Winter	1.047	0.047	1.3	0.1	O K
4320 min Winter	1.040	0.040	0.9	0.0	O K
5760 min Winter	1.036	0.036	0.8	0.0	O K
7200 min Winter	1.033	0.033	0.7	0.0	O K
8640 min Winter	1.030	0.030	0.5	0.0	O K
10080 min Winter	1.029	0.029	0.5	0.0	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
60 min Winter	30.968	0.0	30.7	32
120 min Winter	19.128	0.0	37.9	62
180 min Winter	14.256	0.0	42.4	90
240 min Winter	11.520	0.0	45.7	126
360 min Winter	8.532	0.0	50.7	184
480 min Winter	6.886	0.0	54.6	242
600 min Winter	5.827	0.0	57.8	298
720 min Winter	5.082	0.0	60.4	358
960 min Winter	4.092	0.0	64.9	466
1440 min Winter	3.011	0.0	71.6	720
2160 min Winter	2.213	0.0	79.0	1040
2880 min Winter	1.777	0.0	84.5	1460
4320 min Winter	1.303	0.0	93.0	2100
5760 min Winter	1.044	0.0	99.4	2992
7200 min Winter	0.880	0.0	104.7	3712
8640 min Winter	0.766	0.0	109.3	4336
10080 min Winter	0.680	0.0	113.3	5104

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	30	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	20.100	Shortest Storm (mins)	15
Ratio R	0.350	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+0

Time Area Diagram

Total Area (ha) 0.118

Time (mins) From:	To:	Area (ha)
0	4	0.118

Model Details

Storage is Online Cover Level (m) 2.000

Pipe Structure

Diameter (m) 0.150 Length (m) 5.000
Slope (1:X) 80.000 Invert Level (m) 1.000

Pipe Outflow Control

Diameter (m) 0.150 Entry Loss Coefficient 0.500
Slope (1:X) 80.0 Coefficient of Contraction 0.600
Length (m) 5.000 Upstream Invert Level (m) 1.000
Roughness k (mm) 0.600

Summary of Results for 100 year Return Period

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	2.001	1.001	45.2	2.0	FLOOD
30 min Summer	2.000	1.000	45.2	1.2	FLOOD
60 min Summer	1.615	0.615	34.5	0.7	O K
120 min Summer	1.320	0.320	23.2	0.4	O K
180 min Summer	1.217	0.217	17.7	0.3	O K
240 min Summer	1.187	0.187	14.4	0.3	O K
360 min Summer	1.153	0.153	10.7	0.2	O K
480 min Summer	1.134	0.134	8.6	0.2	O K
600 min Summer	1.121	0.121	7.2	0.2	O K
720 min Summer	1.110	0.110	6.3	0.2	O K
960 min Summer	1.094	0.094	5.0	0.1	O K
1440 min Summer	1.080	0.080	3.7	0.1	O K
2160 min Summer	1.070	0.070	2.7	0.1	O K
2880 min Summer	1.061	0.061	2.1	0.1	O K
4320 min Summer	1.052	0.052	1.6	0.1	O K
5760 min Summer	1.047	0.047	1.3	0.1	O K
7200 min Summer	1.043	0.043	1.1	0.0	O K
8640 min Summer	1.039	0.039	0.9	0.0	O K
10080 min Summer	1.037	0.037	0.8	0.0	O K
15 min Winter	2.001	1.001	45.2	2.1	FLOOD
30 min Winter	1.837	0.837	41.0	0.9	Flood Risk

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	94.696	0.9	21.0	11
30 min Summer	63.602	0.2	28.1	18
60 min Summer	40.718	0.0	36.0	32
120 min Summer	25.120	0.0	44.5	62
180 min Summer	18.631	0.0	49.5	92
240 min Summer	14.977	0.0	53.0	122
360 min Summer	11.022	0.0	58.5	182
480 min Summer	8.852	0.0	62.7	242
600 min Summer	7.461	0.0	66.0	306
720 min Summer	6.485	0.0	68.9	366
960 min Summer	5.193	0.0	73.5	480
1440 min Summer	3.789	0.0	80.5	734
2160 min Summer	2.759	0.0	87.9	1088
2880 min Summer	2.200	0.0	93.5	1428
4320 min Summer	1.596	0.0	101.7	2144
5760 min Summer	1.269	0.0	107.8	2840
7200 min Summer	1.064	0.0	113.0	3664
8640 min Summer	0.921	0.0	117.4	4360
10080 min Summer	0.815	0.0	121.2	5120
15 min Winter	94.696	1.0	23.5	11
30 min Winter	63.602	0.0	31.5	18

Summary of Results for 100 year Return Period

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
60 min Winter	1.422	0.422	27.7	0.5	O K
120 min Winter	1.213	0.213	17.4	0.3	O K
180 min Winter	1.173	0.173	12.9	0.3	O K
240 min Winter	1.151	0.151	10.4	0.2	O K
360 min Winter	1.126	0.126	7.7	0.2	O K
480 min Winter	1.109	0.109	6.2	0.2	O K
600 min Winter	1.096	0.096	5.2	0.1	O K
720 min Winter	1.088	0.088	4.5	0.1	O K
960 min Winter	1.079	0.079	3.7	0.1	O K
1440 min Winter	1.070	0.070	2.7	0.1	O K
2160 min Winter	1.058	0.058	1.9	0.1	O K
2880 min Winter	1.052	0.052	1.6	0.1	O K
4320 min Winter	1.045	0.045	1.1	0.1	O K
5760 min Winter	1.040	0.040	0.9	0.0	O K
7200 min Winter	1.036	0.036	0.8	0.0	O K
8640 min Winter	1.033	0.033	0.7	0.0	O K
10080 min Winter	1.032	0.032	0.6	0.0	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
60 min Winter	40.718	0.0	40.4	32
120 min Winter	25.120	0.0	49.8	62
180 min Winter	18.631	0.0	55.4	92
240 min Winter	14.977	0.0	59.4	120
360 min Winter	11.022	0.0	65.5	180
480 min Winter	8.852	0.0	70.2	240
600 min Winter	7.461	0.0	74.0	304
720 min Winter	6.485	0.0	77.1	360
960 min Winter	5.193	0.0	82.4	476
1440 min Winter	3.789	0.0	90.1	732
2160 min Winter	2.759	0.0	98.5	1104
2880 min Winter	2.200	0.0	104.7	1444
4320 min Winter	1.596	0.0	113.9	2132
5760 min Winter	1.269	0.0	120.8	2976
7200 min Winter	1.064	0.0	126.5	3672
8640 min Winter	0.921	0.0	131.4	4264
10080 min Winter	0.815	0.0	135.8	5096

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	20.100	Shortest Storm (mins)	15
Ratio R	0.350	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+0

Time Area Diagram

Total Area (ha) 0.118

Time (mins) From:	To:	Area (ha)
0	4	0.118

Model Details

Storage is Online Cover Level (m) 2.000

Pipe Structure

Diameter (m) 0.150 Length (m) 5.000
Slope (1:X) 80.000 Invert Level (m) 1.000

Pipe Outflow Control

Diameter (m) 0.150 Entry Loss Coefficient 0.500
Slope (1:X) 80.0 Coefficient of Contraction 0.600
Length (m) 5.000 Upstream Invert Level (m) 1.000
Roughness k (mm) 0.600

- *Summary of Attenuation Volume Results of Soakaway for the 100 year Return Period (+40%) with $5x10^{-5}$ m/s infiltration rate*

Summary of Results for 100 year Return Period (+40%)

Half Drain Time : 350 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
15 min Summer	1.715	1.115	1.1	23.8	O K
30 min Summer	2.098	1.498	1.5	32.0	O K
60 min Summer	2.654	2.054	1.5	40.1	O K
120 min Summer	2.719	2.119	1.5	47.0	Flood Risk
180 min Summer	2.743	2.143	1.5	49.7	Flood Risk
240 min Summer	2.751	2.151	1.5	50.5	Flood Risk
360 min Summer	2.757	2.157	1.5	51.2	Flood Risk
480 min Summer	2.757	2.157	1.5	51.2	Flood Risk
600 min Summer	2.753	2.153	1.5	50.8	Flood Risk
720 min Summer	2.747	2.147	1.5	50.1	Flood Risk
960 min Summer	2.729	2.129	1.5	48.2	Flood Risk
1440 min Summer	2.689	2.089	1.5	43.8	O K
2160 min Summer	2.630	2.030	1.5	37.5	O K
2880 min Summer	2.140	1.540	1.5	32.9	O K
4320 min Summer	1.860	1.260	1.3	26.9	O K
5760 min Summer	1.662	1.062	1.1	22.7	O K
7200 min Summer	1.513	0.913	1.0	19.5	O K
8640 min Summer	1.400	0.800	0.9	17.1	O K
10080 min Summer	1.306	0.706	0.8	15.1	O K
15 min Winter	1.861	1.261	1.3	26.9	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)
15 min Summer	132.574	0.0	19
30 min Summer	89.043	0.0	33
60 min Summer	57.005	0.0	62
120 min Summer	35.167	0.0	122
180 min Summer	26.084	0.0	180
240 min Summer	20.967	0.0	234
360 min Summer	15.431	0.0	290
480 min Summer	12.393	0.0	352
600 min Summer	10.446	0.0	420
720 min Summer	9.079	0.0	490
960 min Summer	7.270	0.0	624
1440 min Summer	5.305	0.0	894
2160 min Summer	3.863	0.0	1276
2880 min Summer	3.080	0.0	1644
4320 min Summer	2.234	0.0	2380
5760 min Summer	1.777	0.0	3120
7200 min Summer	1.489	0.0	3824
8640 min Summer	1.289	0.0	4584
10080 min Summer	1.141	0.0	5336
15 min Winter	132.574	0.0	18

Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
30 min Winter	2.618	2.018	1.5	36.1	O K
60 min Winter	2.704	2.104	1.5	45.4	Flood Risk
120 min Winter	2.779	2.179	1.5	53.6	Flood Risk
180 min Winter	2.811	2.211	1.5	57.0	Flood Risk
240 min Winter	2.823	2.223	1.5	58.3	Flood Risk
360 min Winter	2.828	2.228	1.5	58.9	Flood Risk
480 min Winter	2.824	2.224	1.5	58.4	Flood Risk
600 min Winter	2.816	2.216	1.5	57.6	Flood Risk
720 min Winter	2.805	2.205	1.5	56.4	Flood Risk
960 min Winter	2.777	2.177	1.5	53.4	Flood Risk
1440 min Winter	2.713	2.113	1.5	46.5	Flood Risk
2160 min Winter	2.627	2.027	1.5	37.2	O K
2880 min Winter	2.067	1.467	1.4	31.4	O K
4320 min Winter	1.726	1.126	1.2	24.1	O K
5760 min Winter	1.500	0.900	1.0	19.2	O K
7200 min Winter	1.340	0.740	0.8	15.8	O K
8640 min Winter	1.222	0.622	0.7	13.3	O K
10080 min Winter	1.129	0.529	0.7	11.3	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)
30 min Winter	89.043	0.0	33
60 min Winter	57.005	0.0	62
120 min Winter	35.167	0.0	120
180 min Winter	26.084	0.0	176
240 min Winter	20.967	0.0	232
360 min Winter	15.431	0.0	336
480 min Winter	12.393	0.0	380
600 min Winter	10.446	0.0	456
720 min Winter	9.079	0.0	532
960 min Winter	7.270	0.0	682
1440 min Winter	5.305	0.0	966
2160 min Winter	3.863	0.0	1340
2880 min Winter	3.080	0.0	1704
4320 min Winter	2.234	0.0	2464
5760 min Winter	1.777	0.0	3224
7200 min Winter	1.489	0.0	3960
8640 min Winter	1.289	0.0	4672
10080 min Winter	1.141	0.0	5440

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	20.100	Shortest Storm (mins)	15
Ratio R	0.350	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+40

Time Area Diagram

Total Area (ha) 0.106

Time (mins) From:	To:	Area (ha)
0	4	0.106

Model Details

Storage is Online Cover Level (m) 3.000

Complex Structure

Cellular Storage

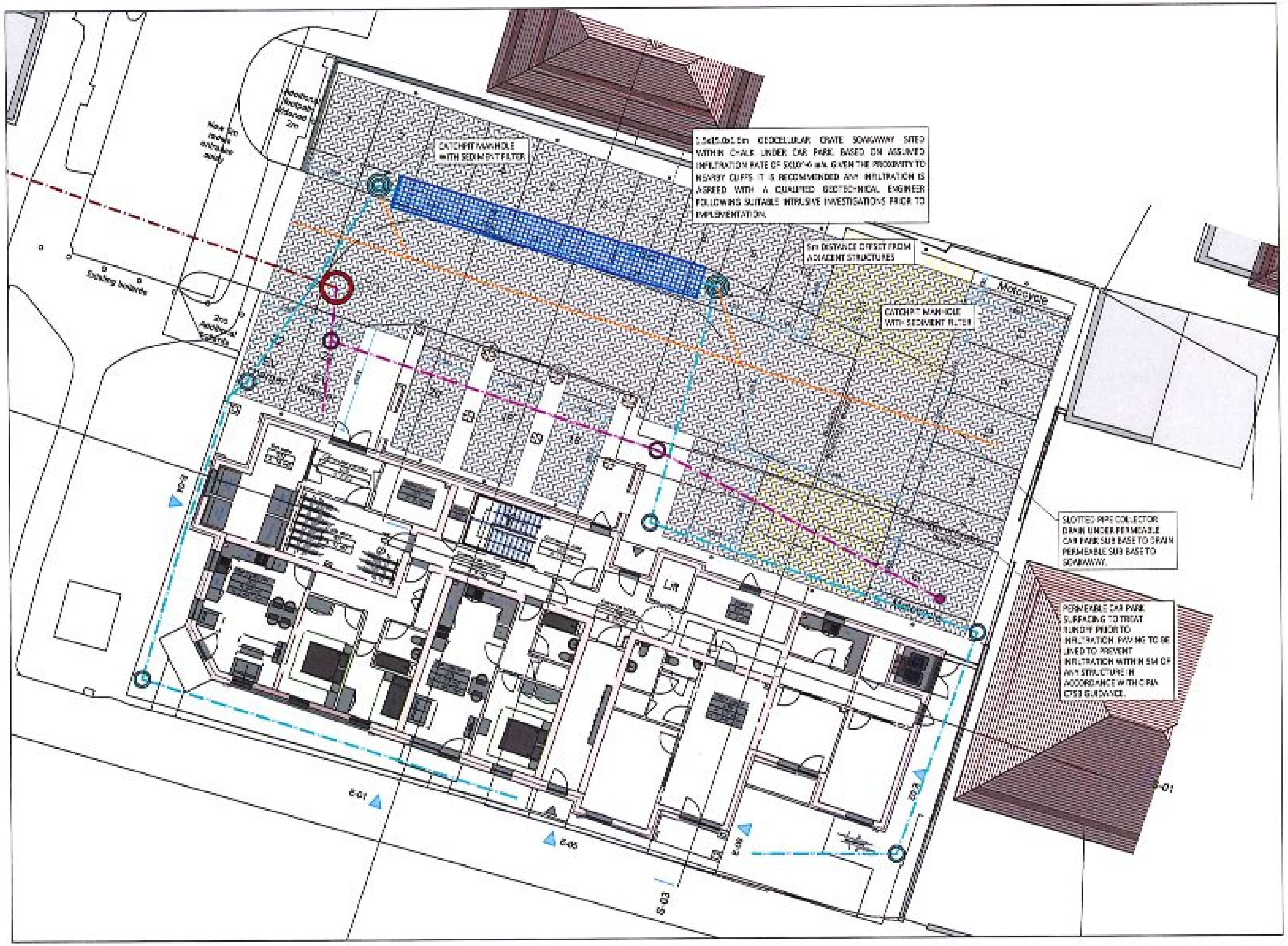
Invert Level (m) 0.600 Safety Factor 2.0
Infiltration Coefficient Base (m/hr) 0.07200 Porosity 0.95
Infiltration Coefficient Side (m/hr) 0.18000

Depth (m)	Area (m²)	Inf. Area (m²)	Depth (m)	Area (m²)	Inf. Area (m²)
0.000	22.5	22.5	1.601	0.0	75.3
1.600	22.5	75.3			

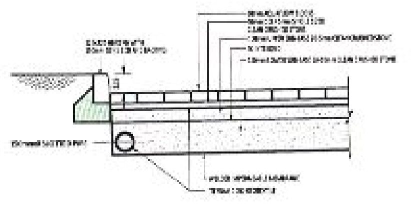
Porous Car Park

Infiltration Coefficient Base (m/hr)	0.00000	Width (m)	19.0
Membrane Percolation (mm/hr)	1000	Length (m)	19.0
Max Percolation (l/s)	100.3	Slope (1:X)	0.0
Safety Factor	2.0	Depression Storage (mm)	5
Porosity	0.30	Evaporation (mm/day)	3
Invert Level (m)	2.600	Membrane Depth (m)	150

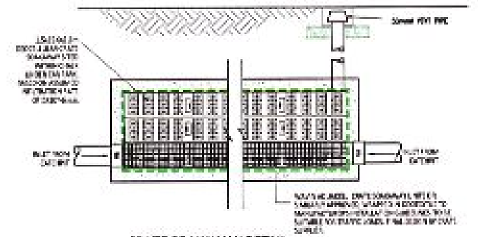
Appendix 4 – Proposed Drainage Strategy Layout



LEGEND



TYPICAL PARKING AREA SECTION



CRATE SOAKAWAY DETAIL

TO BE READ IN CONJUNCTION WITH FRA AND DRAINAGE STRATEGY REPORT 4489_FRA_SWDS BY AMBIENTAL

PRELIMINARY DRAWING

Client: Eden Luke Construction Ltd

AMBIENTAL
ENVIRONMENTAL ASSESSMENT

Project: THE SUSSEX COASTER, SOUTH COAST ROAD, PEACEHAVEN

Drawing: SITE LAYOUT, DRAINAGE STRATEGY

Drawing No: 4489 - DR03

Revision: A

Appendix 5 – CCTV and Southern Water information

Mark Naumann

From: Jason Scrase <jason@ .co.uk>
Sent: 18 June 2019 10:01
To: Mark Naumann
Subject: Re: LW/19/0242 The Sussex Coaster, 82 South Coast Road[Reviewed by MN 14-06-2019]

I Ga L Å


GREAT PRICES
WH07 FVP

Aquatech Drains Ltd

Sussex Coasters , Peacehaven

02 June 2019

WinCan Europe Ltd, 10 Woking Business park, Albertdrive, Woking, GU21 5JY
Telephone 01483762222 Facsimile 01483 762226
www.wincaneurope.com

GRADE 3,4 & 5 Summary

STRUCTURAL DEFECTS

Structural defects			
Section	PLR	Grade	Fault description
3	MH1 rear area	4	Fracture, multiple, from 12 to 12 o'clock
9	FWG Pathway	5	Hole in drain/sewer, from 9 to 1 o'clock

Grade 3; Best practice suggests consideration be given to repair in the medium term
Grade 4; Best practice suggests consideration be given to a repair to avoid potential collapse
Grade 5; Best practice suggests this pipe is at risk of collapse at any time; urgent consideration should be given to a repair to avoid collapse

SERVICE / OPERATIONAL DEFECTS

Service defects			
Section	PLR	Grade	Fault description
3	MH1 rear area	4	Settled deposits, hard or compacted, 35% cross-sectional area lo

Grade 3; Best practice suggests consideration be given to maintenance activities in the medium term
Grade 4; Best practice suggests consideration be given to maintenance activity to avoid potential blockage
Grade 5; Best practice suggests this pipe is at immediate risk of backing up / causing flooding

Abandoned Surveys

Camera no access		
Section	PLR	Fault description
All Surveys Completed		

Information

These summaries are based on the SRM grading from the WRC

Aquatech Drains Ltd
Solway Ave
Brighton
Tel.: 01273 933705
Fax:
Email: Jason@aquatechdrains.co.uk

Table of contents

Project Name:	Project number:	Date:	Contact:	
Sussex Coasters , Peacehav		01/06/2019		

Place :

Aquatech Drains Ltd
Solway Ave
Brighton
Tel: 01273 933705
Fax:
Email: Jason@aquatechdrains.co.uk

∑∅ / Main sections

Project name :	Project number :	Contact :	Date :
Sussex Coasters , Peacehaven			01/06/2019

Nr.	US MH	DS MH	Date	Road	Tape No.	Material	m	(m)
1	MH3	MH4	01/06/2019	South Coast Rd		Vitrified clay	3.50	3.50
2	MH2	MH3	01/06/2019	South Coast Rd		Vitrified clay	1.00	1.00
3	MH1	MH2	01/06/2019	South Coast Rd		Vitrified clay	12.00	12.00
4	MH4	MH5	01/06/2019	South Coast Rd		Vitrified clay	6.60	6.60
5	MH5	MH6	01/06/2019	South Coast Rd		Vitrified clay	2.10	2.10
6	MH6	MH7	01/06/2019	South Coast Rd		Vitrified clay	18.60	18.60

Pipe size: CIRCULAR 100/100 = 43.8 m (43.8 m)

Nr.	US MH	DS MH	Date	Road	Tape No.	Material	m	(m)
7	MH7	MH8	01/06/2019	South Coast Rd		Vitrified clay	25.00	25.00
8	SVP1	MH5	01/06/2019	South Coast Rd		Vitrified clay	3.70	3.70
9	FWG	MH6	01/06/2019	South Coast Rd		Vitrified clay	3.80	3.80

Pipe size: CIRCULAR 150/150 = 32.5 m (32.5 m)

All sections = 76.3 m (76.3 m)

Aqualech Drains Ltd
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Tel.: 01273 933705
Fax:
Email Jason@aqualechdrains.co.uk

Inspection Summary

Project Name:	Project number:	Contact:	Date:	
Sussex Coasters , Peacehaven			01/06/2019	

Total Length of sewer network	**76.30 m**
Inspected Length of sewer network	**76.30 m**
Not inspected Length of sewer network	**0.00 m**
Total Length of sewer network (abandoned)	**0.00 m**
Inspected Length of Sewer network (abandoned)	**0.00 m**
Not inspected Length of sewer network (abandoned)	**0.00 m**
Total Length of house connections (satellite)	**0.00 m**
Inspected Length of house connections (satellite)	**0.00 m**
Not inspected Length of house connections (satellite)	**0.00 m**
Number of Sections	**9**
Number of sections (abandoned)	**0**
Number of house connections	**0**
Number of Photos	**36**

Inspection Summary

Project Name:	Project Number:	Contact:	Date:	
Sussex Coasters , Peacehaven			01/06/2019	

Place:	Peacehaven	Section length:	3.50 m
Road:	South Coast Rd	Pipe length:	100 mm
U/S MH:	MH3	Material:	Vitrified clay
D/S MH:	MH4	Shape:	Circular

MH4	0.00	MH	Start node type, manhole, reference number : MH4	0
	0.00	WL	Water level, 0% of the vertical dimension	0
	0.00	GP	General photograph taken at this point	0
	0.10	CC	Crack, circumferential, from 12 to 12 o'clock	2
MH3	3.50	MHF	Finish node type, manhole reference number: MH3	0

Place:	Peacehaven	Section length:	1.00 m
Road:	South Coast Rd	Pipe length:	100 mm
U/S MH:	MH2	Material:	Vitrified clay
D/S MH:	MH3	Shape:	Circular

MH3	0.00	MH	Start node type, manhole, reference number : MH3	0
	0.00	WL	Water level, 0% of the vertical dimension	0
MH2	1.00	MHF	Finish node type, manhole reference number: MH2	0

Inspection Summary

Project Name:	Project Number:	Contact:	Date:	
Sussex Coasters , Peacehaven			01/06/2019	

Place:	Peacehaven	Section length:	12.00 m
Road:	South Coast Rd	Pipe length:	100 mm
U/S MH:	MH1	Material:	Vitrified clay
D/S MH:	MH2	Shape:	Circular

MH2	0.00	MH	Start node type, manhole, reference number : MH2	0
	0.00	WL	Water level, 0% of the vertical dimension	0
	0.10	LR	Line deviates right	0
	1.30	CCJ	Crack, circumferential at joint, from 12 to 12 o'clock	2
	2.40	CCJ	Crack, circumferential at joint, from 6 to 2 o'clock	2
	4.40	CCJ	Crack, circumferential at joint, from 12 to 12 o'clock	2
	7.80	DEC	Settled deposits, hard or compacted, 35% cross-sectional area loss	4
	9.30	FCJ	Fracture, circumferential at joint, from 12 to 12 o'clock	3
	9.30	DEC	Settled deposits, hard or compacted, 25% cross-sectional area loss	4
	11.00	FM	Fracture, multiple, from 12 to 12 o'clock	4
MH1	12.00	MHF	Finish node type, manhole reference number: MH1	0

Place:	Peacehaven	Section length:	6.60 m
Road:	South Coast Rd	Pipe length:	100 mm
U/S MH:	MH4	Material:	Vitrified clay
D/S MH:	MH5	Shape:	Circular

MH4	0.00	MH	Start node type, manhole, reference number : MH4	0
	0.00	WL	Water level, 0% of the vertical dimension	0
	6.00	CC	Crack, circumferential, from 12 to 12 o'clock	2
MH5	6.60	MHF	Finish node type, manhole reference number: MH5	0

Inspection Summary

Project Name:	Project Number:	Contact:	Date:	
Sussex Coasters , Peacehaven			01/06/2019	

Place:	Peacehaven	Section length:	2.10 m
Road:	South Coast Rd	Pipe length:	100 mm
U/S MH:	MH5	Material:	Vitrified clay
D/S MH:	MH6	Shape:	Circular

MH5	0.00	MH	Start node type, manhole, reference number : MH5	0
	0.00	WL	Water level, 0% of the vertical dimension	0
	1.70	DEEJ	Attached deposits, encrustation at joint, from 11 to 5 o'clock, 25% cross-sectional area loss	4
MH6	2.10	MHF	Finish node type, manhole reference number: MH6	0

Place:	Peacehaven	Section length:	18.60 m
Road:	South Coast Rd	Pipe length:	100 mm
U/S MH:	MH6	Material:	Vitrified clay
D/S MH:	MH7	Shape:	Circular

MH6	0.00	MH	Start node type, manhole, reference number : MH6	0
	0.00	WL	Water level, 0% of the vertical dimension	0
	0.20	CC	Crack, circumferential, from 12 to 12 o'clock	2
	1.20	LR	Line deviates right	0
MH7	18.60	MHF	Finish node type, manhole reference number: MH7	0

Place:	Peacehaven	Section length:	25.00 m
Road:	South Coast Rd	Pipe length:	150 mm
U/S MH:	MH7	Material:	Vitrified clay
D/S MH:	MH8	Shape:	Circular

MH7	0.00	MH	Start node type, manhole, reference number : MH7	0
	0.00	WL	Water level, 0% of the vertical dimension	0
MH8	25.00	MHF	Finish node type, manhole reference number: MH8	0

Inspection Summary

Project Name:	Project Number:	Contact:	Date:	
Sussex Coasters , Peacehaven			01/06/2019	

Place:	Peacehaven	Section length:	3.70 m
Road:	South Coast Rd	Pipe length:	150 mm
U/S MH:	SVP1	Material:	Vitrified clay
D/S MH:	MH5	Shape:	Circular

MH5	0.00	MH	Start node type, manhole, reference number : MH5	0
	0.00	WL	Water level, 0% of the vertical dimension	0
	2.30	JDM	Joint displaced, medium	1
	2.70	JN	Junction, at 9 o'clock, diameter 100mm	0
	3.20	LU	Line deviates up	0
	3.40	MC	Material changes, cast iron	0
SVP1	3.70	MHF	Finish node type, manhole reference number: SVP1	0

Place:	Peacehaven	Section length:	3.80 m
Road:	South Coast Rd	Pipe length:	150 mm
U/S MH:	FWG	Material:	Vitrified clay
D/S MH:	MH6	Shape:	Circular

MH6	0.00	MH	Start node type, manhole, reference number : MH6	0
	0.00	WL	Water level, 0% of the vertical dimension	0
	1.10	H	Hole in drain/sewer, from 9 to 1 o'clock	5
	3.30	LU	Line deviates up	0
FWG	3.80	MHF	Finish node type, manhole reference number: FWG	0

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Solway Ave
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Email: Jason@aquatechdrains.co.uk

Service / Operational Defects (SRM 4)

Project name :	Project Number :	Contact :	Date :
Sussex Coasters , Peacehaven			01/06/2019

No.	PLR	Dir.	Use	Shape / Size	Date	Mat.	Total Length	Insp. Length	Peak HWG	Peak Score	Grade	Mean Score	Total Score
1	MH3Rear area	U	C	C 100/100	01/06/2019	VC	3.50	3.50	-	0	1	0	0
2	MH2rear area	U	C	C 100/100	01/06/2019	VC	1.00	1.00	-	0	1	0	0
3	MH1rear area	U	C	C 100/100	01/06/2019	VC	12.00	12.00	2	5	4	0.83	10
4	MH4rear area	D	C	C 100/100	01/06/2019	VC	6.60	6.60	-	0	1	0	0
5	MH5rear pathway	D	C	C 100/100	01/06/2019	VC	2.10	2.10	2	0	1	0	0
6	MH6Rear Pathway	D	C	C 100/100	01/06/2019	VC	18.60	18.60	-	0	1	0	0
7	MH7Parking Area	D	C	C 150/150	01/06/2019	VC	25.00	25.00	-	0	1	0	0
8	SVP1pathway	U	F	C 150/150	01/06/2019	VC	3.70	3.70	-	0	1	0	0
9	FWGPathway	U	C	C 150/150	01/06/2019	VC	3.80	3.80	-	0	1	0	0

Aquatech Drains Ltd
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Brighton
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Email: Jason@aquatechdrains.co.uk

Structural Defects (SRM 4)

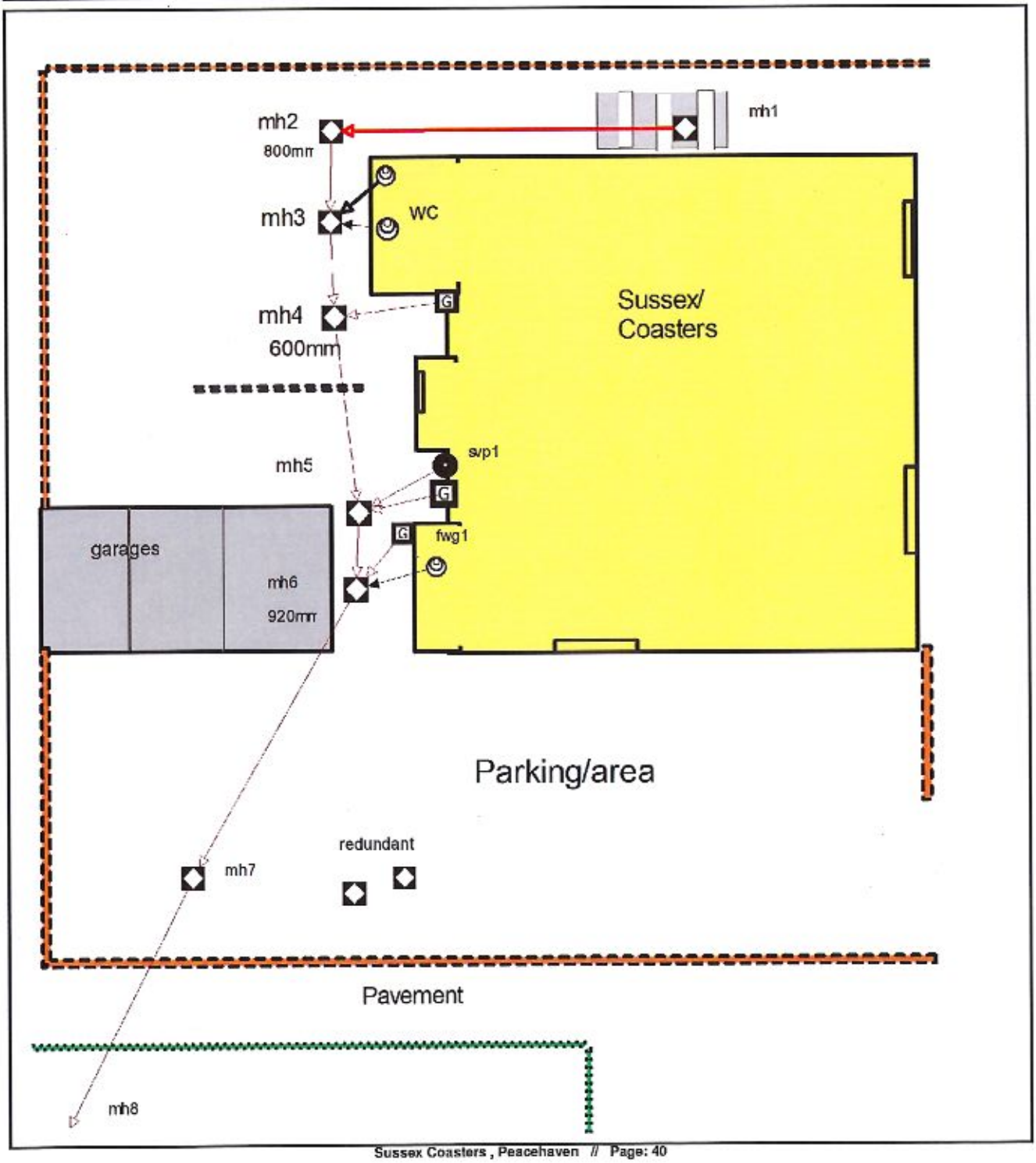
Project name :	Project Number :	Contact :	Date :
Sussex Coasters , Peacehaven			01/06/2019

No.	PLR	Dir.	Use	Shape / Size	Date	Mat.	Total Length	Insp. Length	Peak HWG	Peak Score	Grade	Mean Score	Total Score
1	MH3Rear area	U	C	C 100/100	01/06/2019	VC	3.50	3.50	2	10	2	2.86	10
2	MH2rear area	U	C	C 100/100	01/06/2019	VC	1.00	1.00	-	0	1	0	0
3	MH1rear area	U	C	C 100/100	01/06/2019	VC	12.00	12.00	4	80	4	6.67	80
4	MH4rear area	D	C	C 100/100	01/06/2019	VC	6.60	6.60	2	10	2	1.52	10
5	MH5rear pathway	D	C	C 100/100	01/06/2019	VC	2.10	2.10	-	0	1	0	0
6	MH6Rear Pathway	D	C	C 100/100	01/06/2019	VC	18.60	18.60	2	10	2	0.54	10
7	MH7Parking Area	D	C	C 150/150	01/06/2019	VC	25.00	25.00	-	0	1	0	0
8	SVP1pathway	U	F	C 150/150	01/06/2019	VC	3.70	3.70	1	0	1	0	0
9	FWGPathway	U	C	C 150/150	01/06/2019	VC	3.80	3.80	4	165	5	43.42	165

Aquatech Drains Ltd
Solway Ave
Street : Brighton
Tel: 01273 933705
Fax:
Email: Jason@aquatechdrains.co.uk

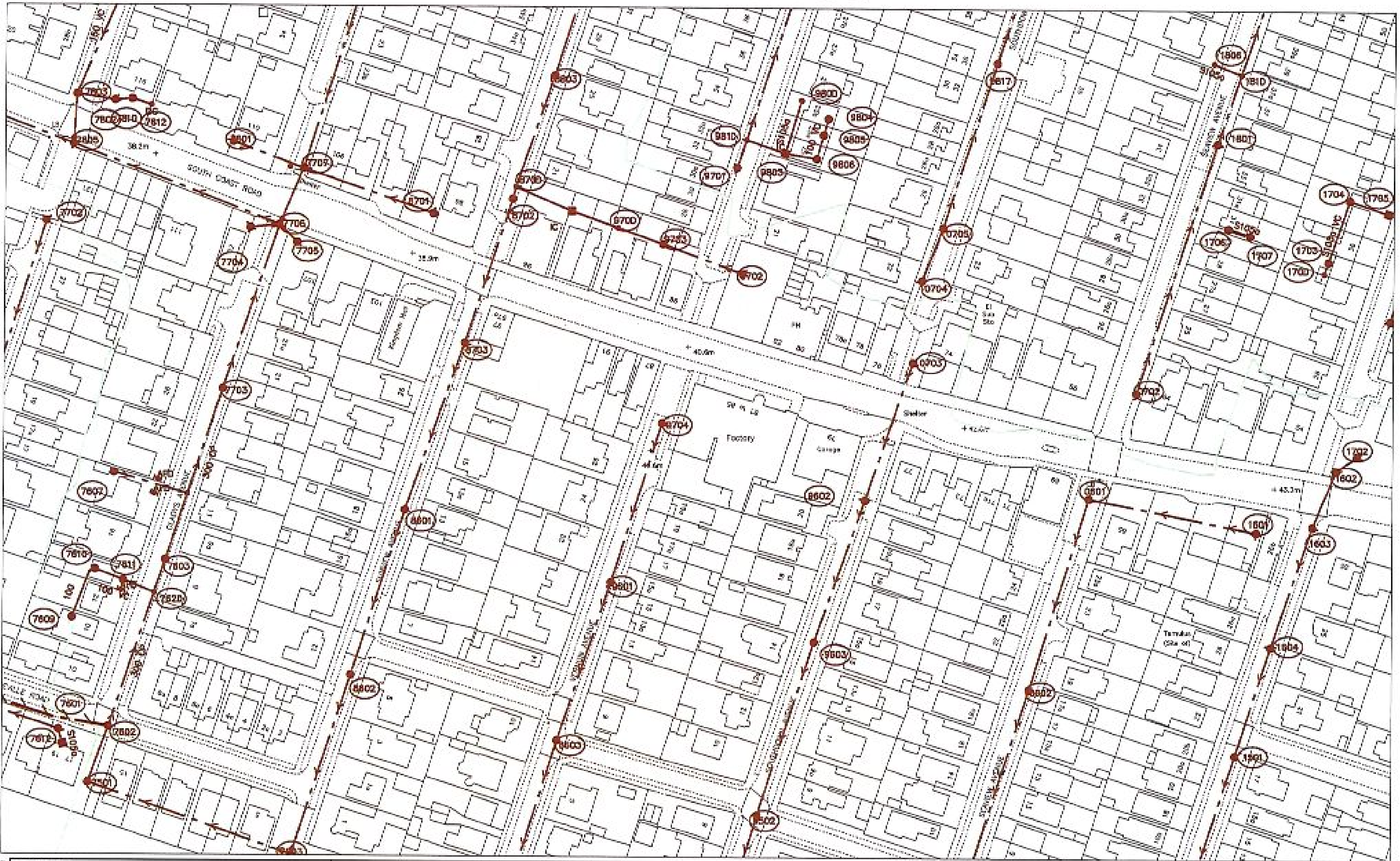
Date:	Job # :	Weather : no rain or snow	Operator : Jason	Section # : 9	Section name :
Present :	Vehicle :	Camera :	Preset :	Cleaned : no	Rate :

Street 1 : South Coast Rd	City : Peacehaven	Section type :
Street 2 :	Map # 1 :	Map # 2 :
VCR # :	Media # :	US MH : FWG
DS MH : MH6	Section length : 3.80 m	Joint length :
Remark :		



SEWER RECORDS PAGE 1 OF 2

100852



100564

541696

542167

O.S. REF. **TQ4100NE**	Drawn by:	ahmadr
	Scale:	1:1250
Title: 298585_81 to 85 South Coast Ro	Date:	26/06/2018

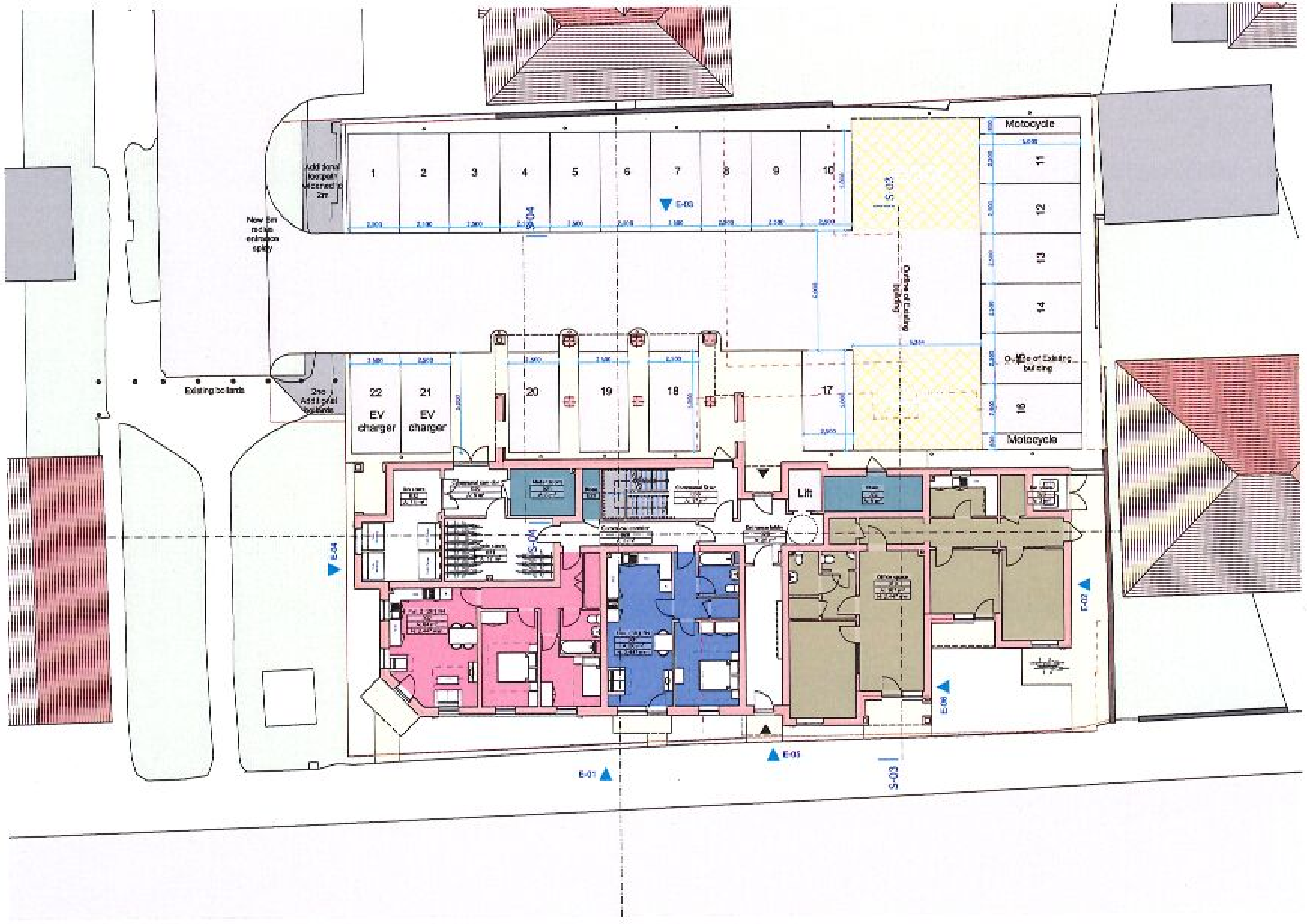
The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy.
The actual positions should be determined on site.
WARNING: BAC pipes are constructed of Bonded Asbestos Cement
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement

N

Southern Water

Floor	Room Number	Room Name	Area (sqm)
Area Schedule			
Ground Floor			
	001	Flat 1 (1B) SH	50.16
	002	Flat 2 (2B) SH	64.35
	019	Office space	107.07
	020	Bin store	3.03
	021	Meter room	7.50
	022	Plant	6.88
	025	Riser	2.22
	026	Entrance lobby	25.11
	028	Communal corridor	8.11
	029	Communal corridor	7.83
	030	Communal Stair	17.07
	031	Cycle store	16.97
	032	Bin store	16.06
First Floor			
	003	Flat 3 (1B) SH	50.21
	004	Flat 4 (1B) SH	51.23
	005	Flat 5 (2B)	66.71
	006	Flat 6 (2B)	64.33
	007	Flat 7 (1B)	51.73
	008	Flat 8 (1B) SH	53.32
	023	Riser	5.35
	033	Protected lobby	13.38
	034	Communal corridor	7.17
	035	Communal corridor	3.36
	036	Communal corridor	8.00
	037	Communal Stair	13.38
Second Floor			
	009	Flat 9 (1B) SH	52.02
	010	Flat 10 (1B) SH	52.11
	011	Flat 11 (2B)	66.70
	012	Flat 12 (2B)	65.47
	013	Flat 13 (1B)	53.29
	014	Flat 14 (1B)	53.72
	023	Riser	2.22
	024	Riser	3.13
	038	Protected lobby	13.38
	039	Communal corridor	7.17
	040	Communal corridor	3.75
	041	Communal corridor	9.00
	042	Communal stair	13.38
Third Floor			
	015	Flat 15 (1B)	57.41
	016	Flat 16 (1B)	51.61
	017	Flat 17 (2B)	71.63
	018	Flat 18 (1B)	51.30
	025	Riser	2.21
	026	Riser	1.56
	043	Protected corridor	21.36
	044	Communal Stair	15.39
			1,300.21 m²

Revision History



0. Ground Floor

1:100

N

Notes

18 Total Dwellings

12 1 Bed Flats
6 2 Bed Flats

Site Area 0.118 Ha

Total GIA 1495 sqm
Total Dwellings Area 1026 sqm
(ex communal + Plant)

MACKELLAR SCHWERDT architects

CLIENT: Edenlaxe
PROJECT NAME: New Flats Peacehaven
LOCATION: Vernon Ave, Peacehaven
CHECKED BY: AC
SHEET SIZE: A1
DRAWING TITLE: Site Plan

Planning

DRAWING NUMBER

Project	Status	Layout	Revision
9003	P	30	09

LW/19/0349

/ PARISH CONSULTATION LETTER

From:	Planning	**To:**	**Peacehaven**
Comments to be received by:		12.08.2019.	
Case No:	LW/19/0349		
Case Officer:	Mr Robin Hirschfeld		

Location: 12 Bramber Close Peacehaven East Sussex BN10 8DH
Proposal: Erection of a two storey side extension

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 12.08.2019.

Yours faithfully

Mr Robin Hirschfeld
Case Worker (Planning)

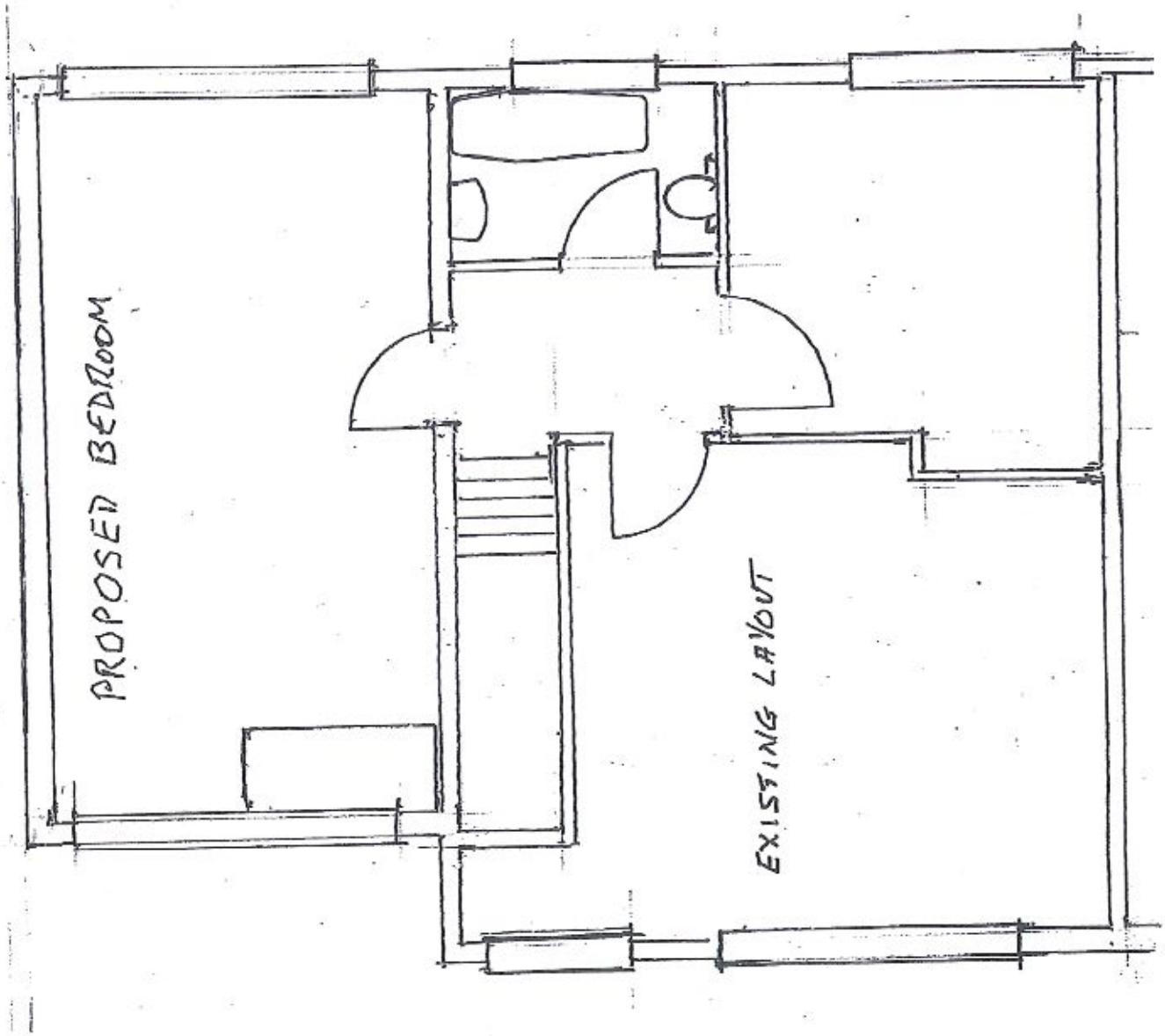
Phone: 01273 471600
Email: customerfirst@lewes-eastbourne.gov.uk
Website: lewes-eastbourne.gov.uk

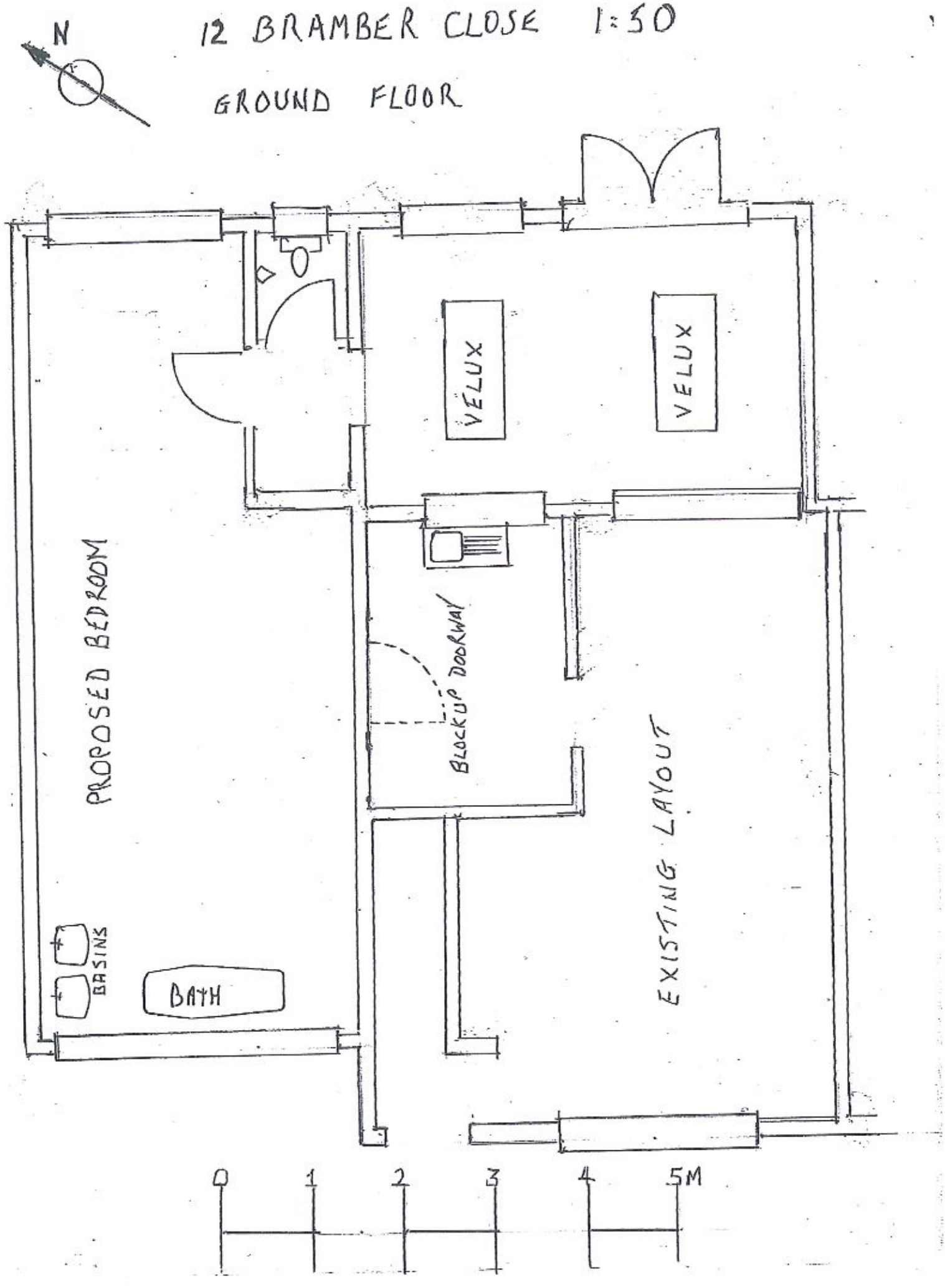
12 BRAMBER CLOSE 1:50

N

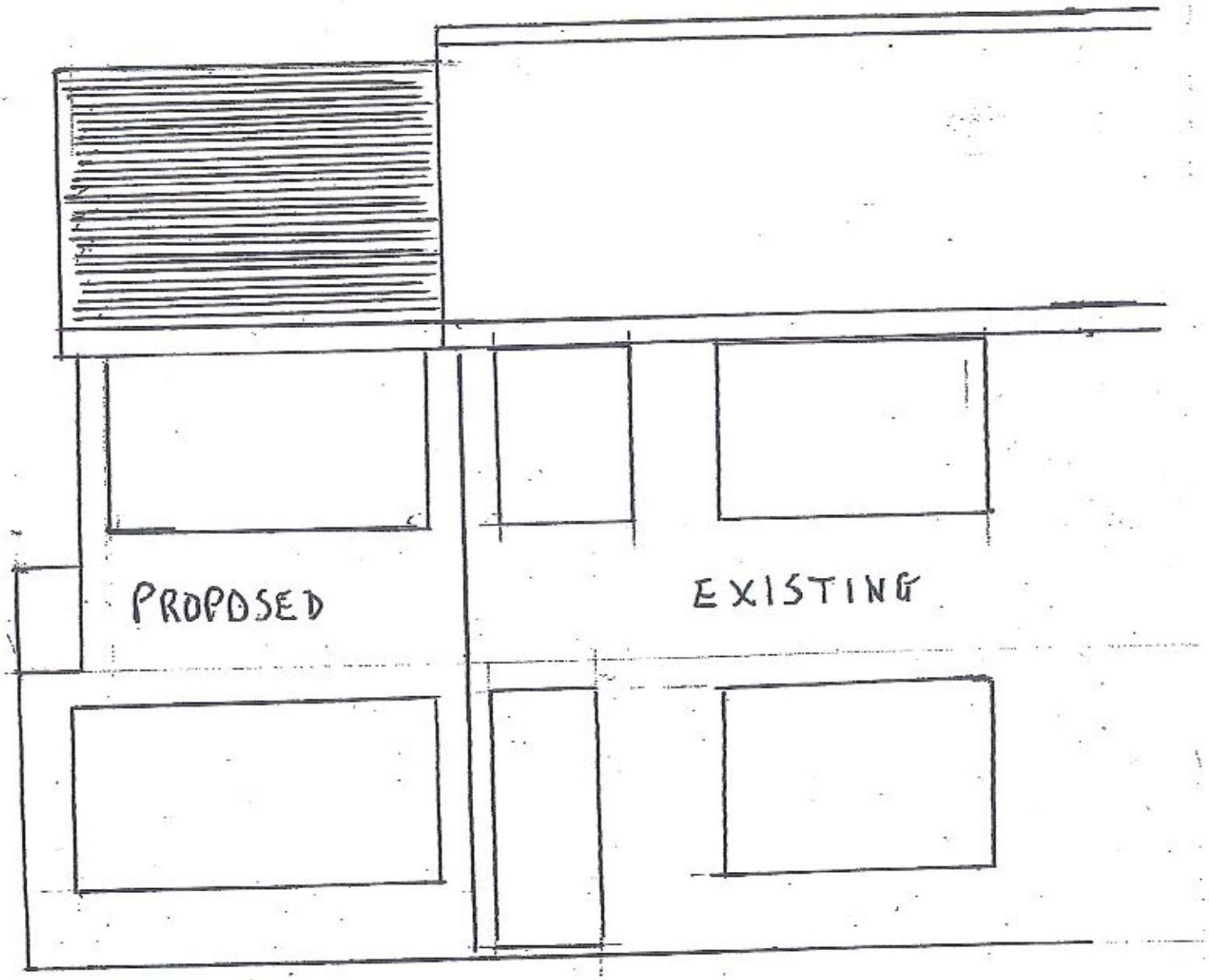
0 1 2 3 4 5M

FIRST FLOOR

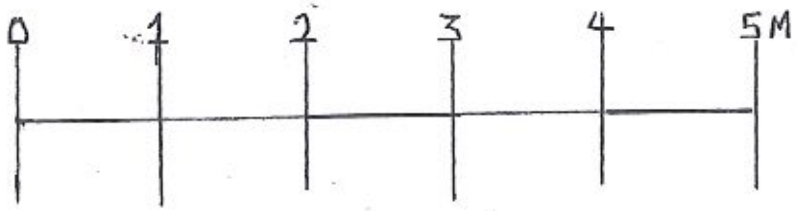



N
12 BRAMBER CLOSE 1:50
GROUND FLOOR
VELUX
VELUX
PROPOSED BEDROOM
BLOCK UP DOORWAY
EXISTING LAYOUT
BASINS
BATH
0 1 2 3 4 5M

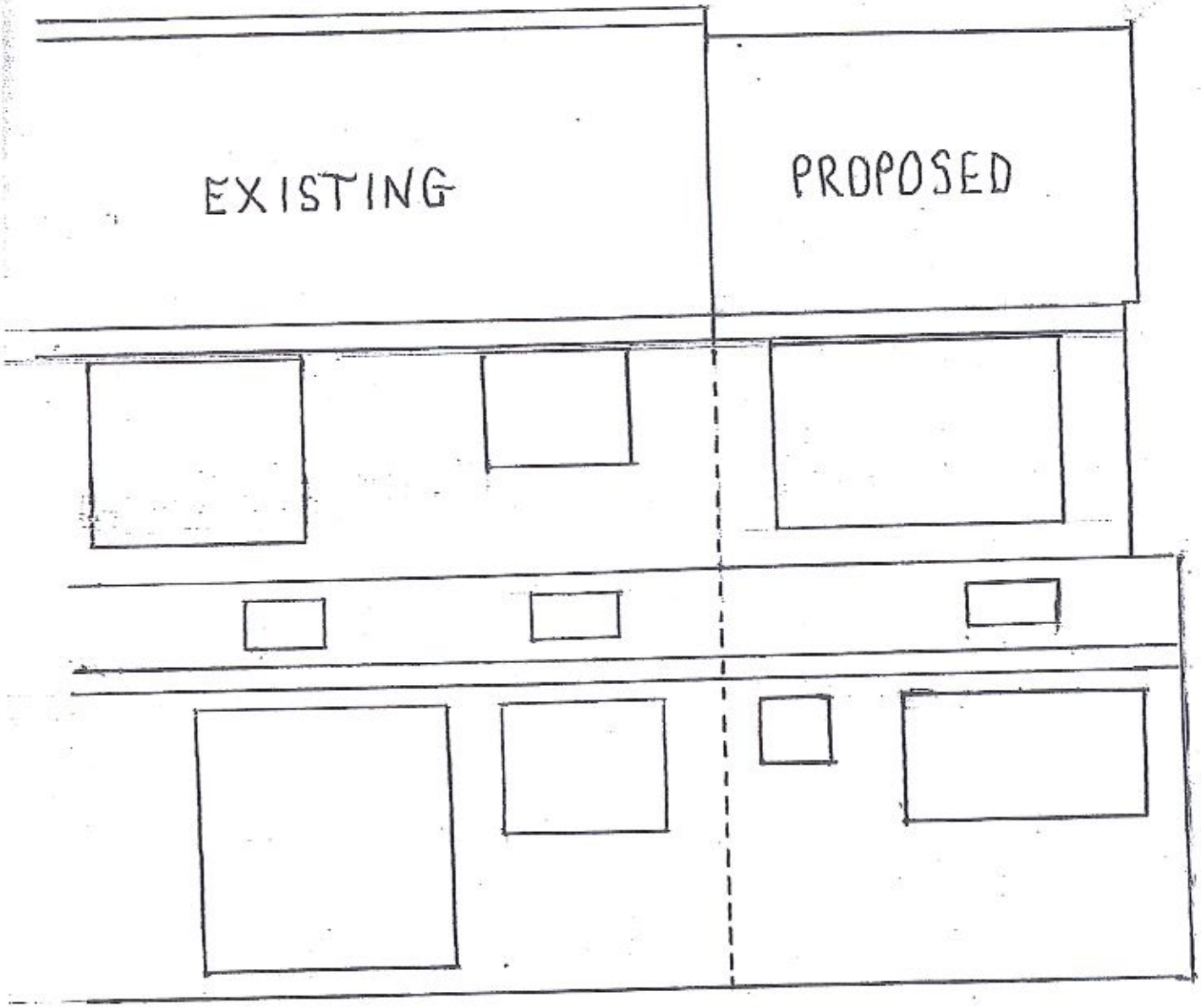
12 BRAMBER CLOSE



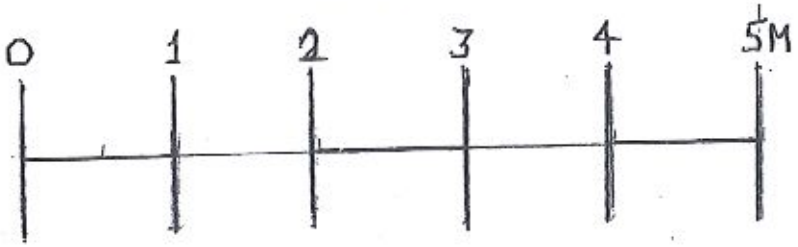
FRONT VIEW 1:50



12 BRAMBER CLOSE



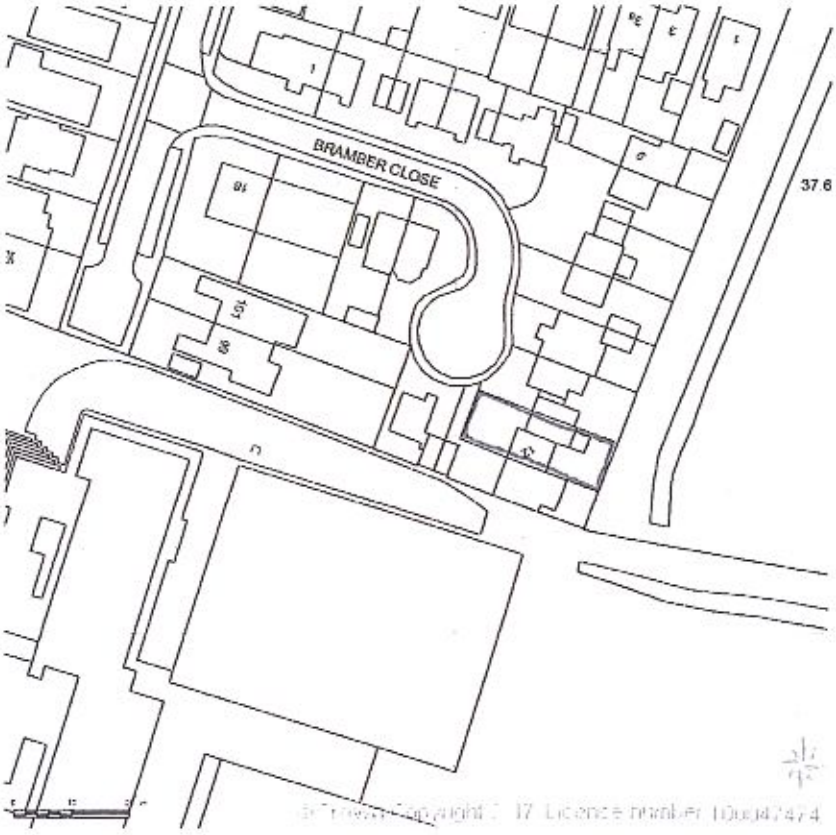
REAR VIEW 1:50



Street wise

Map data

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 541393, 101537



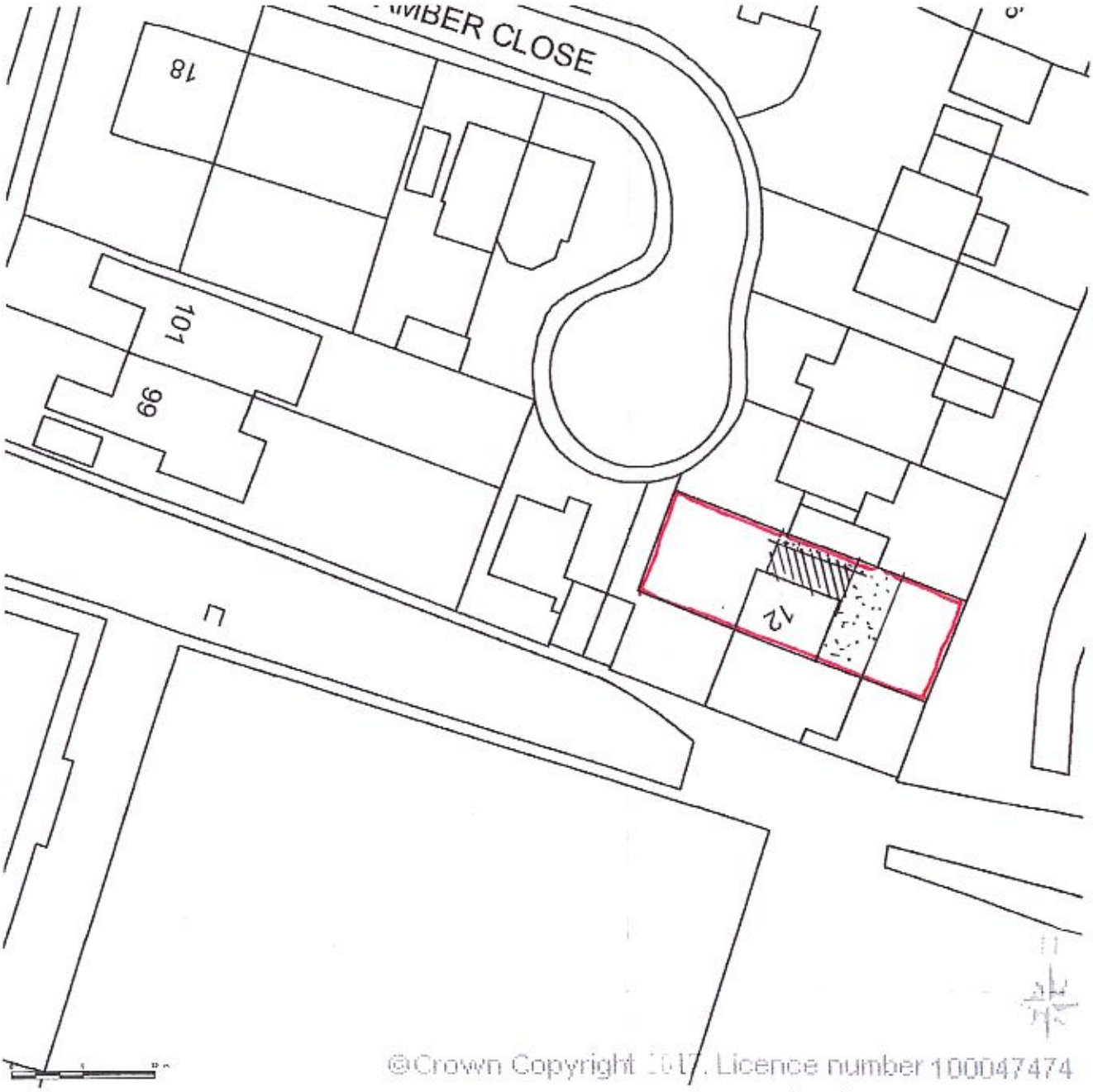
N

Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474

Street wise

Map data

BLOCK/SITE PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 541393, 101537



SINGLE STOREY EXTENSION

TWO STOREY EXTENSION

Supplied by Streetwise Maps Ltd
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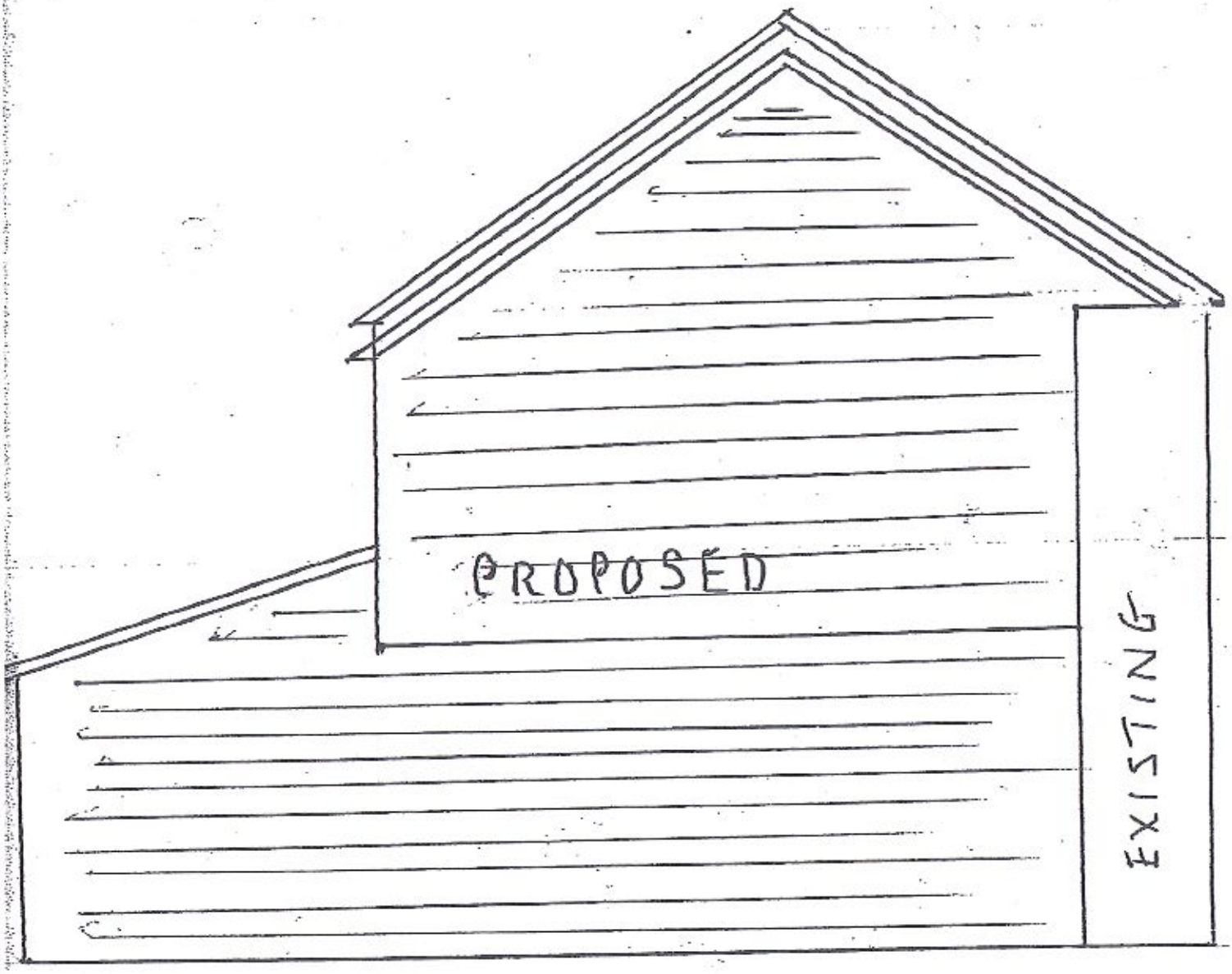
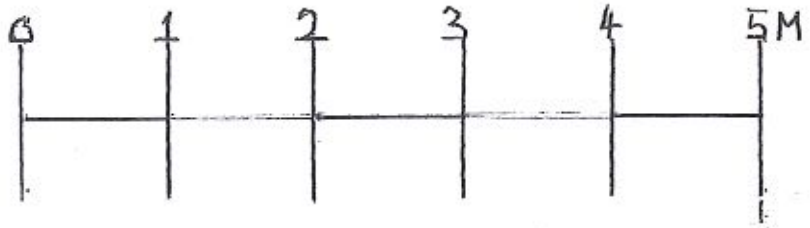
Licence No: 100047474

12 BRAMBER CLOSE



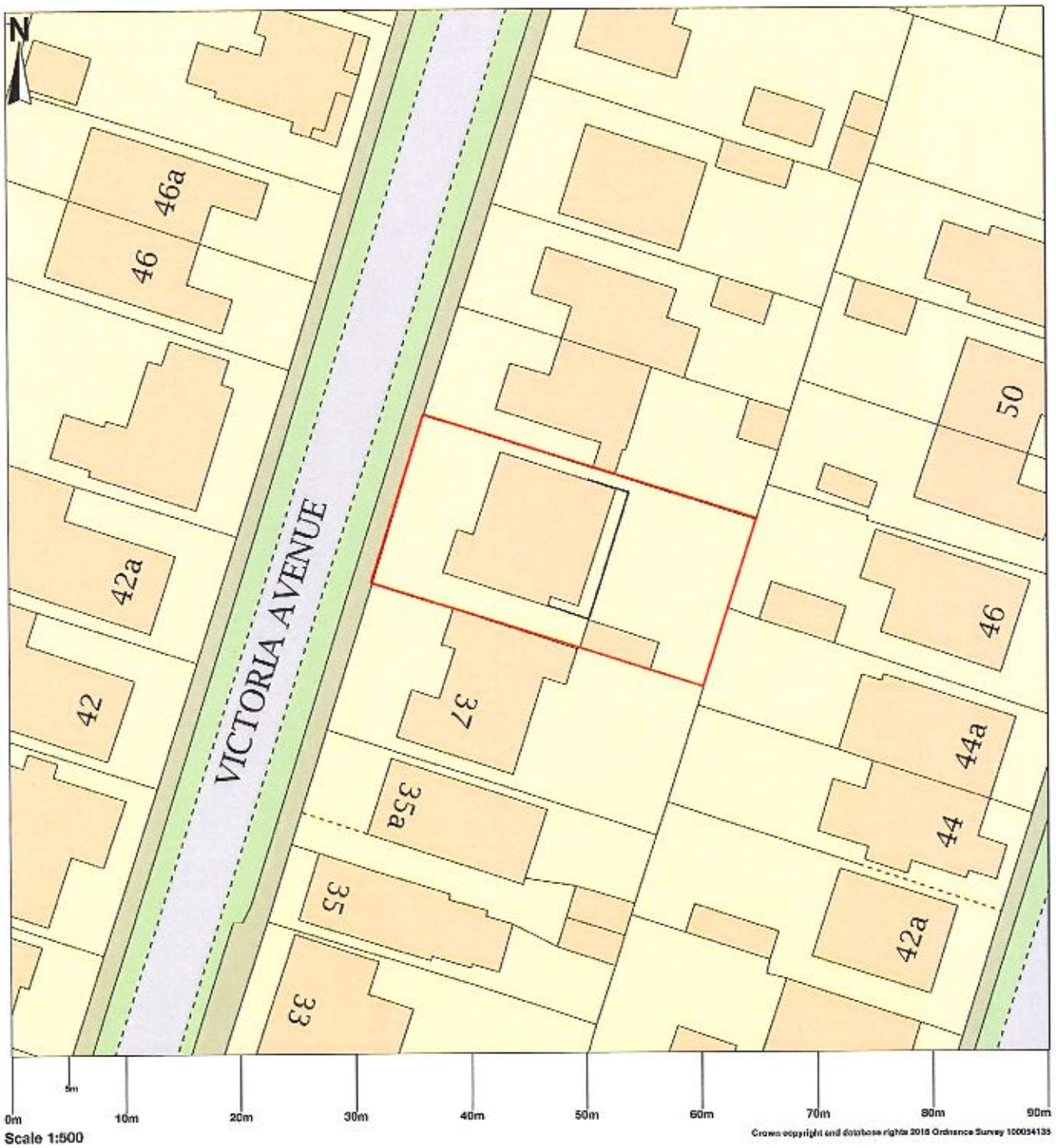
SIDE VIEW 1:50



LW/19/0447.

Reference	LW/19/0447
Alternative Reference	PP-07943656
Application Received	Mon 24 Jun 2019
Application Validated	Wed 24 Jul 2019
Address	39 Victoria Avenue Peacehaven East Sussex BN10 8HJ
Proposal	Proposed additional storey to dwelling and rear extension
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

39 Victoria Avenue, Peacehaven, BN10 8HJ



Planning Services
Southover House, Southover Road, Lewes
East Sussex BN7 1AB
Lewes District Council
planning@lewes.gov.uk / Tel: 01273 484420 / Fax: 01273 484452

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Site Address

Number	39
Suffix	
Property name	
Address line 1	Victoria Avenue
Address line 2	
Address line 3	
Town/city	Peacehaven
Postcode	BN10 8HJ

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

Easting (x)	541369
Northing (y)	101095

Description

2. Applicant Details

Title	Mr
First name	Christopher
Surname	Parker
Company name	
Address line 1	11 Park View Close
Address line 2	
Address line 3	
Town/city	Telscombe Cliffs
Country	

2. Applicant Details

Postcode	BN10 7NF
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	457
Unit	sq.metres

5. Description of the Proposal

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

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

It is a bungalow with a high pitched roof of a total height of 5.2m with an existing conservatory for the whole width of the house and 2.8m depth.
I'd like to add another floor of the size of the original footprint, a new gable roof with gray ceramic tiles, remove the existing conservatory and add an extension at the back for the whole width of the house and 4.4m deep.
The new height of the house would be maximum 7m.
The first floor elevation with white cladding, the ground floor elevation with grey cladding.

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

Not in active use

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site

As a home

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

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

Land which is known to be contaminated ○ Yes ◉ No

Land where contamination is suspected for all or part of the site ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination ○ Yes ◉ No

7. Materials

Does the proposed development require any materials to be used? ◉ Yes ○ No

7. Materials

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

Walls	
Description of existing materials and finishes (optional):	White render
Description of proposed materials and finishes:	Ground floor - grey cladding First floor - white cladding

Roof	
Description of existing materials and finishes (optional):	Red clay tiles
Description of proposed materials and finishes:	Grey ceramic tiles

Windows	
Description of existing materials and finishes (optional):	white pvc
Description of proposed materials and finishes:	windows on the ground floor stay the same and the first floor to match

Doors	
Description of existing materials and finishes (optional):	white/red pvc
Description of proposed materials and finishes:	grey PVC

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	tarmac and lawn
Description of proposed materials and finishes:	grey block paving

Other type of material (e.g. guttering) guttering	
Description of existing materials and finishes (optional):	black concrete
Description of proposed materials and finishes:	black pvc

Are you supplying additional information on submitted plans, drawings or a design and access statement? ○ Yes ◉ No

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

Is a new or altered vehicular access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ○ Yes ◉ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

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

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

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

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system

☑ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

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

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

a) Protected and priority species:

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

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

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

c) Features of geological conservation importance:

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

13. Foul Sewage

Please state how foul sewage is to be disposed of:

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

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

16. Residential/Dwelling Units

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

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

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

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

18. Employment

Will the proposed development require the employment of any staff? ○ Yes ◉ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

20. Industrial or Commercial Processes and Machinery

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

Is the proposal for a waste management development? ○ Yes ◉ No

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

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

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

○ The agent
◉ The applicant
○ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

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

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

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

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

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	J Turner
Number	125
Suffix	
House Name	
Address line 1	Dorothy Avenue North
Address line 2	
Town/city	Peacehaven
Postcode	BN10 8DS
Date notice served (DD/MM/YYYY)	19/06/2019

Person role

25. Ownership Certificates and Agricultural Land Declaration

- (•) The applicant
- ( ) The agent

Title	Mr
First name	Christopher
Surname	Parker
Declaration date (DD/MM/YYYY)	20/06/2019

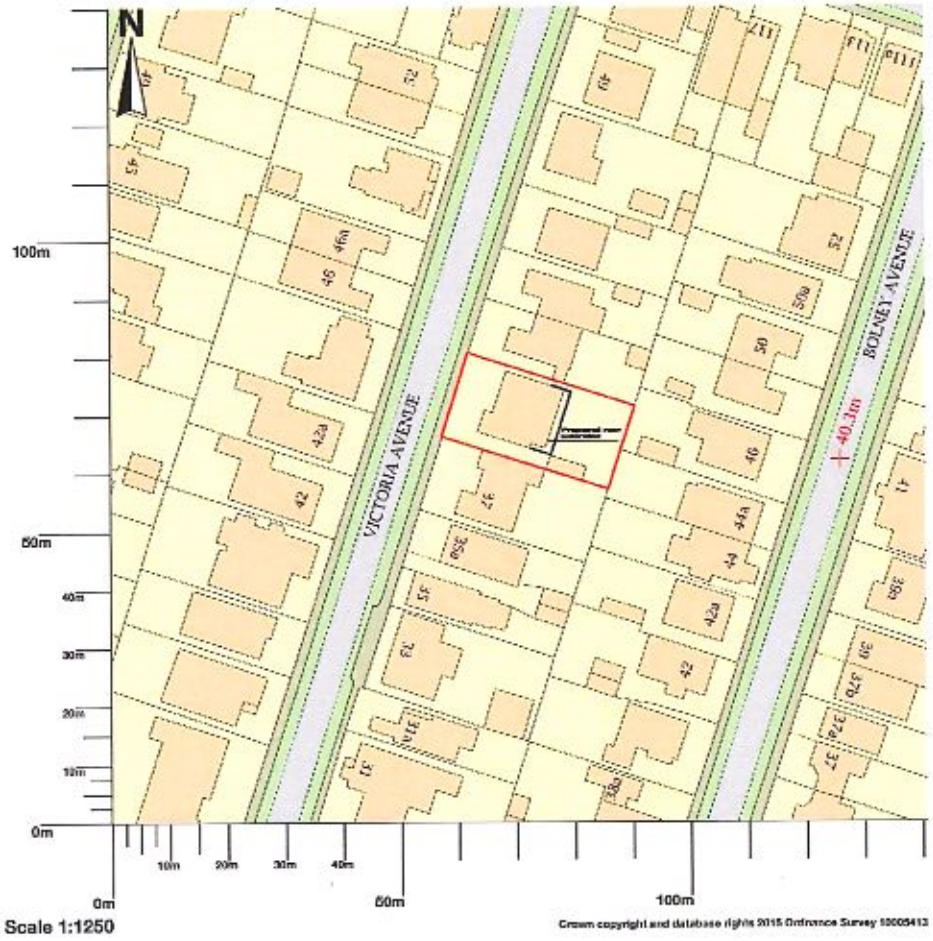
☑ Declaration made

26. Declaration

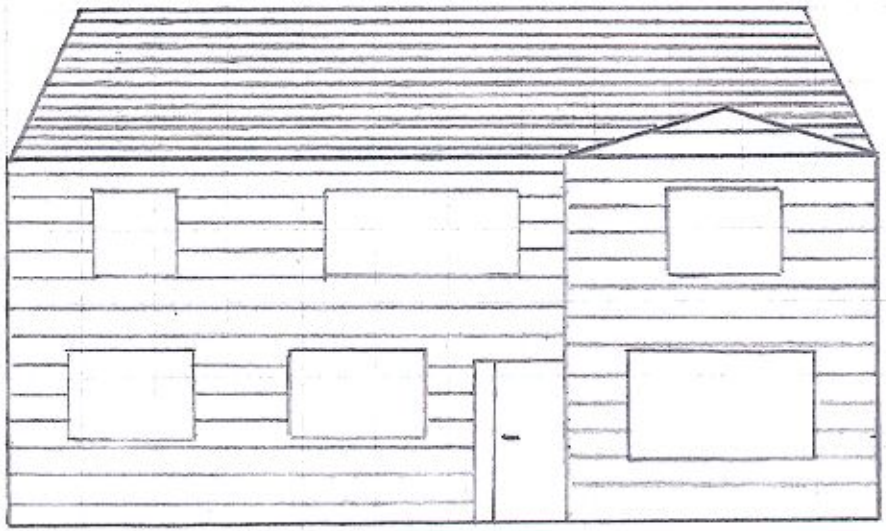
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving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

Date (cannot be pre-application)	20/06/2019

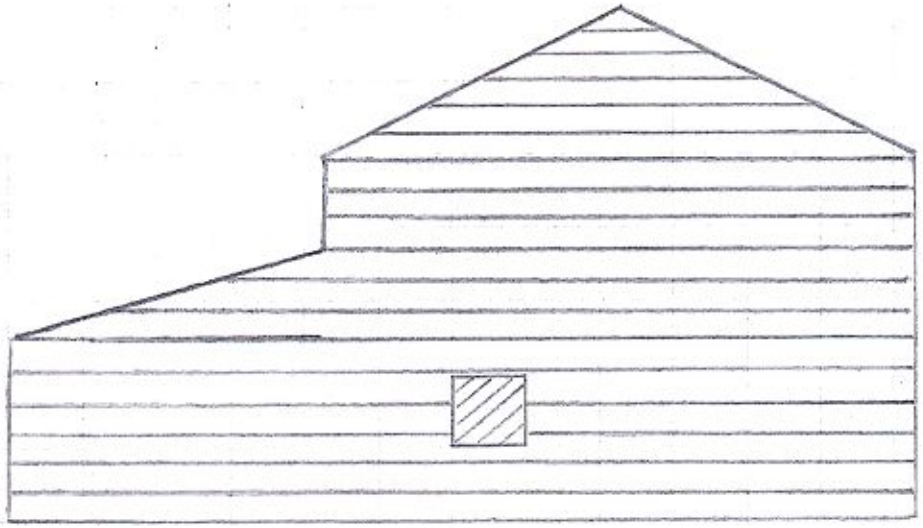
39 Victoria Avenue, Peacehaven, BN10 8HJ



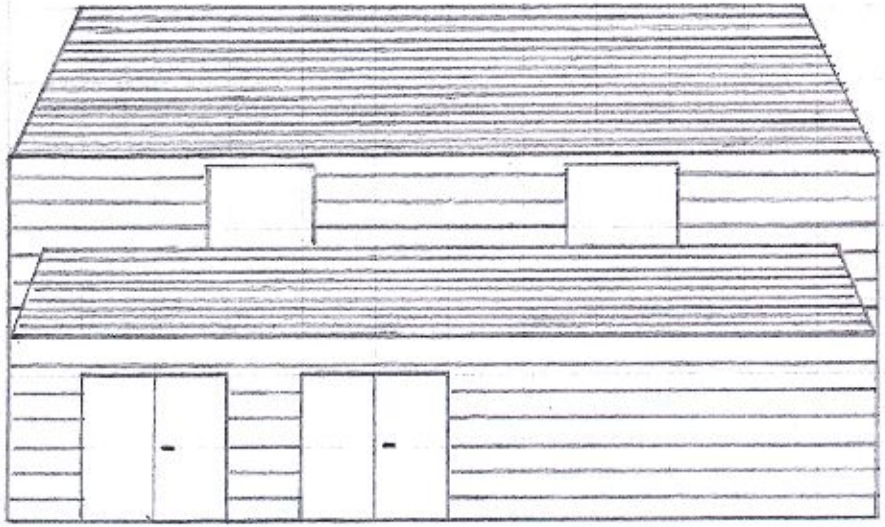
39 VICTORIA AVENUE NEW PROPOSED PLAN SCALE 1:100



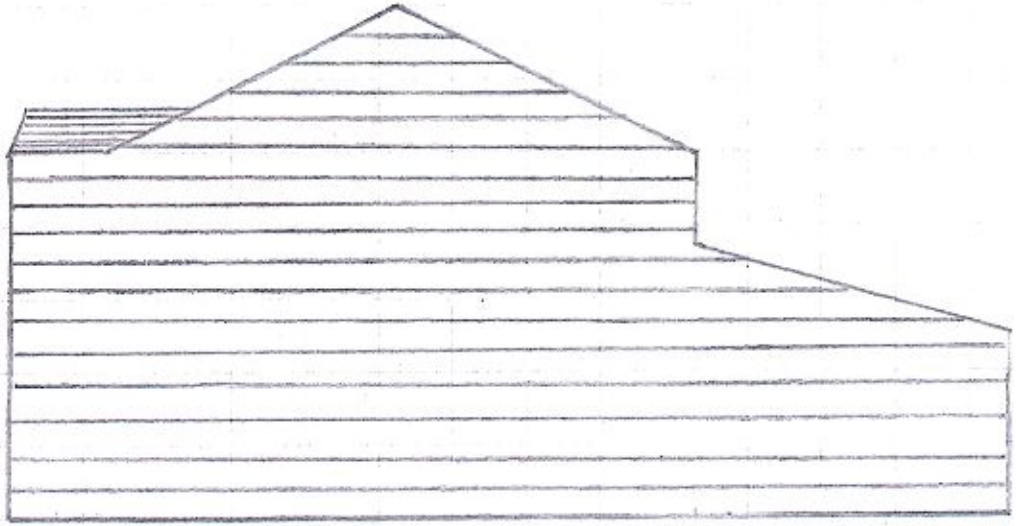
WEST ELEVATION



NORTH ELEVATION

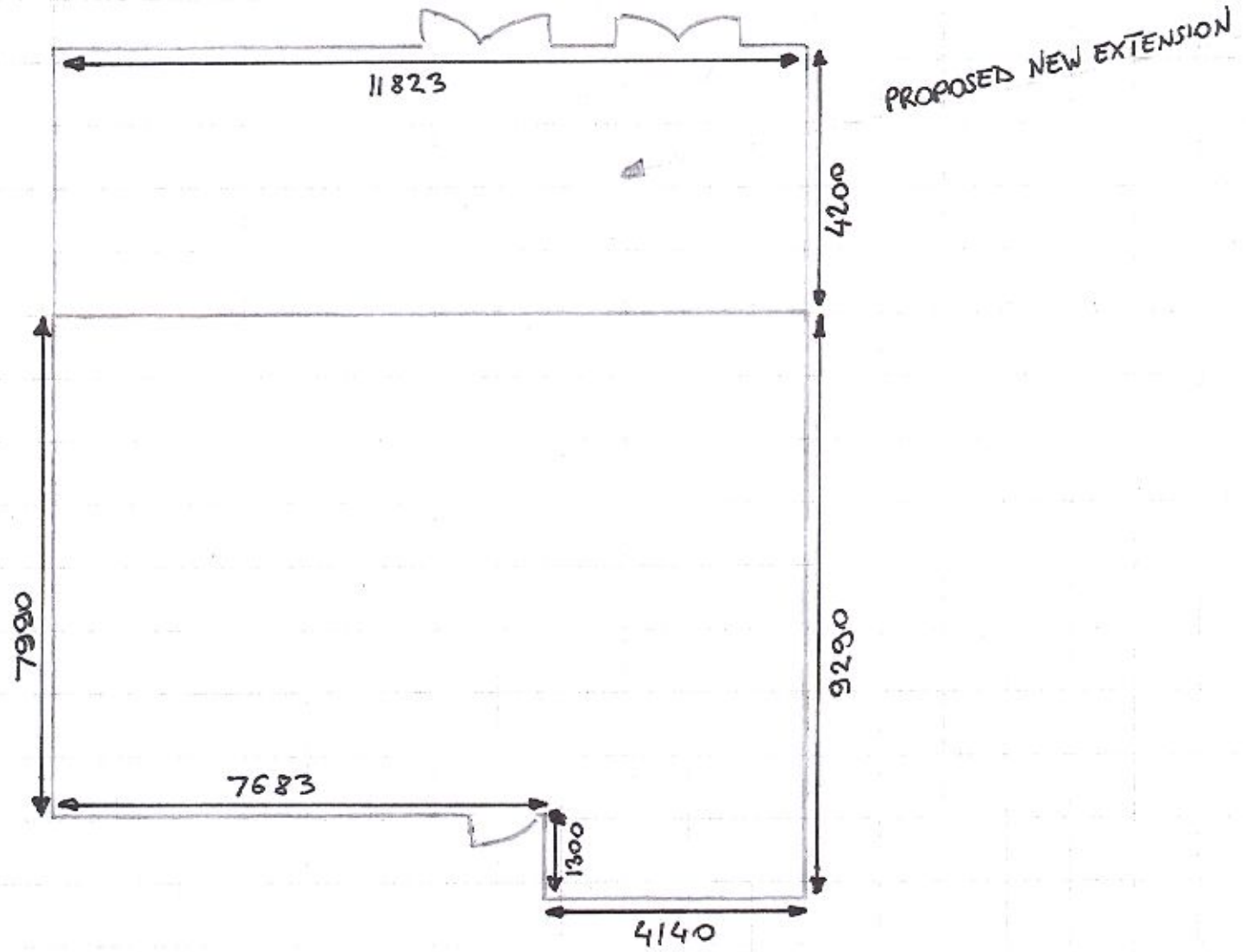


EAST ELEVATION



SOUTH ELEVATION

PROPOSED FLOOR PLAN 1:100 39 VICTORIA AVENUE



Includes letter of objection

PARISH CONSULTATION LETTER

From:	Planning	**To:**	**Peacehaven**
Comments to be received by:		01.08.2019.	
Case No:	LW/19/0463		
Case Officer:	Mr Robin Hirschfeld		

Location: Workshop 18 Valley Road Peacehaven East Sussex BN10 8AE
Proposal: Siting of touring caravan for seasonal occupation (April-October). Demolition of existing stable and replacement with new 2m high wall on south and east elevation. Demolition and rebuilding of existing shed to match existing size, location and footprint

---

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 01.08.2019.

Yours faithfully

Mr Robin Hirschfeld
Case Worker (Planning)

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

Have requested at

changed to 7pm.

Mr and Mrs G Steen
18 Valley Road
Peacehaven
East Sussex
BN10 8AE

19th July 2019

Mr Robin Hirschfeld
Case Worker (Planning)
Lewes District Council
Southover House
Southover Road
Lewes
East Sussex
BN7 1AB

Dear Mr Hirschfeld

Planning No: LW/19/0463
Application by: Mr D Diamond
Proposal: Siting of siting of touring caravan for seasonal occupation (April-October). Demolition of existing stable and replacement with new 2M high wall on south and east elevation. Demolition and rebuilding of existing shed to match existing size, location and footprint.
Site: Workshop, 18A Valley Road, Peacehaven, East Sussex, BN10 8AE

We have received your planning application notice and wish to record our objection to this new application and highlight that the applicant's first application and subsequent appeal was rejected last year.

Even before the first "seasonal occupation" period we and other neighbours reported numerous noise and noxious fire nuisances related to his "*car repair business*" both to the applicant and then Lewes District Council. However once Mr Diamond moved onto site these nuisances increased in frequency, intensity and duration. On numerous occasions we were forced to either close our doors and windows or leave our house when Mr Diamond lit fires in the day or used generator and air compressor tools late into the evenings.

Additionally, the new proposal:

1. Will move the touring caravan closer to our property and exacerbate the noise nuisance problems.
2. The site plan on page one incorrectly shows the land to the south to be part of Mr Diamond's land.
3. Para 1.3 – the complaints made previously relating to Mr Diamond's anti-social behaviour are not resolved by moving the touring caravan to another location onsite
4. Para 2.1 – states that the car repair is a hobby and conflicts with alleged business use
5. Para 3.4 – extends scope to "immediate family" and suggest it's some kind of holiday home – it's a rundown light industrial site
6. Para 9.7 – we disagree as there is a history of nuisance to neighbours
7. Para 9.11 – this conflicts with para 3.4 – to include "immediate family"
8. Para 9.13 – what are the foul water and sewerage arrangements?
9. Para 10.5 – introduces "other dates to be negotiated" – this risks extending the seasonal use period

For these reasons we request that the planning application is rejected.

Yours sincerely

G Steen

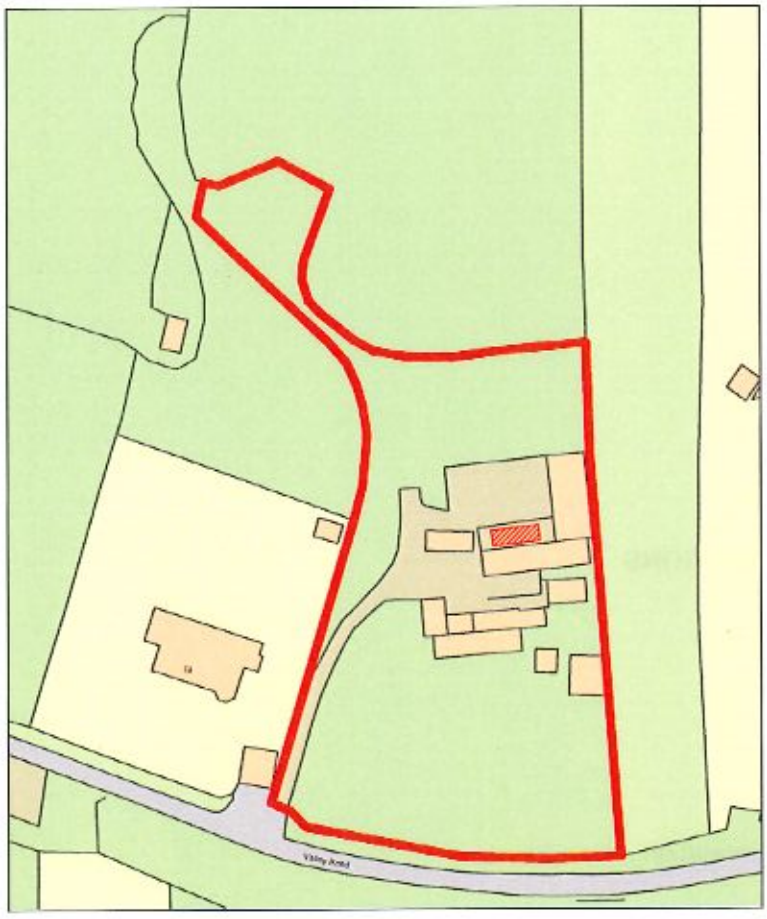
✓ Copy to: Claire Lacey, Town Council Office, Community House, Meridian Centre, Meridian Way, Peacehaven, East Sussex BN10 8BB

Lewis & Co Planning
town planning consultants

DESIGN AND ACCESS / PLANNING STATEMENT

APPLICATION BY MR D DIAMOND

SITE AT 18 VALLEY ROAD, PEACEHAVEN



JUNE 2017

Lewis and Co Planning, 2 Port Hall Road, Brighton, BN1 5PD. T: 01273 413700 E: admin@lewisplanning.co.uk

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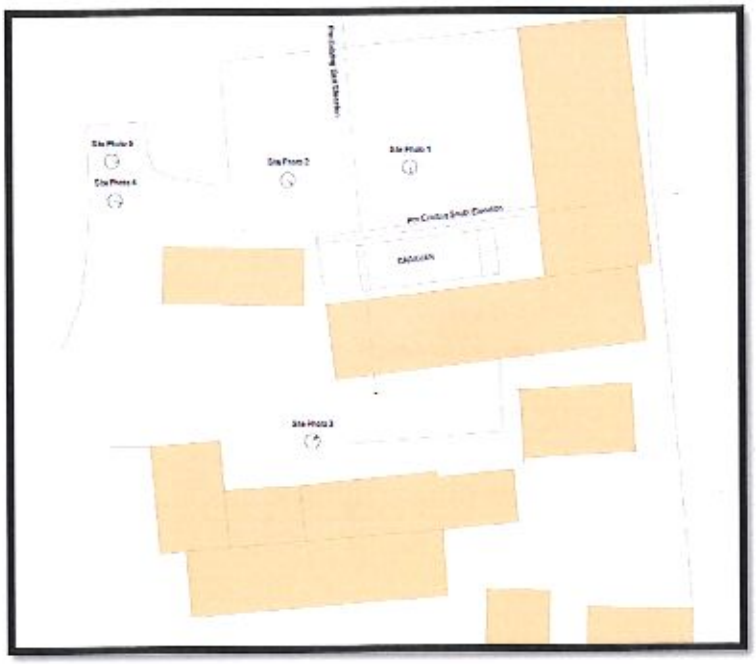

Above: Block plan showing location of the proposed caravan

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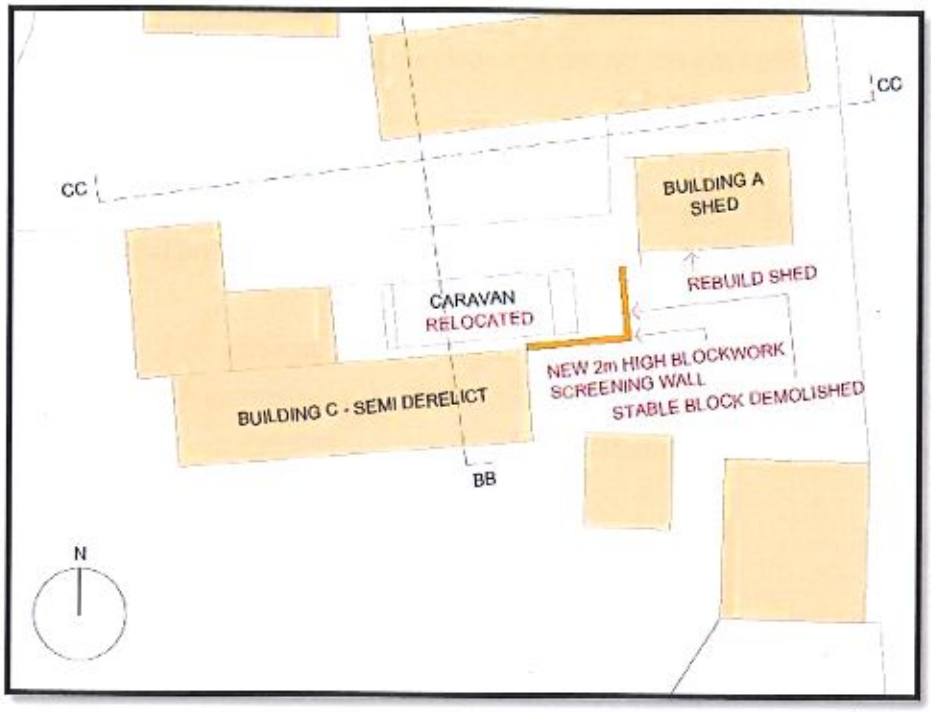

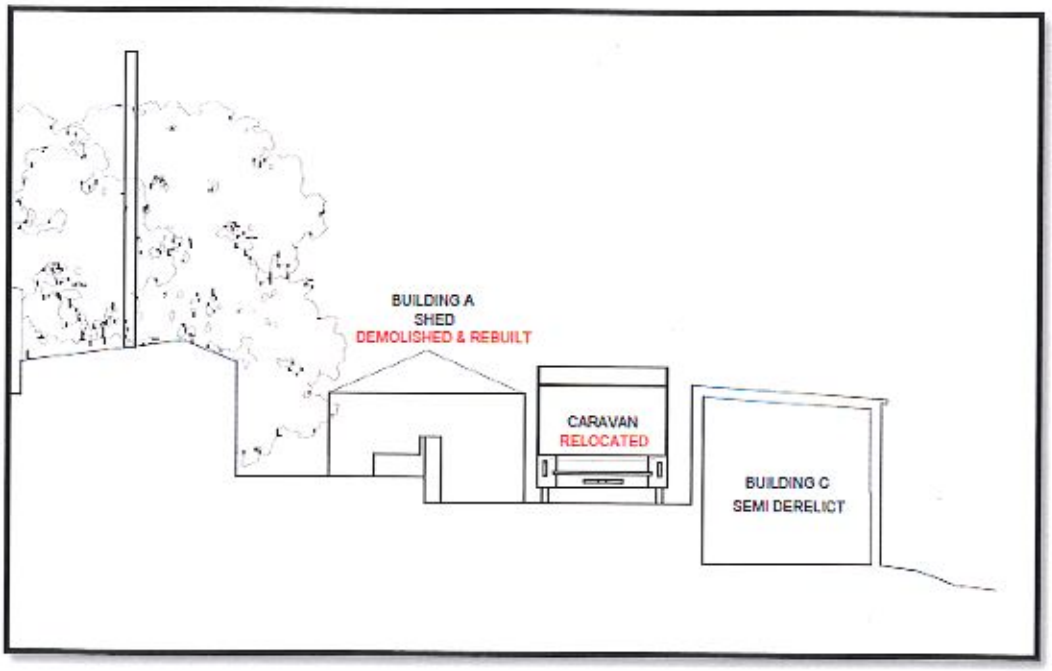

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9.1 The main issues to consider in determining the planning application are:

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- Neighbour Impact
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9.10 The noise and comings and goings associated with the seasonal residential use of the touring caravan is not anticipated to be significant.

9.11 The applicant and his wife would be the only people residing in the caravan. This would be seasonal and weather dependent as their main dwelling and residence is a house in Newhaven.

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9.13 The caravan provides cooking, washing and sleeping facilities to meet the needs of the applicants. It is therefore considered to provide an adequate quality of accommodation.

Highways Considerations

9.14 The seasonal residential use of the caravan on the site would not give rise to a significant increase in the vehicular movements associated with the site and there are no highways or transport reasons to refuse planning permission.

10.0 CONCLUSIONS

10.1 The proposed development will provide for seasonal accommodation within a touring caravan on the applicant's land.

10.2 The siting of the caravan is such that it will minimise any visual intrusion and the location behind/between existing buildings and new wall seeks to ensure a satisfactory visual impact within this semi-rural landscape.

10.3 The proposed development will preserve the amenities of neighbouring residents and will provide a reasonable standard of occasional accommodation for occupiers of the caravan.

10.4 The likely parking and highways impacts of the proposed seasonal use of the caravan are negligible and not a reason to refuse permission.

10.5 As set out above, the applicant would readily accept conditions to ensure that the caravan can only be used by the applicant and his immediate family (spouse) and to limit the residential use to April to October, or other dates to be negotiated with the Planning Authority.

10.6 For the reasons outlined above, the scheme is considered acceptable in all matters, and so the Council is respectfully requested to grant planning permission.

Lewis and Co Planning
June 2019

PLANNING PORTAL

This form should be saved to your device and then completed using the free Adobe Reader software or full Adobe Acrobat software. Many internet browsers and other software can be used to view PDF format files, but we cannot guarantee their compatibility or functionality in regard to these forms. We advise that Mac users do not use Preview to complete this form because of functionality issues.

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

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

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

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

1. Application Details

Applicant or Agent Name:

Lewis & Co Planning South East Limited

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

18A Valley Road, Peacehaven BN10 8AE

Description of development:

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

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

Yes ☐ Please enter the application number:

No ☒

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

2. Liability for CIL

Does your development include:

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

Yes ☐ No ☒

b) Proposals for one or more new dwellings either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes ☐ No ☒

c) None of the above

Yes ☒ No ☐

If you answered yes to either a), or b) please go to **Question 4.**
If you answered yes to c), please go to **8. Declaration** at the end of the form.

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

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

Yes ☐ No ☐

b) Does this application involve a change in the amount of floorspace where one or more new dwellings are proposed, either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes ☐ No ☐

If you answered yes to either a), or b) please go to **Question 4.**
If you answered no to both a) and b), please go to **8. Declaration** at the end of the form.

4. Exemption or Relief

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

Yes ☐ No ☐

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

Yes ☐ No ☐

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

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

Yes ☐ No ☐

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

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

Yes ☐ No ☐

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

5. Reserved Matters Applications

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

Yes ☐ Please enter the application number: _____

No ☐

If you answered yes, please go to **8. Declaration** at the end of the form.
If you answered no, please continue to complete the form.

6. Proposed New Floorspace

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

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

Yes ☐ No ☐

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

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

Yes ☐ No ☐

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

c) Proposed floorspace:

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

7. Existing Buildings

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

Number of buildings: ☐

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

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Pleaseenter 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 your proposal include the retention, demolition or partial demolition of any whole buildings **into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period**? If yes, please complete the following table:

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

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

Yes ☐ No ☐

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

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

Lewis & Co Planning

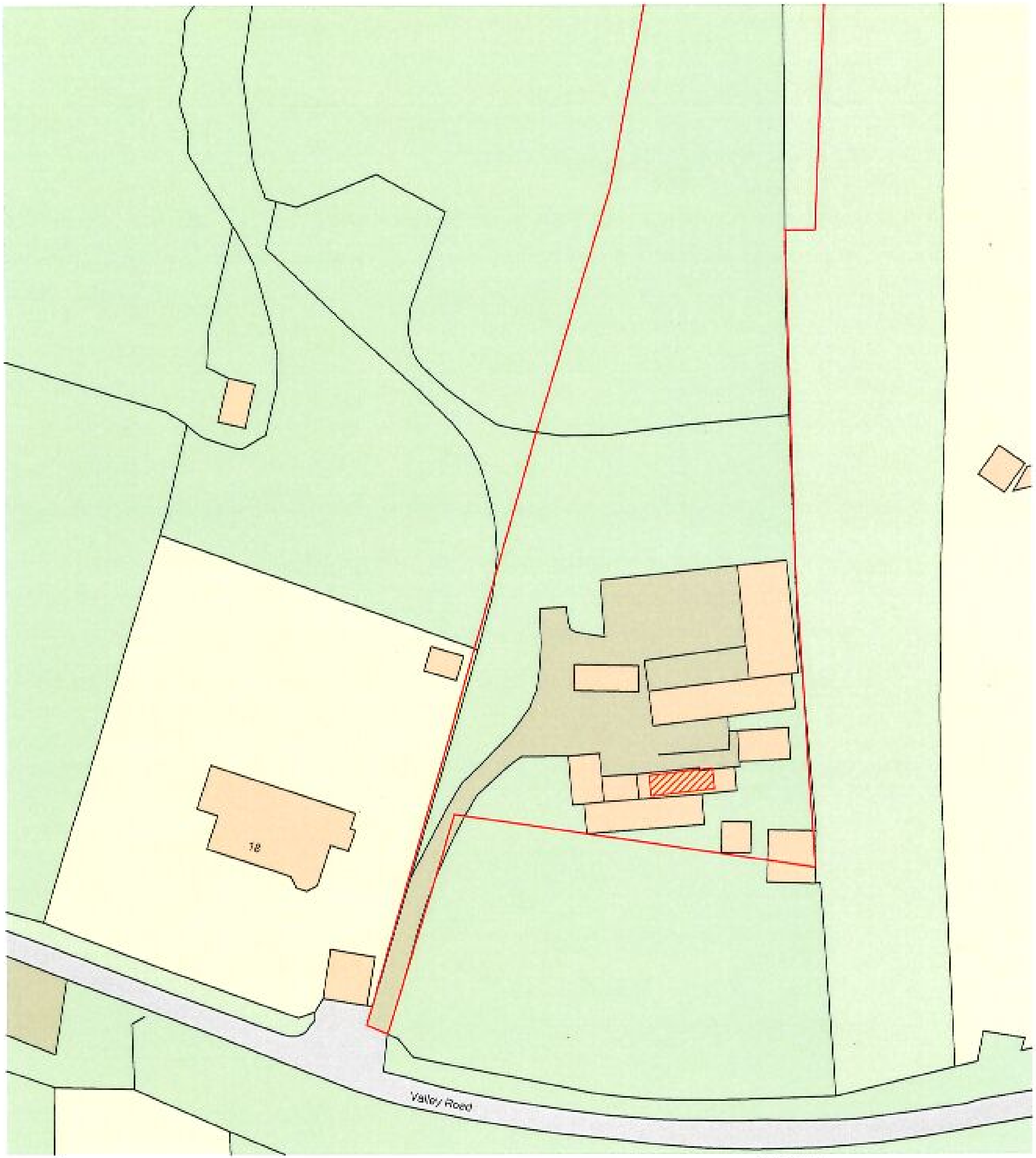
Date (DD/MM/YYYY). Date cannot be pre-application:

28/06/2019

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

App. No:

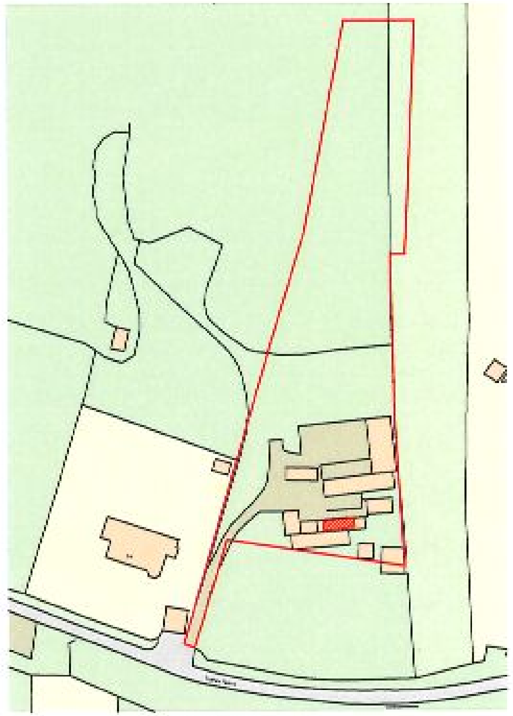


Site Plan 1:500 Scale

Scale in Metres

0 5 10 15 20 25

Mapping contents (c) Crown copyright and database rights 2015 Ordnance Survey 10003520



Block Plan 1:1250 Scale

Scale in Metres

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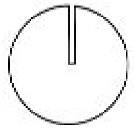

EDWS Architect

JOB Valley Road Peacehaven BN10 8AE	CHECKED LRA
	DRAWN ES
CLIENT Mr Dave Diamond	DATE 04.06.17
	SCALE 1:500 @ A3
DRAWING Site /Block Plan	REVISION -
	NUMBER 6035/PL/001

Lewis & Co Planning
town planning consultants

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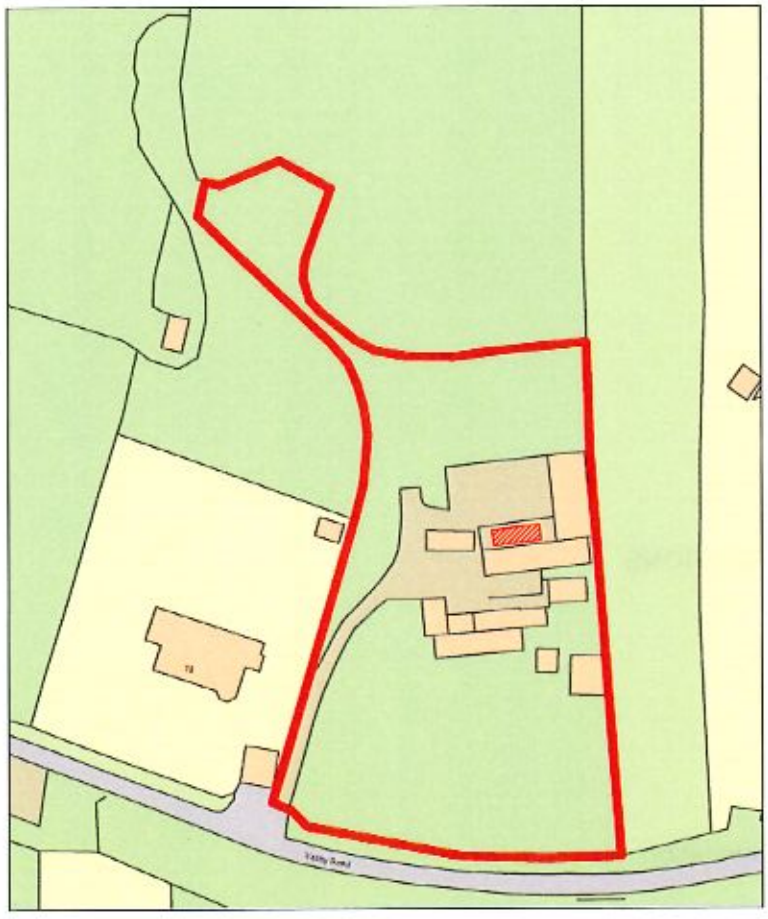

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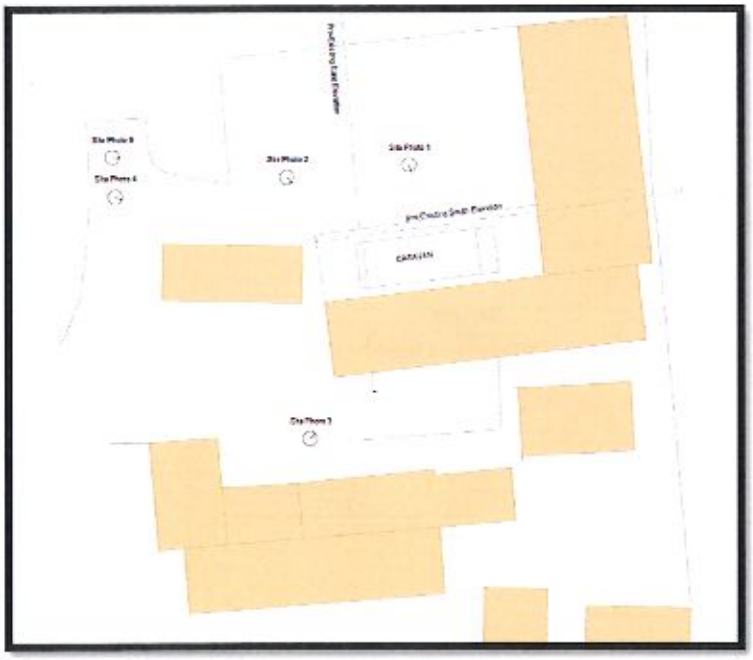

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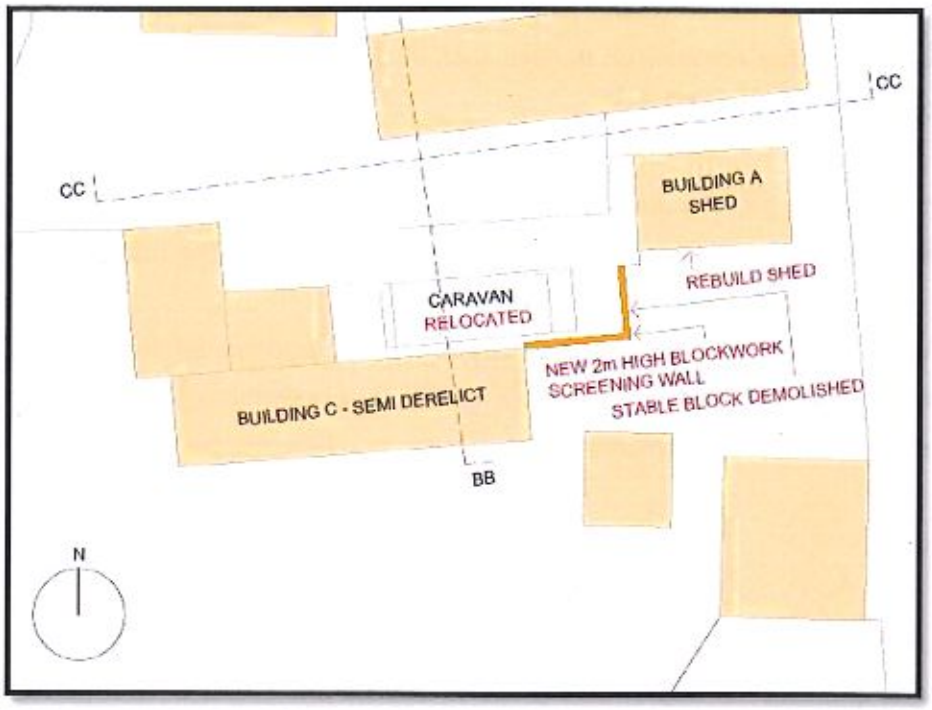

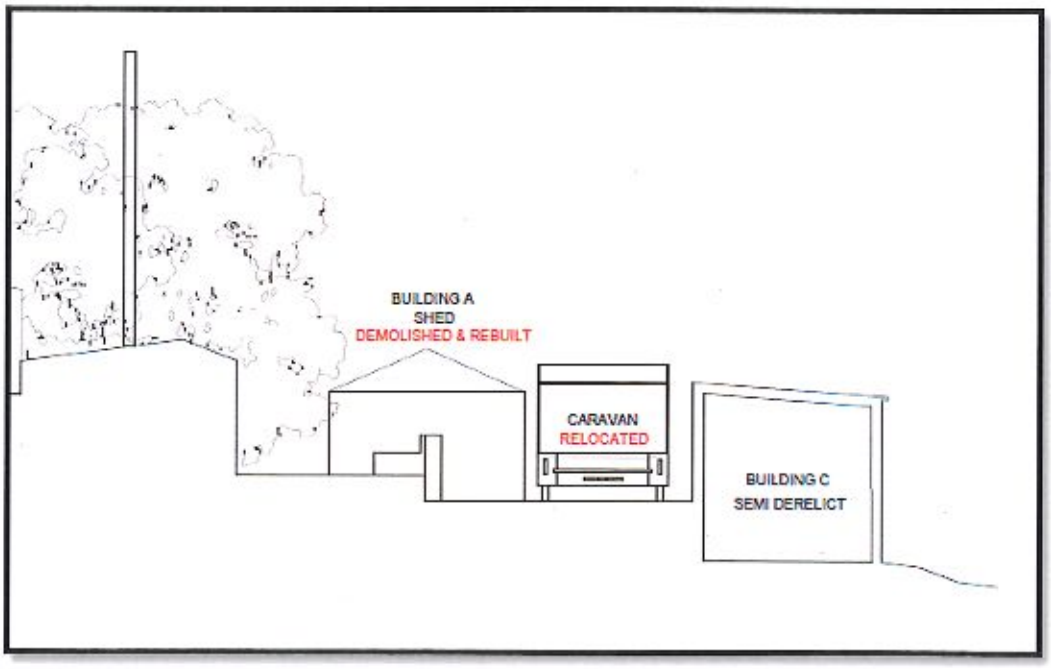

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10.0 CONCLUSIONS

10.1 The proposed development will provide for seasonal accommodation within a touring caravan on the applicant's land.

10.2 The siting of the caravan is such that it will minimise any visual intrusion and the location behind/between existing buildings and new wall seeks to ensure a satisfactory visual impact within this semi-rural landscape.

10.3 The proposed development will preserve the amenities of neighbouring residents and will provide a reasonable standard of occasional accommodation for occupiers of the caravan.

10.4 The likely parking and highways impacts of the proposed seasonal use of the caravan are negligible and not a reason to refuse permission.

10.5 As set out above, the applicant would readily accept conditions to ensure that the caravan can only be used by the applicant and his immediate family (spouse) and to limit the residential use to April to October, or other dates to be negotiated with the Planning Authority.

10.6 For the reasons outlined above, the scheme is considered acceptable in all matters, and so the Council is respectfully requested to grant planning permission.

Lewis and Co Planning
June 2019

Planning Services
Southover House, Southover Road, Lewes
East Sussex BN7 1AB
Lewes District Council
planning@lewes.gov.uk / Tel: 01273 484420 / Fax: 01273 484452

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Site Address

Number	18
Suffix	
Property name	Workshop
Address line 1	Valley Road
Address line 2	
Address line 3	
Town/city	Peacehaven
Postcode	BN10 8AE

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

Easting (x)	541614
Northing (y)	102916

Description

2. Applicant Details

Title	Mr
First name	D
Surname	Diamond
Company name	
Address line 1	c/o Lewis & Co Planning
Address line 2	
Address line 3	
Town/city	
Country	

2. Applicant Details

Postcode	
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	
First name	Luke
Surname	Carter
Company name	Lewis and Co Planning SE Ltd
Address line 1	Lewis & Co Planning
Address line 2	2 Port Hall Road
Address line 3	
Town/city	Brighton
Country	United Kingdom
Postcode	BN1 5PD
Primary number	01273413700
Secondary number	
Fax number	
Email	luke@lewisplanning.co.uk

4. Site Area

What is the measurement of the site area? (numeric characters only).	2500
Unit	sq.metres

5. Description of the Proposal

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

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

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

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

B2 vehicle repairs, Equestrian stables and associated storage

Is the site currently vacant? ○ Yes ◉ No

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

Land which is known to be contaminated ○ Yes ◉ No

Land where contamination is suspected for all or part of the site ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination ○ Yes ◉ No

7. Materials

Does the proposed development require any materials to be used? ◉ Yes ○ No

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

Walls	
Description of existing materials and finishes (optional):	Existing stables and storage shed are timber construction
Description of proposed materials and finishes:	Replacement storage shed is to be like for like with existing. New wall will be blockwork.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ◉ Yes ○ No

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

Please refer to application drawings

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

Is a new or altered vehicular access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ○ Yes ◉ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

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

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

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

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☑ Soakaway

☐ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

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

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

a) Protected and priority species:

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

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

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

c) Features of geological conservation importance:

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

13. Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☑ Unknown

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ◉ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

16. Residential/Dwelling Units

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

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

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

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No

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

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	30	0	0	0
Total	30	0	0	0

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

18. Employment

Will the proposed development require the employment of any staff? ○ Yes ◉ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

20. Industrial or Commercial Processes and Machinery

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

NONE

Is the proposal for a waste management development? ○ Yes ◉ No

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

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

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

◉ The agent
○ The applicant
○ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

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

Officer name:

Title	Ms
First name	J
Surname	Baxter
Reference	Email 9th April to Lewis & Co Planning

Date (Must be pre-application submission)

09/04/2019

Details of the pre-application advice received

Mr Diamond may well have success based on the site adjacent but as you know this will be determined through the planning process, as discussed on site, maybe screening or a change of colour to the caravan/mobile home may help.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

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

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

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

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

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

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

Person role

○ The applicant
◉ The agent

Title	Mr
First name	Luke

25. Ownership Certificates and Agricultural Land Declaration

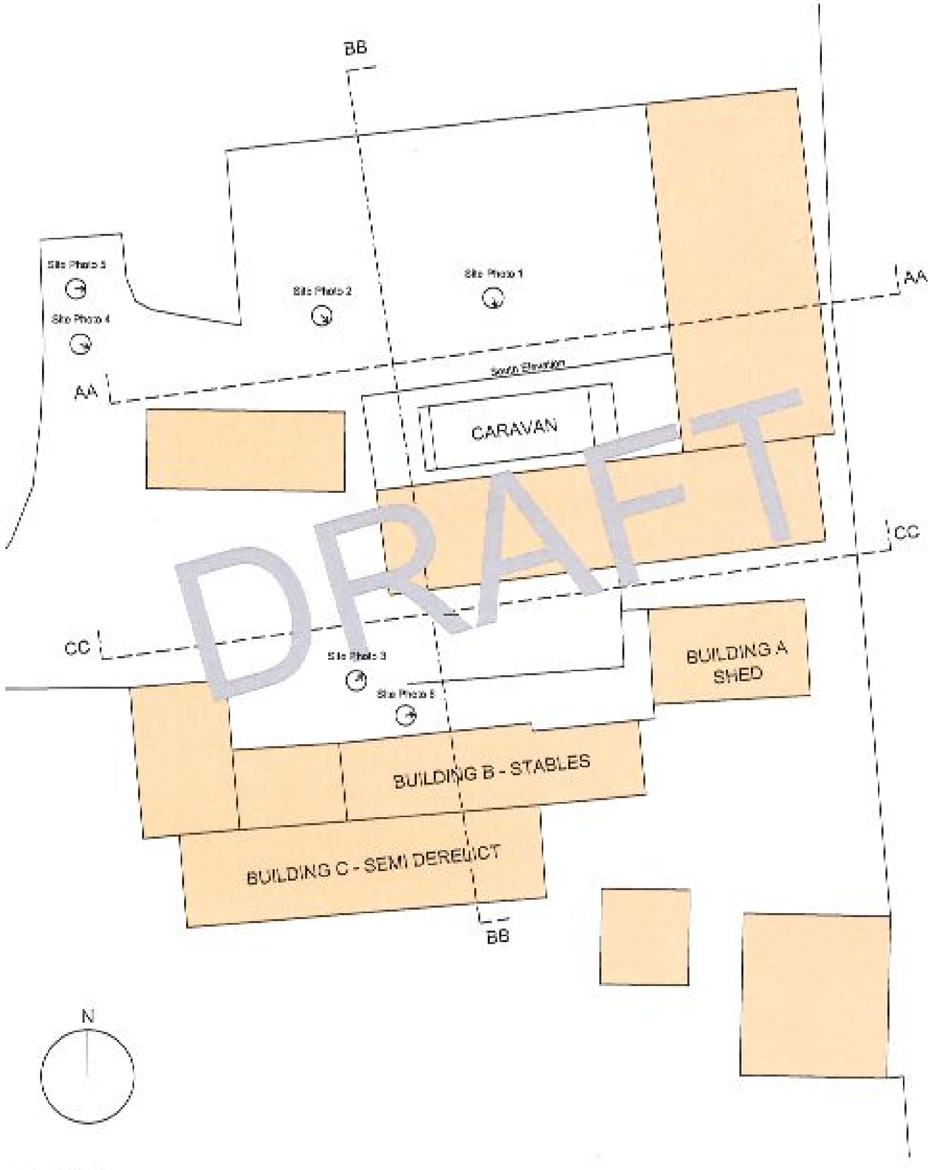
Surname	Carter
Declaration date (DD/MM/YYYY)	28/06/2019

☑ Declaration made

26. Declaration

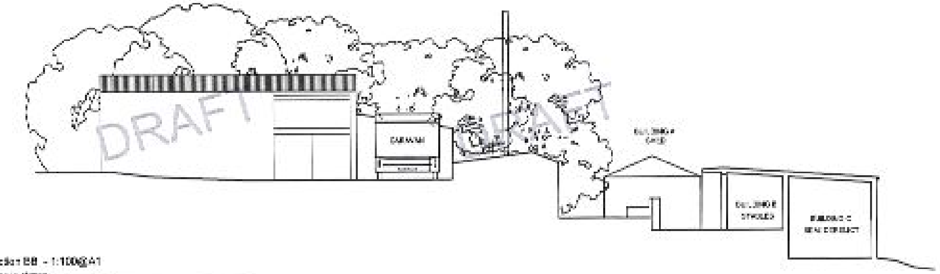
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving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

Date (cannot be pre-application)	28/06/2019

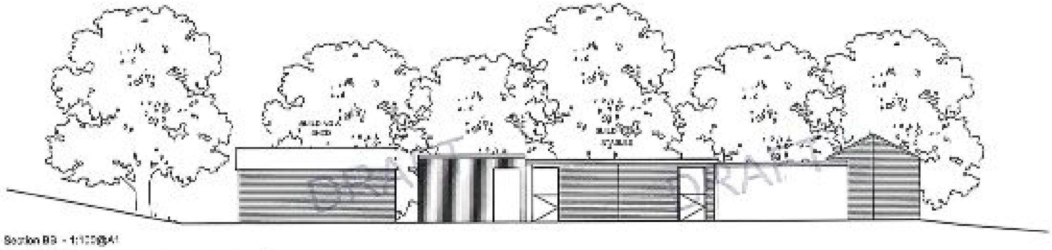


Site Plan - 1:100@A1
Scale in Metres

Section AA - 1:100@A1
Scale in Metres



Section BB - 1:100@A1
Scale in Metres



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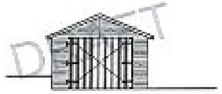
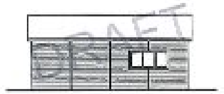
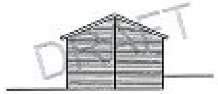


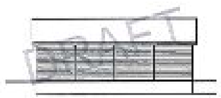
BUILDING A - EXISTING WEST ELEVATION 1:100@A1



BUILDING A - EXISTING SOUTH ELEVATION 1:100@A1



BUILDING A - EXISTING EAST ELEVATION 1:100@A1



BUILDING A - EXISTING NORTH ELEVATION 1:100@A1

Site Photo 1

Site Photo 2

Site Photo 3

Site Photo 4

Site Photo 5

Site Photo 6

EDWS Architect

JOB	CHECKED
	DRAWN
CLIENT	DATE
	SCALE
DRAWING Existing Plan / Elevations	REVISION
	NUMBER

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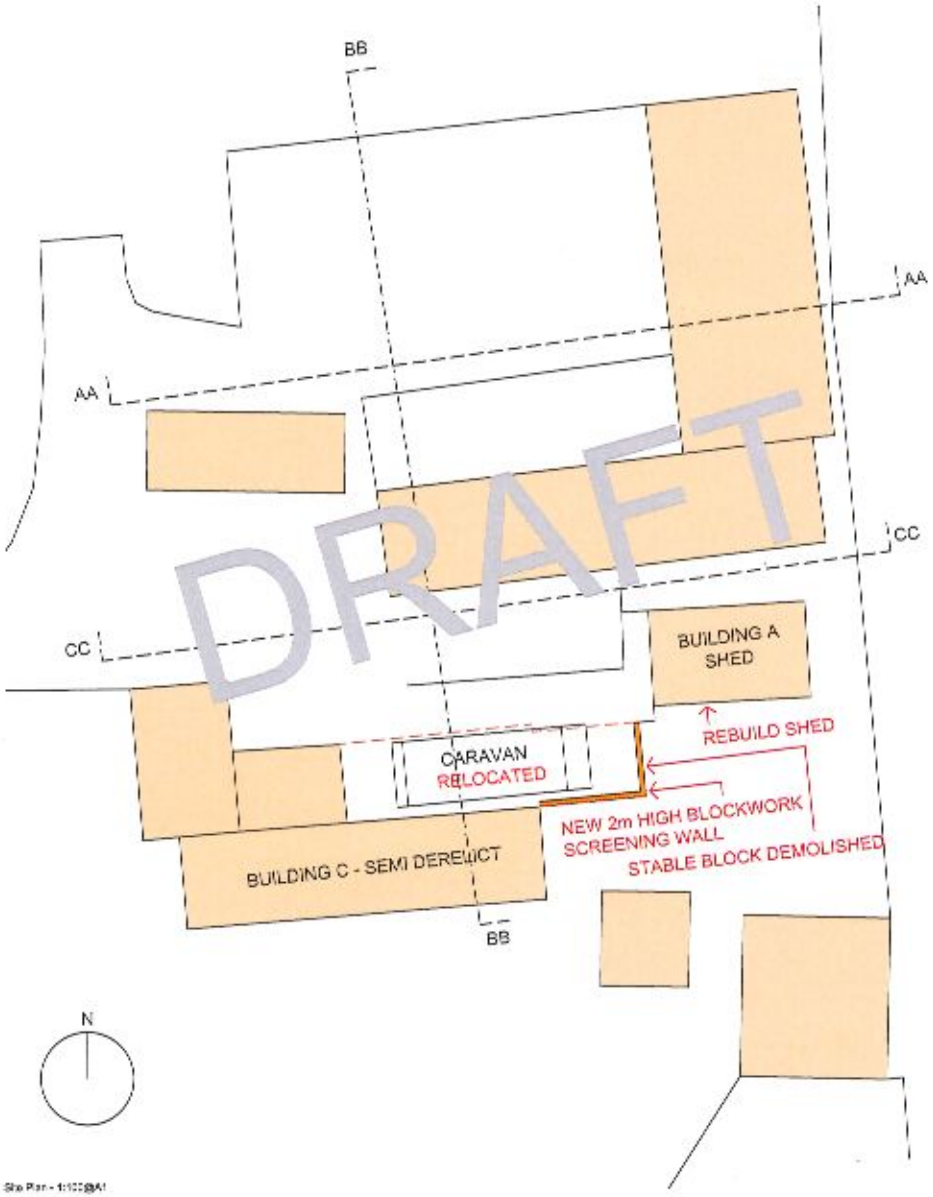
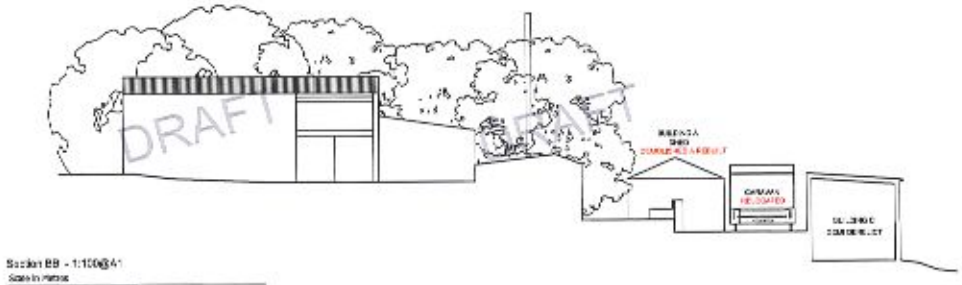


Site Plan - 1:100@A1
Scale in Metres

Section AA - 1:100@A1
Scale in Metres



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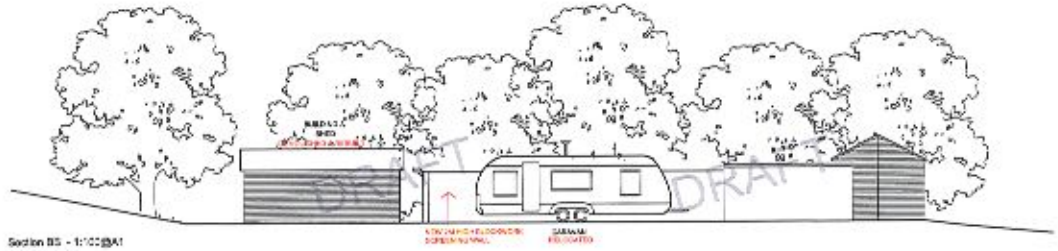
Scale in Metres

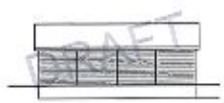


Section BB - 1:100@A1
Scale in Metres

BUILDING A - PROPOSED WEST ELEVATION
1:100@A1

BUILDING A - PROPOSED SOUTH ELEVATION
1:100@A1

BUILDING A - PROPOSED EAST ELEVATION
1:100@A1



BUILDING A - PROPOSED NORTH ELEVATION
1:100@A1

EDWS Architect

JOB Valley Rise Ferrybridge WF8 8AD	DRAWING BA
	DRAWN ES
CLIENT Mr Dave Diamond	DATE [illegible]
	SCALE 1:100 @ A1
DRAWING Proposed Plan Elevations	REVISION -
	NUMBER [illegible]

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