

Reference	LW/19/0487
Alternative Reference	Not Available
Application Received	Mon 08 Jul 2019
Application Validated	Tue 09 Jul 2019
Address	2 Swanee Close Peacehaven East Sussex BN10 8EZ
Proposal	Conversion of conservatory to habitable room
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Have requested ext.

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

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

Local Planning Authority details:



Lewes District Council

Planning Services

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

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

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the authority directly.

If printed, please complete using block capitals and black ink.

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

1. Applicant Name and Address

Title:	MR	First name:	L
Last name:	KING		
Company (optional):			
Unit:		House number:	2
		House suffix:	
House name:			
Address 1:	SWANNEE CLOSE		
Address 2:			
Address 3:			
Town:	PEACEHAVEN		
County:			
Country:			
Postcode:	BN10 8EZ		

2. Agent Name and Address

Title:	MR	First name:	J
Last name:	DARVALL		
Company (optional):			
Unit:		House number:	26
		House suffix:	
House name:			
Address 1:	CHICHESTER ROAD		
Address 2:			
Address 3:			
Town:	SEAFORD		
County:			
Country:			
Postcode:	BN25 2DU		

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☒ No

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

(date must be pre-application submission)

Has the work already been completed? ☐ Yes ☒ No

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

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

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

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

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

6. Pre-application Advice

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

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

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

Officer name:

Reference:

Date (DD MM YYYY): (must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

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

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. Authority Employee / Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

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

10. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	BRICK	BRICK TO MATCH	<input type="checkbox"/>	<input type="checkbox"/>
Roof	TILES	TILES TO MATCH	<input type="checkbox"/>	<input type="checkbox"/>
Windows	WHITE PVC-U	VELUX	<input type="checkbox"/>	<input type="checkbox"/>
Doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

☒ Yes

☐ No

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

DRWG. NO'S 01 AND 02/028
SITE PLAN
BLOCK PLAN
CIL LIABILITY

11. Ownership Certificates and Agricultural Land Declaration

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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

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

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

Signed - Applicant:

Date (DD/MM/YYYY):

24/06/2019

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.

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
I certify/ The applicant certifies that:

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

The steps taken were:

--

Name of Owner / Agricultural Tenant	Address	Date Notice Served

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

--

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

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
I certify/ The applicant certifies that:

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

The steps taken were:

--

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

--

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

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

12. Planning Application Requirements - Checklist

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

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

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

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

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

The correct fee: ☐

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

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

13. Declaration

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

Signed - Applicant:

Date (DD/MM/YYYY):

24/06/2019

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Extension number:

15. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Country code:

Email address (optional):

16. Site Visit

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

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? ☐ Agent ☒ Applicant ☐ Other (if different from the agent/applicant's details)

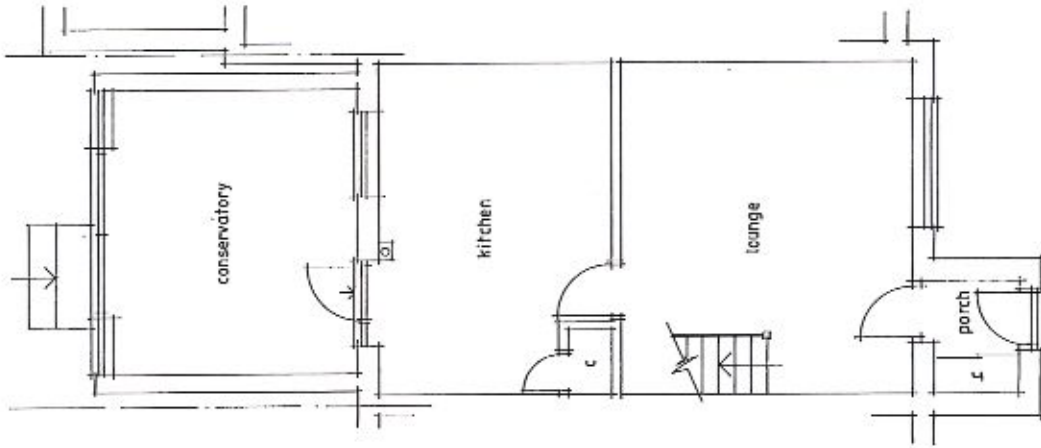
If Other has been selected, please provide:

Contact name:

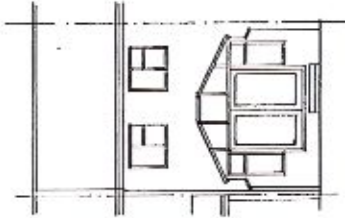
Telephone number:

Email address:

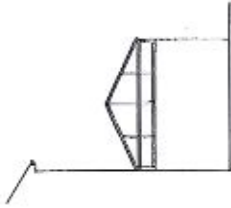
Notes



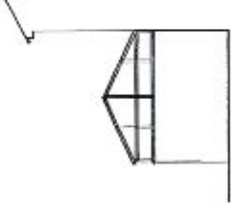
GROUND FLOOR PLAN
1:50



REAR ELEVATION
1:100



SIDE ELEVATION
1:100



SIDE ELEVATION
1:100

John Darvall
Architectural Services
Tel: 01323 896322

Client:
MR AND MRS L KING
2 SWANNEE CLOSE
PEACEHAVEN

Project:
SURVEY AS EXISTING



Scale	Date	Drawing No	Sheet Size A2
1:100 1:5	JUN 19	01/028	

Notes

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH
THESE NOTES. ANY CHANGES TO THE DRAWING
MUST BE APPROVED BY THE ARCHITECT. ANY
CHANGES TO THE DRAWING MUST BE APPROVED
BY THE ARCHITECT. ANY CHANGES TO THE
DRAWING MUST BE APPROVED BY THE ARCHITECT.



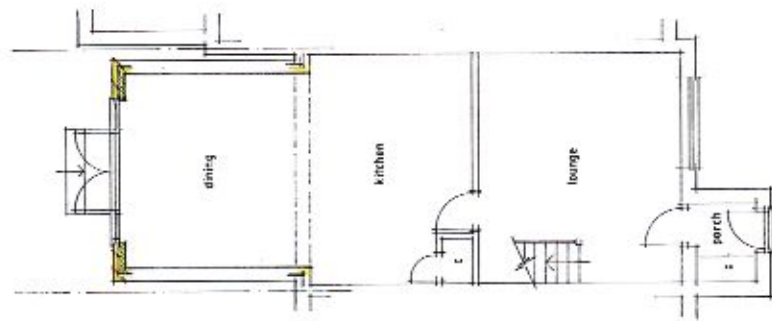
REAR ELEVATION
1:100



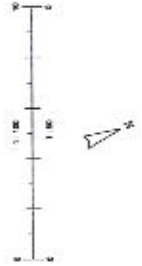
SIDE ELEVATION
1:100



SIDE ELEVATION
1:100



GROUND FLOOR PLAN
1:50



JOHN DORRILL
Architectural Services
Tel: 01323 963022

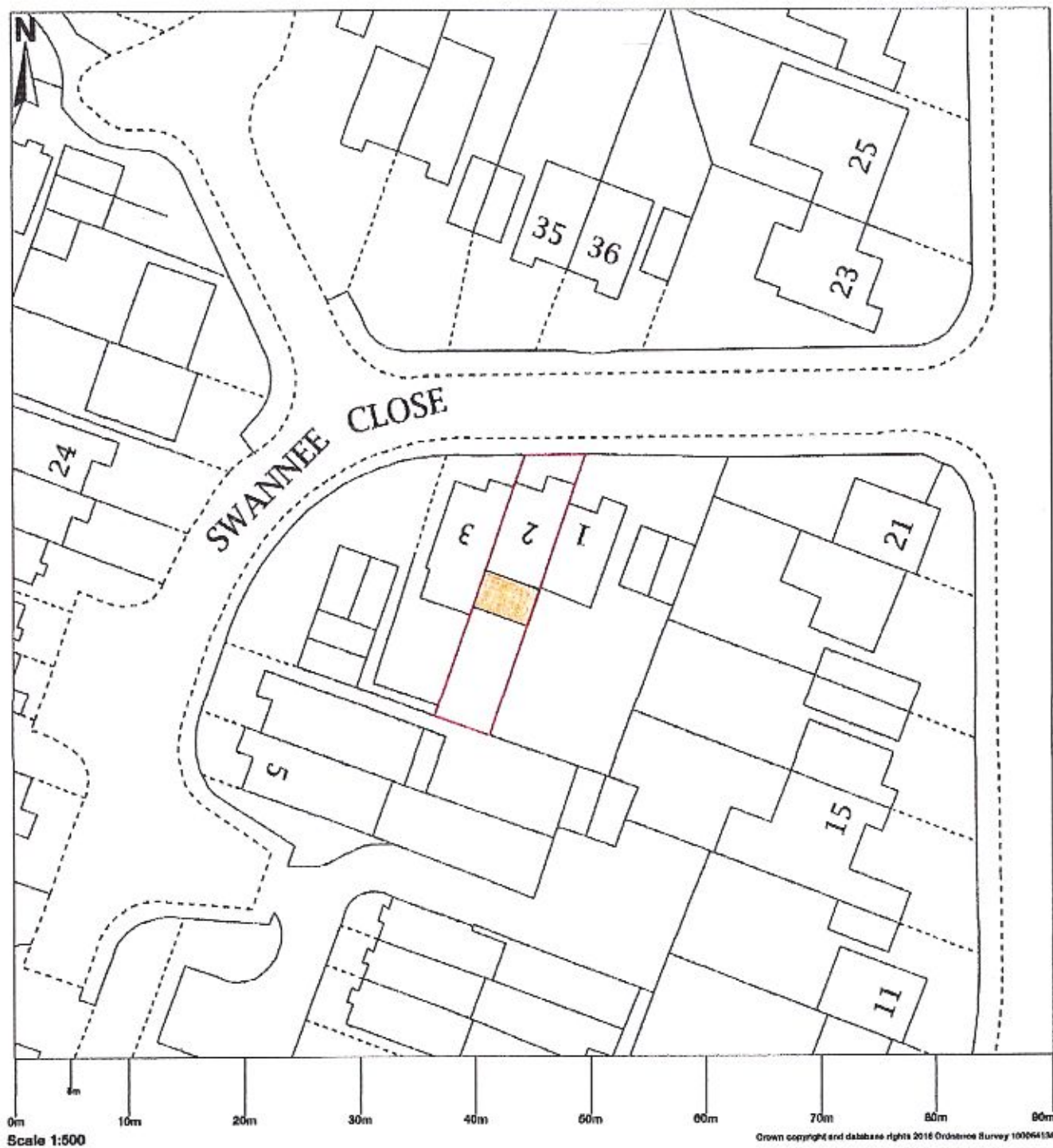
Client
MR AND MRS L KING
2 SWANEE CLOSE
PEACEHAVEN

Project
PROPOSED CONVERSION OF CONSERVATORY
INTO HABITABLE ROOM

Date	Issue	Drawing No
1.10.15	JUN 19	02.1026

Drawn: S. King

2 Swanee Close, Peacehaven, BN10 8EZ



Map area bounded by: 541605,102418 541695,102508. Produced on 22 June 2019 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2019. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: b90buk/361152/490530

2 Swanee Close, Peacehaven, BN10 8EZ



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Reference	LW/19/0489
Alternative Reference	PP-07969846
Application Received	Tue 09 Jul 2019
Application Validated	Tue 09 Jul 2019
Address	10 Edith Avenue Peacehaven East Sussex BN10 8LJ
Proposal	Proposed single storey side extension and roof alterations
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Have requested
extension

DESIGN AND ACCESS STATEMENT

Project: 10 Edith Avenue, Peacehaven
Applicant: Stuart Reid-Wilkie
Job No: 1202



Existing front elevation

USE

The existing detached bungalow is of modern construction with a concrete tiled roof over white rendered facades. It has been extended previously to the front/ side and rear with unsympathetic flat asphalt roofs.

AMOUNT

Our proposal seeks to;

1. Form a room in the roof extending the existing pitched roof and dropping the existing ceiling level.
2. Replace the non-original flat roofs with gable ended pitched roof structures to match the existing.
3. Form a ground floor side extension to the rear outrigger.
4. A covered canopy will be formed to the front to provide covered porch, this will also replace the roof over the bay window.

LAYOUT

The internal layout will be modernized and improved, providing a more open plan ground floor series of spaces relating better to the rear garden. Access to the new first floor level will be located within the existing hallway. The new roof space combination will provide an additional bedroom and bathroom.

SCALE

The proposal will be in keeping with the scale of the original house, the ridge line of the extension to the main roof will align with the existing over the main roof, while the ridges of the new gable roofs which replace the flat roofs will be lower and more subservient to the main house.

The side extension to the existing outrigger will increase the width of this space by 2.9 metres aligning with the rear wall and having no effect on the existing building or neighbouring properties.

LANDSCAPING

The hard and soft landscaping to the front and rear of the property will be improved.

APPEARANCE

The new roof form will be much more sympathetic to the original building, eliminating the troublesome felted flat roofs while the extension will provide much needed internal space.

IF A LISTED BUILDING

The site does not comprise any Listed Buildings.

ACCESS

Access will remain largely as existing, although rear access to the garden from both the living and main bedroom spaces will be improved through the introduction of wider sliding doors, with level thresholds.

CONSULTATION

There have been no pre-application consultations undertaken.

08.07.19

Turner Associates
Architects and Planning Consultants

19a Wilbury Avenue
Hove, East Sussex
BN3 6HS

tel: 01273 203230
fax: 01273 321687
email: info@taarchitects.co.uk

www.taarchitects.co.uk

Our ref: JPT/kh/1202

8th July 2019

Planning Department,
Lewes District Council,
Southover House,
Southover Road,
Lewes
East Sussex.
BN7 1AB

Dear Sir/Madam,

10 Edith Avenue, Peacehaven, East Sussex, BN10 8LJ

Please find attached our Householder application for alterations to the above, comprising a modest single storey side extension to the rear outrigger and roof alterations, including new lower pitched roofs to the north side of the building, replacing the existing flat roofs to these earlier extensions.

This proposal follows an earlier scheme which was won at appeal, on the 29th May 2008, the reference is: APP/P1425/A/08/2066863, for roof extensions with a room in the roof and rear dormer window, together with a rear conservatory. Although we have included a room in the roof, we are not proposing any dormers, but rear rooflights instead.

We are also proposing the widening of an existing single storey outrigger extension, to the same depth but 2.9m wider. This will improve the ground floor layout and relationship of the living spaces to the garden without detriment to the existing building or any effect on neighbouring properties. We are not proposing any additional first floor windows, only the rooflights to the new first floor bedroom.

The roof extension to the northern section of the building sit adjacent to the commercial car park and will have no adverse effect on these properties. The overall appearance of the house will be greatly improved within the street scene, with sympathetic matching materials and detailing.

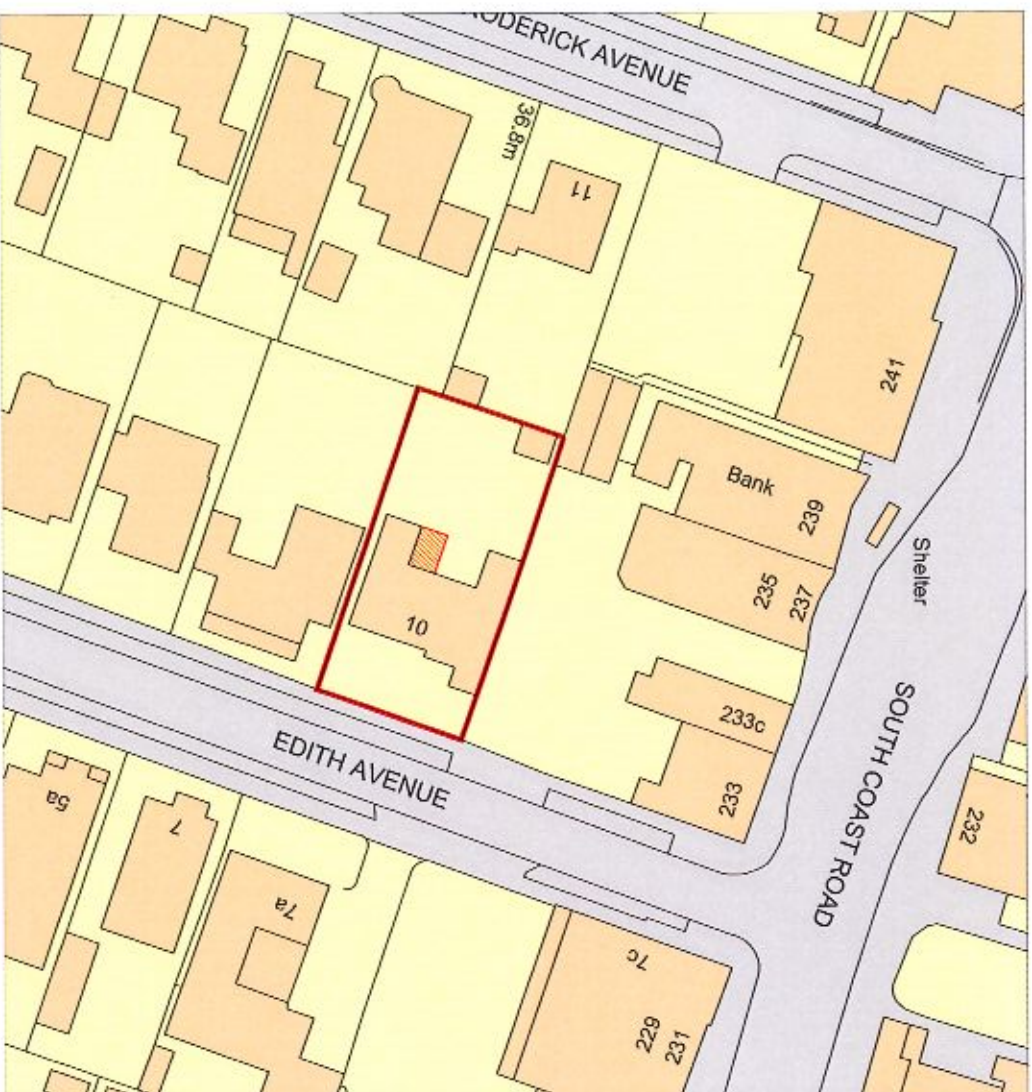
I trust that you find the application in order but please do not hesitate to contact us if you have any comments or require further information.

Yours faithfully,

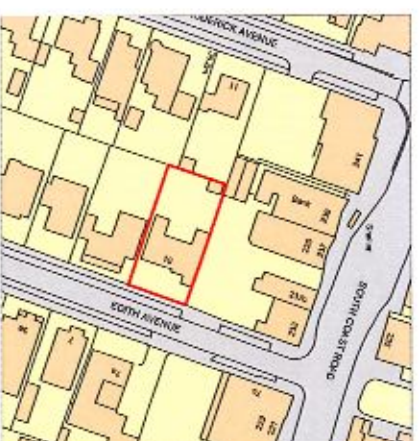


pp Jon Turner RIBA

Cc: Mr S. Reid-Wilkie



Proposed block plan Scale 1:500 @A3



Site location plan Scale 1:1250 @A3

Planning issue

1:500 0.000

No alterations to be made from the drawings. All dimensions to be checked on site. The drawing is a copy of the original and does not represent the final version of the drawing.

0.000

Stuart Reid-Wilkie

Project 10 Edith Avenue
Paignton

0.000

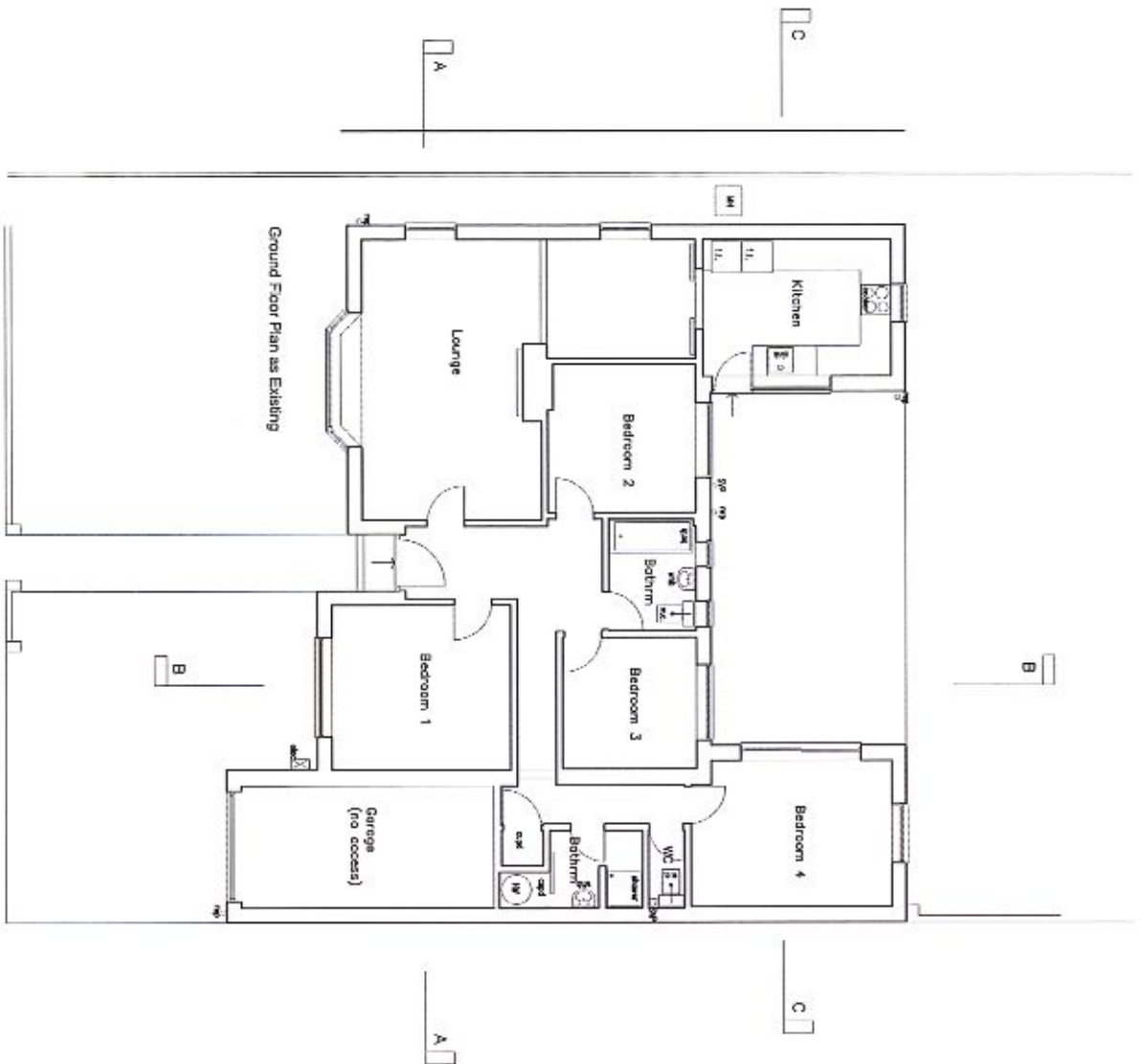
Proposed block and site location plans

Scale 1:500 @A3 scale June 2019

100 Wilbury Avenue
Brixton, East Sussex
BN1 6JL
Tel: 01273 205250
Fax: 01273 211887
Email: info@turnerassociates.co.uk

Turner Associates
Architects and Planning Consultants

TA 1202 / 01



Planning issue

rev. 0000

No alterations to be undertaken for this drawing. All drawings to be checked on site. The drawing is to be used for information only and not for construction purposes.

client

Stuart Reid-Wilkie

project 10 Edin Avenue
Paisley

drawn

Existing floor plans

scale 1:100 @ A3 date June 2019

100 Westbury Avenue
Barnsley S70 2JH
01223 300330
01223 300331
email: info@turnerassociates.co.uk

Turner Associates
Architects and Planning Consultants

TA 1202 / 02

Reference	LW/19/0491
Alternative Reference	PP-07994224
Application Received	Wed 10 Jul 2019
Application Validated	Wed 10 Jul 2019
Address	12 Sunview Avenue Peacehaven East Sussex BN10 8PJ
Proposal	Demolition of existing bungalow and construction of two 3 bedroom detached bungalows
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

PLANNING STATEMENT

12 Sunview Avenue, Peacehaven, East Sussex, BN10 8PJ Proposed demolition of bungalow and replacement with two 3-bed detached bungalows

Prepared by Steve Howe, MRTPI (Howe Planning Consultancy)

1.0 Introduction

1.1 This Planning Statement demonstrates that the proposed demolition of the bungalow at 12 Sunview Avenue and its replacement with two 3-bed detached bungalows, as indicated on the planning application drawings, complies with relevant national and local planning policy.

1.2 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the 'development plan' comprises the Lewes District Local Plan (LDLP). The National Planning Policy Framework (NPPF) is a material consideration.

1.3 This report considers the proposed development, in turn, against the policies in the LDLP and NPPF. In conclusion, it is respectfully requested that the application be approved.

2.0 National Planning Policy Framework (NPPF)

2.1 The main thrusts of national planning policy, in relation to the 12 Sunview Avenue proposal, are to promote sustainable development, encourage the use of previously-developed sites, promote the effective use of land in meeting the need for housing, and to ensure that new development is sympathetic to local character and is visually attractive. These issues are considered below.

Promotion of sustainable development

2.2 The NPPF indicates that *"Achieving sustainable development means that the planning system has three objectives, being economic, social and environmental"*. Using the terminology in the NPPF, the development meets these objectives as follows (further detail is added throughout this report):

Economic: The 12 Sunview Avenue proposal would meet this objective by contributing new homes to the housing stock which meet local need, by providing employment to the construction industry, and by the new occupiers providing additional 'spending power' to local shops and services.

Social: The Sunview Avenue proposal would meet this objective by providing homes to meet the needs of present and future generations, by fostering a well-designed and safe built environment and with the new households potentially adding to the social and cultural well-being of Peacehaven.

Environmental: The 12 Sunview Avenue proposal would meet this objective by enhancing the local built environment, while at the same time making an effective use of a previously developed site. The site is in a sustainable location, within flat walking distance of coastal bus routes and with good access to Peacehaven's wide range of shops, services and leisure facilities.

Encouraging the use of previously developed sites

2.3 The site is 'previously developed', being occupied by a single dwelling. The proposal would provide new homes in a suburban location without encroaching into the countryside.

Promoting the effective use of land in meeting the need for housing

2.4 The proposal would redevelop the site with a net gain of one dwelling, developed in a satisfactory manner, and would therefore constitute the 'effective use of land'. The proposed 3-bed dwellings would meet local need (as identified in LDLP policy – see para.3.5 below).

Ensuring that new development is sympathetic to local character and visually attractive

2.5 The predominant built form in Sunview Avenue is single-storey bungalows. The proposed new bungalows would be in keeping with existing development. The bungalows would be truly single storey, with no upper floor rooms. The ridge height would be below that of the existing building. There would be generous rear gardens and frontage parking. The spacing between the bungalows would reflect spacings elsewhere between bungalows in Sunview Avenue.

2.6 The bungalows would be traditional in form and design and finished in render with good quality clay tiles. It is considered that the bungalows would be 'visually attractive' as promoted by the NPPF.

2.7 The approach of the NPPF as summarised above is reflected its para.127, which requires that planning decisions should ensure that developments:

"a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.

2.8 In relation to para.127:

- The proposal would deliver modern bungalows, adding to the pleasant quality of the area, over the lifetime of the proposed development (a) above);
- The development would be visually attractive, as described in para’s 2.5 and 2.6 above;
- The proposed bungalows would be sympathetic to the local character and history of the site and its environs (c);
- The new bungalows would reinforce the strong sense of place at Sunview Avenue. The bungalows would be positioned to follow the street pattern set by the existing bungalows in the road and would reflect the existing building form, using materials which are appropriate to the locality (d);
- The proposal would provide an appropriate balance between built development and open space on the site, in keeping with the character of local development (bungalows with private gardens), and would be well located in relation to local facilities (in Peacehaven) and transport networks (including coastal bus routes on along the A259) (e);
- The proposal would constitute modern dwellings with a high standard of amenity. There is no reason to suggest that crime and disorder would be affected by the development (f).

2.9 Overall, it is submitted that the proposal complies with the criteria listed in para. 127 of the NPPF, and the main thrusts of the NPPF overall.

3.0 Lewes District Local Plan (LDLP)

3.1 The LDLP (Part 1, Joint Core Strategy 2010-2030) was adopted by the Council on 11 May 2016. The LDLP promotes sustainable development and sets out the scale, type and location of key development proposed in Lewes district to 2030.

Sustainability

3.2 The wide range of ‘district-wide’ planning policies which apply to the development are in conformity with the NPPF. Thus, like the NPPF, the LDLP aims in Section 5 ‘Strategic Objectives’:

“-To deliver the homes and accommodation for the needs of the district and ensure the housing growth requirements are accommodated in the most sustainable way”

- *To conserve and enhance the high quality and character of the district’s towns, villages, and rural environment by ensuring that all forms of new development are designed to a high standard and maintain and enhance the local vernacular and ‘sense of place’ of individual settlements.*

- To maximise opportunities for re-using suitable previously developed land and to plan for new development in the highly sustainable locations without adversely affecting the character of the area".

3.3 The text to the first objective above refers to *"ensuring that a suitable mix of housing size, type, tenure and affordability is achieved"*.

3.4 The proposal would deliver 3-bed bungalows which would meet the housing needs of the district in a sustainable way. The proposal would re-use previously developed land (replacing one dwelling with two) and would enhance the character of the area.

3.5 The proposed 3-bed bungalows would likely be attractive to families or older persons. The LDLP recognises (para.7.22) the need for family homes and dwellings for older people. The proposal would therefore help meet district housing needs.

3.6 The proposal would be located where it makes efficient use of land and is in a sustainable location. In addition, the site is suitable for development (being in a suburban part of Peacehaven) and is available (thus with a high likelihood of early delivery of the new homes), as is also encouraged by the LDLP (see text under Strategic Objective 8). The developer has a good track record of developing sites in Peacehaven to a high standard.

3.7 The proposal meets the above strategic objectives of the Council.

Provision of housing

3.8 The following policy is relevant:

"SP2 Spatial distribution of housing:

During the period between 2010 and 2030, a minimum of 6,900 net additional dwellings will be delivered in the district. Part of this total will be met as follows:

- 1020 completions in the period between April 2010 and April 2015*
- The delivery of 1558 commitments across the plan area*
- An allowance for 600 dwellings to be permitted on unidentified smallscale windfall sites during the plan period and subsequently delivered....."*

3.9 The proposed net gain of one dwelling on the site would help, in a small way, towards meeting the district housing target to 2030, as development of an *"unidentified, smallscale windfall site*.

3.10 The proposal would therefore comply with SP2.

Other policies

3.11 *"Core Policy 11 – Built and Historic Environment and High Quality Design:*

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

- i. Respects and, where appropriate, positively contributes to the character and distinctiveness of the district's unique built and natural heritage;*
- ii Within the South Downs National Park is in accordance with the National Park purposes and outside the SDNP has regard to the setting of the National Park and its purposes;*
- iii. Adequately addresses the need to reduce resource and energy consumption;*
- iv. Responds sympathetically to the site and its local context and is well integrated in terms of access and functionality with the surrounding area;*
- v. Is adaptable, safe and accessible to all and, in relation to housing development, is capable of adapting to changing lifestyles and needs;*
- vi. Incorporates measures to reduce opportunities for crime or antisocial behaviour, including the provision of active ground floor frontages in town, district and local centres to assist with the informal surveillance of the public realm;*
- vii. Makes efficient and effective use of land, avoiding the creation of public space which has no identified use or function;*
- viii. Provides a satisfactory environment for existing and future occupants including, in relation to housing development, adequate provision for daylight, sunlight, privacy, private outdoor space and/or communal amenity areas;*
- ix. Minimises flood risk in accordance with Core Policy 12. The local planning authority will safeguard historic assets,*

3.15 In relation to CP11, the development would:

- Respect and positively contribute to this part of Peacehaven's built heritage (thus complying with i in CP11);
- Is not in the South Downs (ii);
- Addresses the need to reduce energy consumption, as detailed in the Design and Access Statement with this application (iii);
- Responds to the context of the site by proposing a development in keeping with and enhancing its surroundings, through the bungalow form and external design, with direct access to adjacent roads (iv);
- Would be built to modern standards and therefore adaptable, safe and accessible and capable of adapting to changing lifestyles and needs (v);
- The development would address opportunities for crime and anti-social behaviour by measures normal for a development of this scale, including glazing to the front elevations to allow surveillance(vi);
- As indicated above, would make efficient and effective use of the site, with no creation of public open space (vii);
- The development would provide a satisfactory environment for occupants, with generous provision for daylight and sunlight internally, privacy both internally and externally, and satisfactory private outdoor garden for each 3-bed bungalow (viii);
- There are no issues relating to flood risk (ix).

3.16 The proposal would comply with CP11.

3.17 Saved policy ST3 in the LDLP refers to the local impact of development, and expects that all new development will comply with certain listed criteria, including that the development:

“(a) respect the overall scale, height, massing, alignment, site coverage, density, landscaping, character, rhythm and layout of neighbouring buildings and the local area more generally

(b) materials should be of a quality, type, colour and design which is appropriate to the character of the local area

(c) development, including conversion, should respect the amenities of adjoining properties in terms of noise, privacy, natural daylight, and visual amenities and smell

(d) development should not result in detriment to the character or the amenities of the area through increased traffic levels, congestion or hazards....”

3.18 In response to the above criteria in ST3:

- (a) The development would be in keeping with and would respect the characteristics of the locality. The bungalows would follow the ‘street pattern’, of adjacent bungalows. The position of the bungalows in relation to the adjacent bungalows would not, it is considered, adversely affect the street scene or vistas along the road.
- (b) The proposed materials, including render and tile roofs, would be appropriate to this residential area.
- (c) The bungalows have been designed and orientated so that they fit comfortably on the site, with no adverse effect on the living conditions of the adjacent neighbours, through loss of privacy, overlooking and loss of light. On the south side there is no neighbour, as the site bounds a track leading to garages which serve houses in Neville Road. On the north side is 14 Sunview Avenue, part of which extends to the boundary and features high level windows facing the site. While the property has other windows, to habitable rooms, facing the site, these are 3m (a driveway width) off the boundary and appear to be ‘secondary’ windows to the rooms concerned. The relationship between the new bungalows and 14 Sunview Avenue would be conventional and typical of other neighbouring dwellings in Peacehaven.
- (d) The proposal would result in, arguably, a minor increase in local traffic, but with only a net gain of one 3-bed dwelling on the site, this increase would be negligible given the extensive residential surroundings. Two off-road parking spaces for each bungalow are proposed, in order to ensure that the likelihood of on-road parking is reduced. Given the relatively minor nature of the development, the proposal would not result in increased congestion or hazards onto the road network.

3.19 It has been demonstrated above that the proposal meets the needs of the district in a sustainable way. The bungalows would be designed to a high standard, would enhance the local vernacular and reinforce the sense of place in the locality.

3.20 Overall, it has been demonstrated that the proposal for 12 Sunview Avenue complies with relevant LDLP policy. Para.6.3 of the LDLP includes the Council's policy concerning the '*Presumption in favour of sustainable development*', which indicates that:

"Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise".

3.21 The application accords with the policies in the Local Plan, and therefore the Council are requested to approve the application without delay. It is not considered that there are any 'material considerations' which "indicate otherwise", based for example on any alleged harm to the character of the locality, the living conditions of nearby residents or local traffic conditions.

3.22 Saved policy PT3 in the LDLP applies specifically to proposals for intensification and infilling in Peacehaven, and requires certain criteria are met, being that (a) the plot is similar in width and depth to the generality of other plots in the area (b) the street scene is not impaired (c) the proposed dwelling(s) is/are compatible in height, mass and detailing with existing dwellings adjacent or in the area.

3.23 The plot widths comply with the generality of other plots in Sunview Avenue, such as those at the new bungalows at no.19. As referred to above, the street scene would not be impaired, and the bungalows would be in keeping with the locality.

4.0 Conclusion

4.1 The proposal for two bungalows at 12 Sunview Avenue, as demonstrated in this statement, complies with relevant national and local planning policy.

4.2 As the proposal, particularly, complies with the policies of the development plan (the LDLP), it is respectfully requested that the Council approve the application.

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

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

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

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

Privacy Notice

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

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

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

1. Application Details

Applicant or Agent Name:

P L PROJECTS LTD

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

12 SUNVIEW AVENUE, PEACEHAVEN, BN10 8PJ

Description of development:

DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF 2 NEW 3 BED DETACHED BUNGALOWS

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

Yes ☒ No ☐

c) None of the above

Yes ☐ No ☐

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

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

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

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

Yes ☐ No ☐

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

Yes ☐ No ☐

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

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

4. Exemption or Relief

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

Yes ☐ No ☒

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

Yes ☐ No ☒

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

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

Yes ☐ No ☒

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

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

Yes ☐ No ☒

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

5. Reserved Matters Applications

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

Yes ☐

Please enter the application number:

No ☒

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

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

6. Proposed New Floorspace

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

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

Yes ☒ No ☐

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

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

Yes ☐ No ☒

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

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)	107	107	204	97
Social Housing, including shared ownership housing (if known)				
Total residential floorspace	107	107	204	97
Total non-residential floorspace				
Total floorspace	107	107	204	97

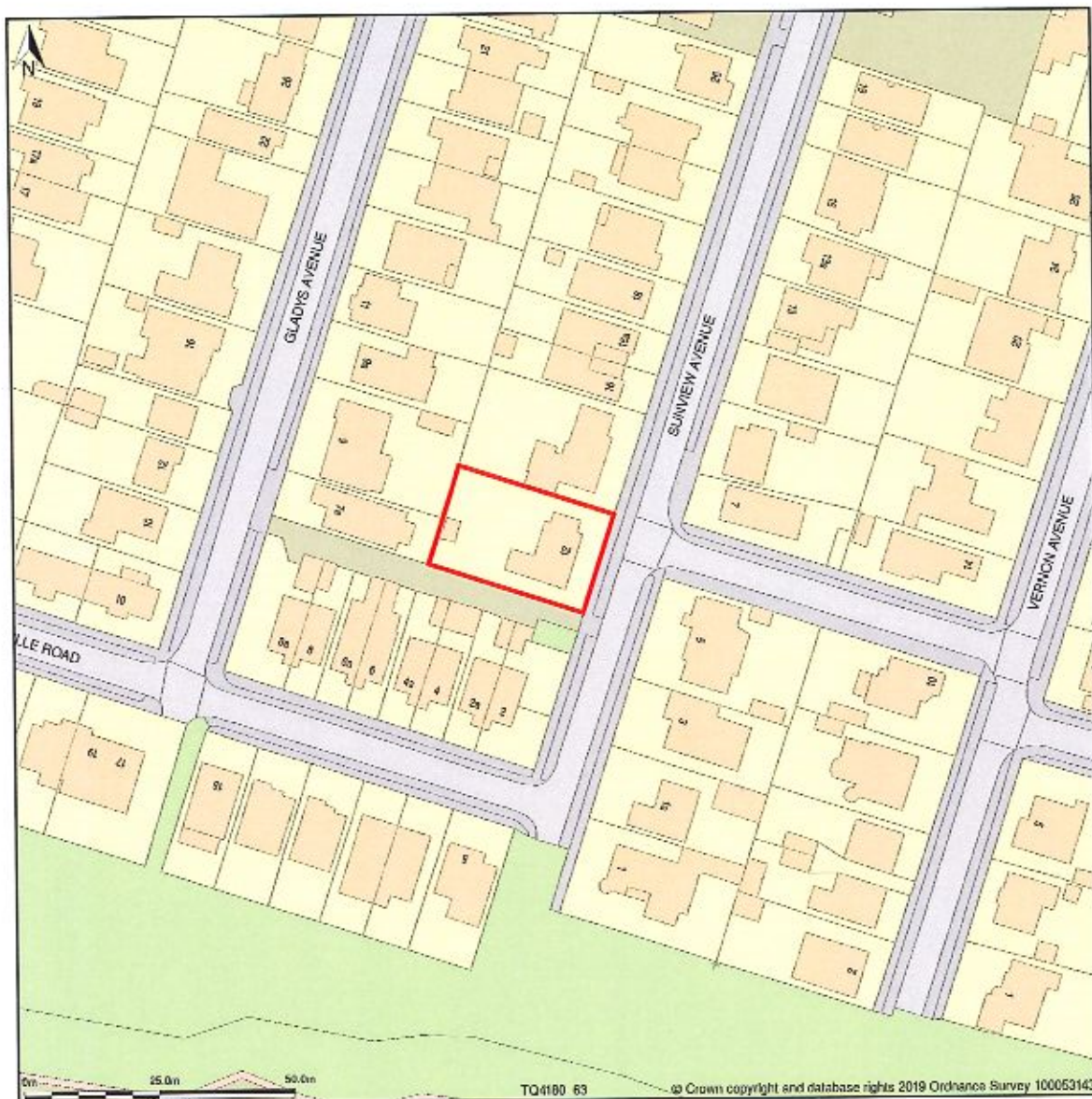
7. Existing Buildings

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).

12, Sunview Avenue, Peacehaven, East Sussex, BN10 8PJ

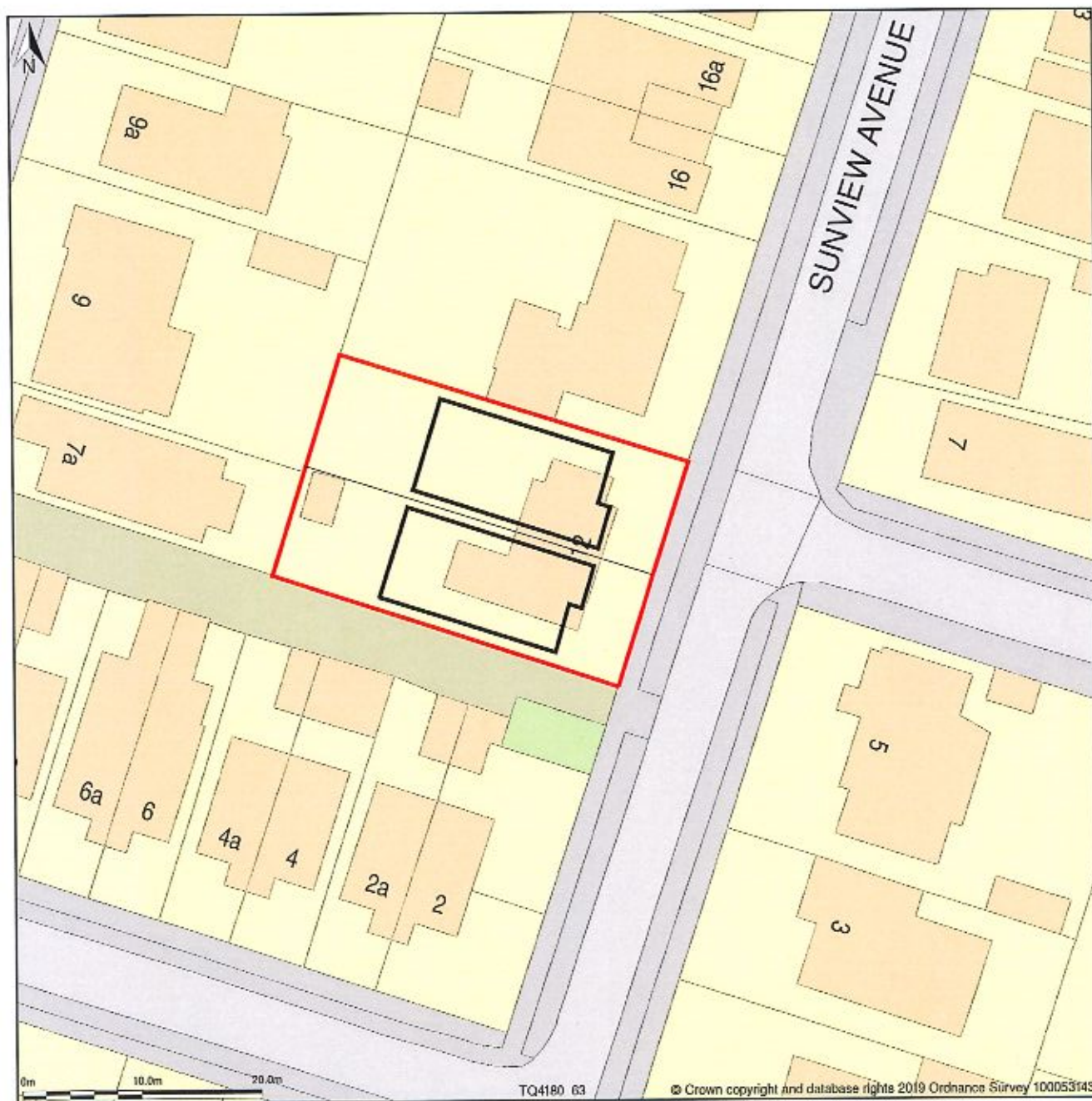


Site Plan shows area bounded by: 541700.0, 100532.81 541900.0, 100732.81 (at a scale of 1:1250), OSGridRef: TQ4180 63. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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12, Sunview Avenue, Peacehaven, East Sussex, BN10 8PJ



Block Plan shows area bounded by: 541755.0, 100588.01 541845.0, 100678.01 (at a scale of 1:500), OSGridRef: TQ4180 63. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a properly boundary.

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5 Goldsmid Mews

Farm Road, Hove

E. Sussex, BN3 1FB

T 01273 206 268

M 07817 186 296

E andy_ynot@hotmail.com

Date: 03rd June 2019

Our Ref: 19024 / Design and Access

DESIGN AND ACCESS STATEMENT

In Support of Proposed 2 no. New Build Detached Bungalows at:
12 Sunview Avenue, Peacehaven, East Sussex

Contents:

1. Proposal
2. Site and Surroundings
3. Design
4. Accessibility Statement
5. Sustainability Statement
6. Conclusion

1. Proposal:

It is proposed to construct 2 new three bedroom detached bungalows on a site currently occupied by a dilapidated bungalow. The existing vehicular crossover off Sunview Avenue will be enlarged to allow 2 vehicles to park to the front of each house

2. Site and Surroundings:

Sunview Avenue is located in Peacehaven which consists of predominantly bungalows and chalet bungalows, and also 2 storey houses in near proximity to the site

The application site is not within a Conservation Area or the Green Belt, nor is it within a Flood Risk area. The site area is 585 sq/m

3. Design:

Use:

The site is currently classed as residential. The existing bungalow is delapidated and has little architectural merit that would warrant any form of retention. As such it is the intention to construct 2 new 3 bedroom bungalows which will far better serve the needs of local families, and utilise the site in a much more practical way

Layout:

The proposed new bungalows will have one storey of accommodation, with living areas and 3 bedrooms at ground floor level. To the front will be a paved driveway with parking for two vehicles per house, broken up by planted beds. The rear of the site will be laid to lawn with a patio area

The proposed footprint of the new houses are orientated on an east / west access so that the front elevation relates to the road frontage

The proposal takes into account the relationship between proposed and existing buildings, the plot size and the prevailing density of the area, and the distance to boundaries to avoid a cramped form of development.

Appearance:

The proposed bungalows have been designed in a sympathetic style, respecting the overall feel and scale of the local surroundings and adjacent properties. The use of tiled roof and rendered elevations will afford low maintenance and a clean modern appearance. The ridge height will be lower than adjacent properties

Amount:

The proposal is for the construction of 2 new 3 bedroom detached bungalows, on a site currently occupied by a delapidated 2 bedroom bungalow

Scale:

The maximum ridge height will be 5.695 metres which is in keeping with similar developments on the estate. The gross internal floor area will be 103 sq/m per house

Landscaping:

Ample space is available to the rear of the houses for the proposed lawned areas, and similarly ample space is available to the front of the houses for vehicular parking. The planting to the boundaries will be cut back and tidied up and a new close boarded timber fence will be incorporated to the side and rear boundaries.

A soft landscaping strategy to enhance and compliment the development will be submitted for consideration

4. Accessibility Statement:

Reference has been made to the following documents:

- BS Code of Practice BS 8300, 2001
- Building regulations

The proposal takes into account the needs of the disabled at present, and the option to be adapted in the future as follows:

1. Spacious driveways, with hard surface for easy manoeuvring of wheelchairs
2. Short and easy access to level threshold entry point, parking immediately adjacent, gradients not exceeding 1:12
3. All main ground floor rooms will have generous manoeuvring spaces for wheelchairs and all doors and hallways will conform to part M of the B' Regs
4. Full compliance with Part M of the Building Regulations

5. Sustainability Statement:

The proposal takes into account the requirements relating to the efficient use of energy and water as follows:

- The intention is to provide well designed low maintenance dwellings which will be insulated to exceed the requirements of Part L1 of the Building regs as implemented in April 2006
- The buildings will fully comply with the DEFRA standards limiting cold bridging and air leakage
- The houses will incorporate large windows to maximise the amount of natural daylight available
- Low energy electrical equipment will be utilised where practical
- Sustainable materials from managed sources will be used throughout the construction process where possible
- All timber used will be FSC certified
- The choice of materials will also address minimising future maintenance, redecoration and component replacement requirements
- Demolished building masonry will, where possible, be re-used during construction
- Topsoil will be carefully stripped back and stored for re-use during landscaping works
- Permeable surfacing will be used for the driveways and other hard surface areas
- Refuse and recycling bins will be located within the curtilage of the properties near the main entrance as directed by the local collection authority
- Local shops and community facilities are available within close proximity of the site, and more extensive facilities are accessible via public transport

6. Conclusion:

The principal of developing the site with 2 new 3 bedroom dwellings has been carefully considered, and advice regarding siting, design, massing and scale of the houses has been sought from Lewes Council.

All aspects of accessibility, security and the varied nature of the users of the proposed house have been considered, as have the requirements relating to the efficient use of energy and water.

The houses will be constructed of high quality materials, carefully detailed to produce a crisp contemporary development that will compliment its surroundings.

Date: 03rd June 2019

Our Ref: 19024 / Waste Minimisation

WASTE MINIMISATION STATEMENT

In Support of Proposed 2 no. New Build Detached Bungalows at:
12 Seaview Road, Peacehaven, East Sussex

1. Proposal:

It is proposed to construct 2 no. three bedroom 2 storey, semi-detached houses on a residential plot in Seaview Avenue, Peacehaven, following the demolition of the existing detached bungalow.

2. Management:

It is the duty of the main contractor to monitor, record and check all potential waste and recycling during the build. Any hazardous or dangerous materials that are found on site throughout the contract period are to be assessed, handled and disposed of in an appropriate manner and in compliance with all statutory regulations

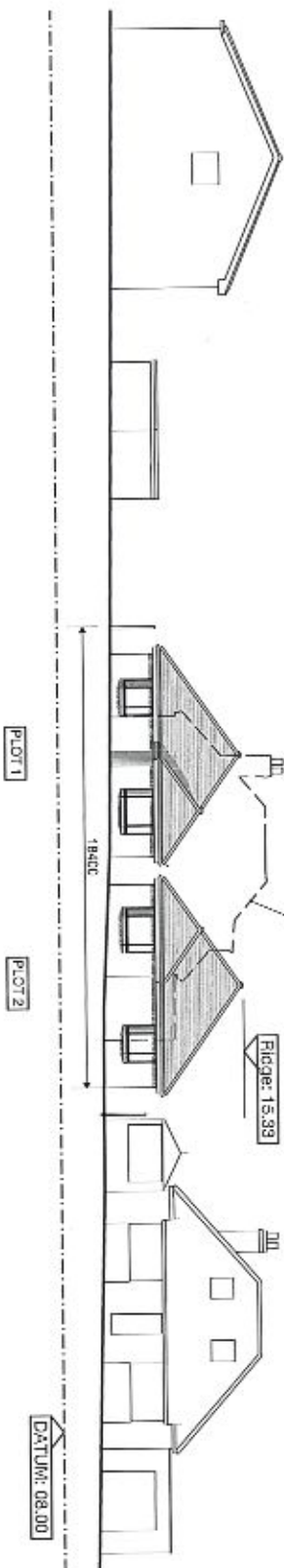
3. Design:

- Materials are to be locally sourced where possible
- Material quantities are to be assessed carefully before construction to minimise wastage
- All packaging to be disposed of / recycled by an approved method

4. Construction:

Sheltered storage is to be provided on site to minimise potential waste from weather damage

Dashed line indicates
existing bungalow to
be demolished

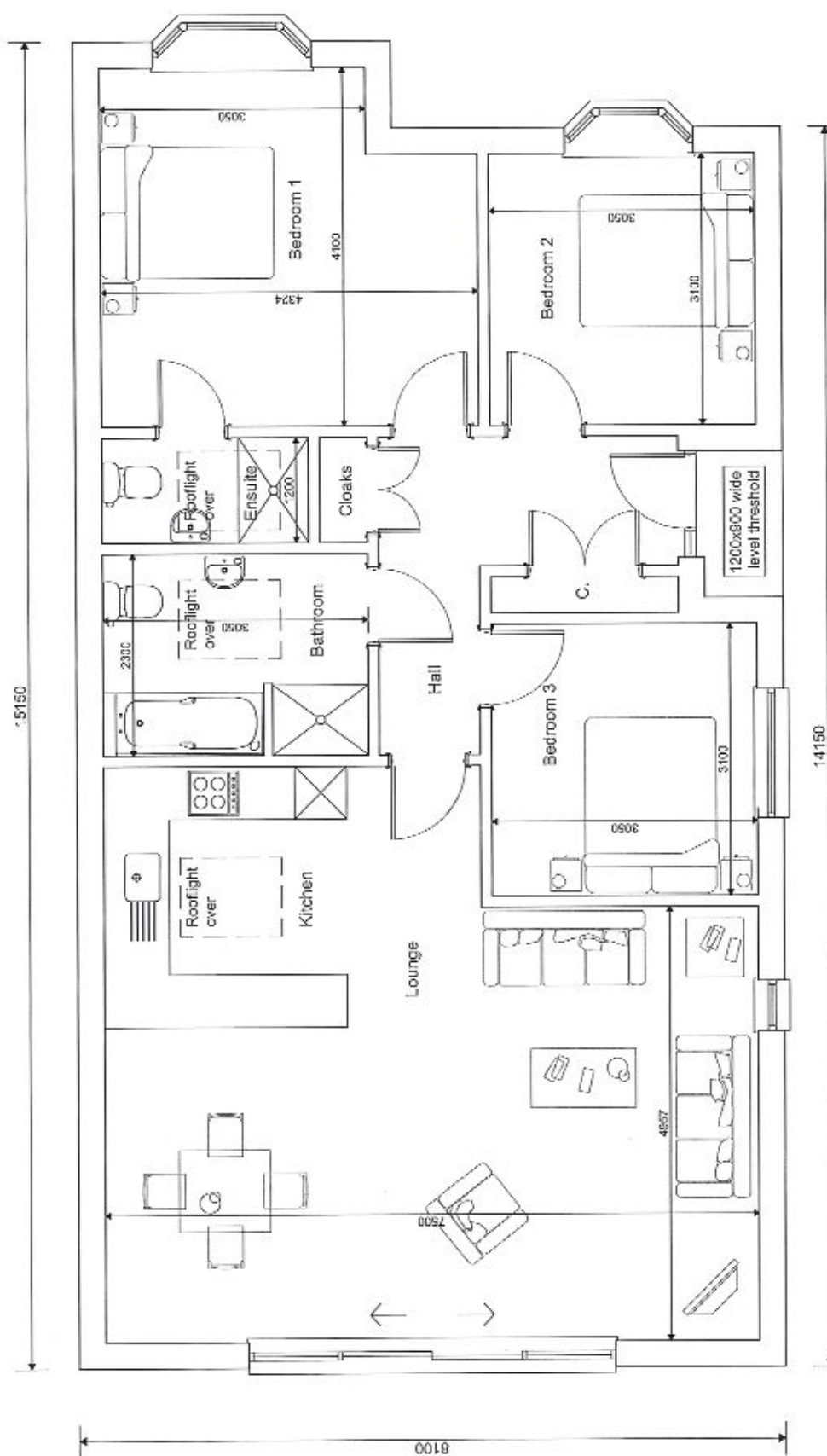


STREET ELEVATION (EAST)



Site Address: 12 SUNVIEW AVENUE PEACOCKHAY - PROPOSED 2 NEW BUNGALOWS		Description: STREET ELEVATION	
Drawing No: 19024/10.002		Date: MAY 2019	
Client: P L PROJECTS LTD		Status: PRELIMINARY	
T 01273 206 288 M 07817 188 206 E arch.yrnt@kornaloom		S 50 GARDEN WAY FARM ROAD, HOWE E. SUSSEX, BN13 1PB	

adaviesDESIGN
architecture



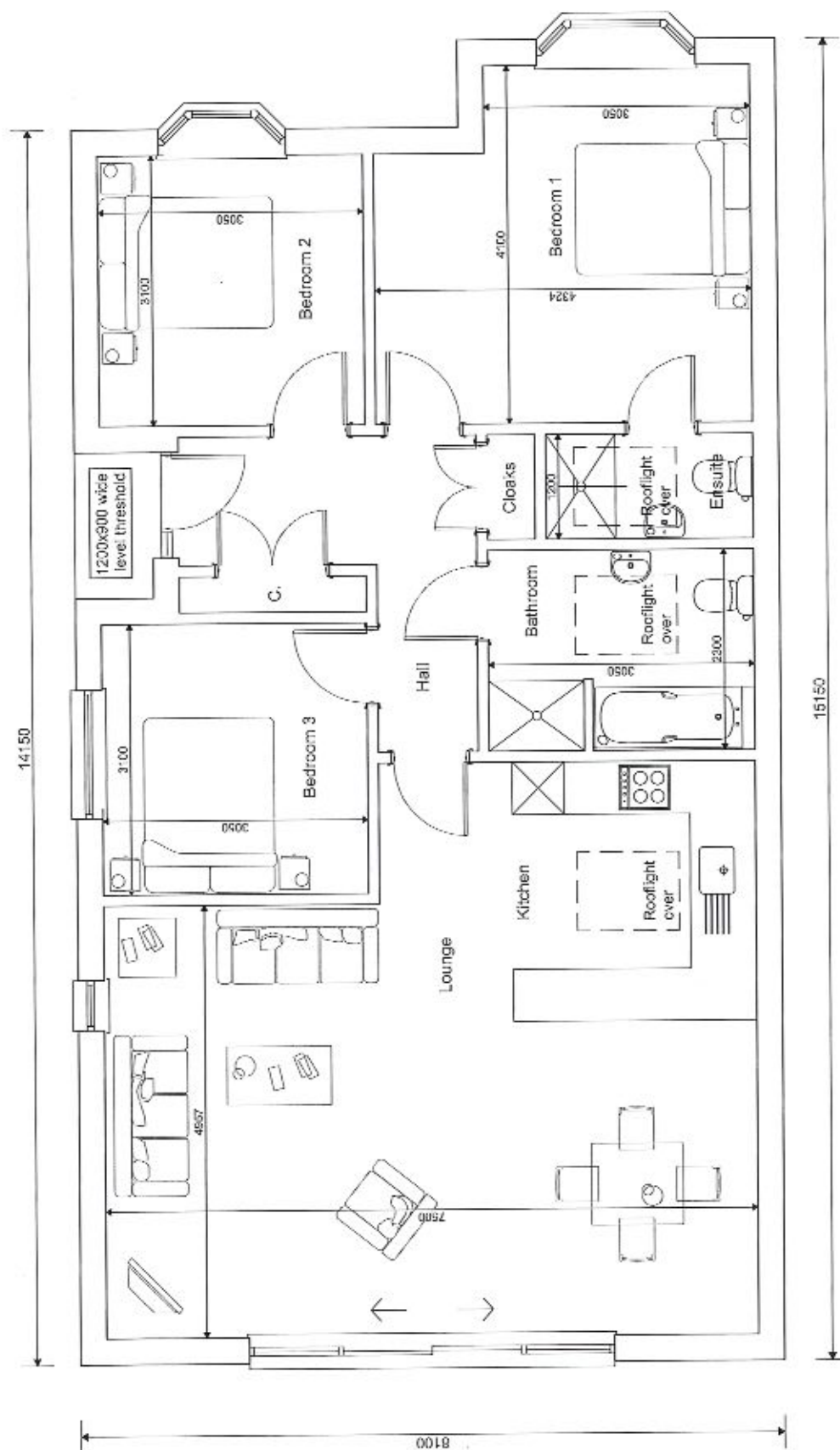
PLOT 1 - PROPOSED GROUND FLOOR PLAN

GROSS INTERNAL FLOOR AREA

TOTAL - 102 sq/m



Site Address: 12 SUNVIEW AVENUE PEACEHAVEN - PROPOSED 2 NEW BUNGALOWS	Description: GROUND FLOOR PLAN PLOT 1
Drawing No: 190224/11.001	Scale: 1:50 @ A3
Date: MAY 2018	Status: PRELIMINARY
Client: P L PROJECTS LTD	
adaviesDESIGN architecture 6 Goldsmith Mews Farm Road, Hove E Sussex, BN2 1FD T 01273 253 205 M 07917 136 258 E andy_groo@adaviesdesign.com	



PLOT 2 - PROPOSED GROUND FLOOR PLAN

GROSS INTERNAL FLOOR AREA

TOTAL - 102 sq sq/m



Site Address: 12 BLUNDELL AVENUE PEACE-AYEN - PROPOSED 2 NEW BUNGALOWS	Description: GROUND FLOOR PLAN PLOT 2
Drawing No: 19024/11.002	Scale: 1:50 @ A3
Date: MAY 2016	Status: PRELIMINARY
Client: P L PROJECTS LTD	
adaviesDESIGN architecture 5 Goldsmith Views Farm Road, Hove E. Sussex, BN3 1FB T 01273 206 288 M 07917 195 256 E andy.young@hotmail.com	

PARISH CONSULTATION LETTER

From:	Planning	To:	Peacehaven
Comments to be received by:	21.08.2019.		
Case No:	LW/19/0494		
Case Officer:	Mr James Smith		

Location: Nursery 29 Glynn Road Peacehaven East Sussex BN10 8AT
Proposal: Proposed erection of aluminium sign to be placed in front of Nursery

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 21.08.2019.

Yours faithfully

Mr James Smith
Specialist Advisor (Planning)

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



External Advertising Sign

This will be made from a 3mm thick aluminium panel 1000mm wide by 1500mm high (portrait) with 20mm radius corners (for safety) and comes with 3 x rear mounted clip extrusions across the 1000mm width of the sign.

This will be fitted to 2 x 89mm diameter white posts, each being 4000mm long and finished with black post caps.

The posts will be sunk into a "soft dig" ground by at least 600mm with quick set post mix for stability. The bottom of the panel will be 1500mm off the ground.

The panel will be faced in a full colour digital print, which will be matte laminated to reduce fading and increase longevity.



Example of what the sign would look like.

PARISH CONSULTATION LETTER

From:	Planning	To:	Peacehaven
Comments to be received by:	21.08.2019.		
Case No:	LW/19/0493		
Case Officer:	Mr James Smith		

Location: Nursery 29 Glynn Road Peacehaven East Sussex BN10 8AT

Proposal:

- * 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 weekends for staff training and building/grounds maintenance

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:

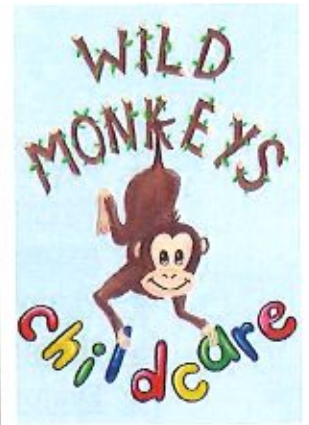
<http://www.lewes.gov.uk/planning/1139.asp>

We would be grateful to receive any observations no later than 21.08.2019.

Yours faithfully

Mr James Smith
Specialist Advisor (Planning)

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



WILD MONKEYS
CHILDCARE LTD
29 GLYNN ROAD
PEACEHAVEN
EAST SUSSEX
BN10 8AT

JULY 2019

DESIGN AND ACCESS STATEMENT

TO ACCOMPANY PLANNING APPLICATION FOR CHANGE OF USE OF MIXED USE
PROPERTY (C3 & D1) TO CHILDREN'S NURSERY (D1)

Contents

1. Introduction
2. Design Principles and Concepts
3. Assessment of Physical Context
4. Planning History
5. Design Principles – Use
6. Evaluation
7. Amount of Development
8. Garden Plan In Brief
9. Public Consultation
10. Layout
11. Social/Economic Context and Planning Context
12. Detailed Design Statement
13. Bin Storage and Collection
14. Noise Impact Assessment
15. Access
16. Foul Sewage and Utilities
17. Summary

1. Introduction

- 1.1 This application relates to a change in use of an existing property. The proposal seeks to change the use of the current mixed use property (C3 & D1) to a commercial children's nursery (D1). The proposal also includes minor modification of the interior layout and the provision of 4 cycle parking spaces.

2. Design Principles and Concepts

- 2.1 The existing building is currently used as a day nursery between the hours of 8.00am and 6.30pm on weekdays, excluding bank holidays. The lower floor is used for childcare, as is the fenced and gated lower area of the garden. The upper floor is used for sleeping areas and a staffroom/office during open hours. When the setting is closed, the entire property is used for residential purposes by the owner and her family.
- 2.2 The proposal seeks to obtain permission to change the use of the property. If permission is granted, the property will be used solely as a nursery, with some conversion of the upper and lower floor to make it more suitable for this use (see floorplans). The conversion will be done sensitively, with provision for conversion back to a residential (C3) property in the future if required.
- 2.3 The garden will also be fully used by the nursery. The nursery has recently begun forest school provision, and will make use of the nursery garden for this as well as for other activities and freeflow play. Sections of the garden will also be used to promote biodiversity and wildlife habitats, as well as growing fruit and vegetables. Currently, the children predominantly use an Astroturfed end section of the garden, with some areas further up the garden used for a raised vegetable bed and a wildflower patch. The garden is well screened on 3 sides by fencing and mature foliage, with the building screening the fourth side.
- 2.4 The change in use will also allow an increase in capacity from a maximum of 20 children to 40 children at any one time, as allowed by Ofsted guidance. The number of children will be increased gradually over a planned two-year period, to ensure minimal disturbance to the setting and the area. This is much needed in the local area. There is currently an ongoing development of 450 houses (Chalkers Rise, planning reference LW/17/0226) at Lower Hoddern Farm, which is within 400 metres of the nursery, and planning permission has been requested for a further 31 dwellings on Cripps Road (planning reference LW/19/0398), as well as an expected further 255 houses within Peacehaven & Telscombe Cliffs according to the Lewes Local Plan. There is also high local demand; the setting currently has a waiting list.
- 2.5 The nursery is an established facility, having been present on this site as a childminder since September 2013 and as a nursery setting since May 2014. The proposed development would allow this established business to expand sustainably and with no increased footprint. The Travel Plan provides for an increase in sustainable transport, such as walking and cycling.

3. Assessment of Physical Context

- 3.1 The site is a detached building in a residential area located south of Glynn Road in Peacehaven. The property is not a Listed Building, within a Conservation Area or The South Downs National Park with no other planning constraints.
- 3.2 The site is located in North Peacehaven. It is within 200 metres of a local primary school (Meridian Community Primary School), and within 400 metres of Chalkers Rise, an ongoing development of 450 houses.
- 3.3 The site is within half a mile of multiple local amenities, such as the Meridian Centre, the Oval, Cinquefoil Park, the wooded walkway with BMX track known as the Spine Pathway, Wimpy Park, Hoddern Farm, and Epina Park. These amenities are highly beneficial for the children at the nursery to visit.
- 3.4 To the north of the site lies Glynn Road, along with the Meridian Community Primary School. To the west of the site lies a detached property, 29a Glynn Road. The east of the site is mainly adjacent to Trafalgar Close, and partially adjacent to a semi-detached property (detached from the site), 19 Trafalgar Close. To the south of the site lie 17 and 18 Trafalgar Close, which are separated from the site's garden by a pathway and by their own gardens.
- 3.5 The nursery building is set on its own land, detached from the houses to either side. At the front is a large driveway, offering space to park up to 3 cars. Currently, one space is used by the owner/resident; however, upon approval of this proposal, the residents will move to another property, and the owner intends to predominantly walk or cycle to the setting, thus allowing full use of the driveway. There will also be provision of 4 spaces for cycle parking, encouraging cycling by parents and staff, as laid out in the Travel Plan.
- 3.6 There is also ample unrestricted on-street parking on Glynn Road. It is a wide two-way road, and relatively traffic quiet.
- 3.7 Towards the rear of the building there is a large garden, surrounded by 6 foot fencing and sheltered by mature trees and hedging which effectively block noise from the garden. This garden will be used fully by the children for activities including forest school education.

4. Planning History

- 4.1 LW/76/1669 - Outline application to demolish bungalow and erect two detached bungalows with garages. Application approved 27 January 1977.
- 4.2 LW/77/0809 - Approval of Reserved Matters LW/76/1669 to demolish bungalow and erect two detached houses with integral garages. Building Regs approved. Application approved 22 July 1977.
- 4.3 LW/06/0994 - Erection of a single storey rear extension, conversion of garage to habitable room and enclosure of porch including roof alterations. Application approved 26 September 2006.
- 4.4 LW/08/0637 - Erection of a single storey rear extension (amendment to planning permission LW/06/0994). Application approved 28 July 2008.
- 4.5 LW/14/0067 - Change of use from residential to mixed use for residential and childcare purposes. Application approved 15 May 2014.

5. Design Principles – Use

- 5.1 The proposed use of the existing building would comprise a children's nursery across two floors. This would be composed of two large rooms and two smaller rooms for nursery use, children's and adult/staff toilets, a kitchen/dining hall, and a staffroom.
- 5.2 The existing garden space would be used as a secure external play area, which the children would have freeflow access to at all times. This would include the existing timber sheds, used for storage of play equipment.

6. Evaluation

- 6.1 The proposal complies with relevant planning policies, particularly Lewes Local Plan Strategic Objective 8, "To maximise opportunities for re-using suitable previously developed land and to plan for new development in the highly sustainable locations without adversely affecting the character of the area." This proposal is an expansion within existing developed land, making full use of the land for a sustainable local business.
- 6.2 With an expected 700+ new houses in Peacehaven & Telscombe Cliffs by 2030 (according to the Lewes Local Plan), the proposal has the potential to stimulate the local economy, consistent with Lewes Local Plan Strategic Objective 1. The proposal also has the potential to provide increased local employment, particularly important given that Peacehaven currently has a high level of out-commuting, as outlined in the Lewes Local Plan. The nursery already provides work experience placements for several local schools, as well as work and voluntary placements for young people.
- 6.3 LLP Core Policy 4.3 states that the local authority should "support the appropriate intensification, upgrading and redevelopment of existing employment sites for employment uses". This proposal is compliant with this Core Policy.
- 6.4 The proposal includes provision for cycle parking and encouragement of sustainable transport as laid out in the Travel Plan. Combined with encouragement of local employment, this complies with LLP Core Policy 31, "To reduce the need to travel and promote a sustainable system of transport and land use for people who live in, work in, study in, and visit the district".

7. Amount of development

- 7.1 There will be no increase in the building's footprint. Dependent on interior changes, there may be a very slight increase in interior floor space.

- 7.2 Some layout modification is proposed. This will be performed sensitively, with allowances for conversion back to a C3 dwelling in future if required.
- 7.3 Additional facilities, such as children's toilets, will be created. These will not represent any increase in the building's footprint.
- 7.4 At either side of the house, there is an access pathway between the front and back gardens. These are currently unused. One of these will be converted into cycle parking spaces for 4 bikes through installation of suitable cycle parking facilities. These will be removable in future if required. Security of the rear garden will be maintained through the use of a locked 6ft gate securing the access pathway's entrance to the rear garden, and a locked 6ft gate securing the front entrance to the access pathway.
- 7.5 A permanent sign will be placed within the front garden next to the entrance door. This sign will consist of the Wild Monkeys Childcare Ltd logo, designed similarly to the current portable floor sign. This will not obstruct parking spaces, and will be compliant with regulations on signs. See the full application for further details.

8. Garden Plan In Brief

- 8.1 For full information, please see the full Garden Plan document attached.
- 8.2 The site currently benefits from a 140ft rear garden. At present, only a small section at the bottom of the garden is used by the children, approximately 30% of the full garden area. There have been no noise complaints since the setting was established.
- 8.3 The garden is sheltered on 3 sides by fencing and mature trees and hedging. The fourth side is sheltered by the building itself. The trees and hedging act effectively as sound-dampeners, as well as promoting biodiversity. The garden is also at a lower level than neighbouring properties on Glynn Road, further mitigating any sound.
- 8.4 If this proposal is accepted, the children will use the full garden area. This will mean that sound from the children will be further diluted, as there will be greater square footage per child. Even with an increase in the number of children, there will be approximately double the amount of space per child.
- 8.5 The setting is currently participating in the Royal Horticultural Society Campaign for School Gardening, as well as various other gardening and biodiversity initiatives. Use of the full garden will allow further promotion of biodiversity and wildlife, in keeping with the nursery's transition to a forest nursery. LLP Core Policy 10 1.iii states that the authority will prioritise "maintaining and where possible enhancing local biodiversity resources including through maintaining and improving wildlife corridors, ecological networks and avoiding habitat fragmentation in both rural and urban areas". This proposal complies with this, acting to enhance biodiversity within the urban setting of the nursery, as well as complying with the National Planning Policy Framework, particularly section 175d, which states that "...opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity".

9. Public Consultation

- 9.1 Immediate neighbours of the site have been consulted. These include:
- 9.2 26, 28, 29a, 30, 31, 32, and 33 Glynn Road
- 9.3 17, 18, 19, 20, 21, 22, and 23 Trafalgar Close
- 9.4 1 and 17 Badgers Field
- 9.5 Pre-application advice was sought, (ref: 3356887, PREAPP/19/0119), and the advice given was as follows:
- 9.5.1 The site is a detached building in a residential area located south of Glynn Road in Peacehaven. The property is not a Listed Building, within a Conservation Area or The South Downs National Park with no other planning constraints.
- 9.5.2 I can confirm that planning permission will be required to change the use of the property to a nursery full time, considerations will need to be made regarding the increase in traffic of parents/guardians picking up & dropping off children and the increase of parking for the staff, therefore a statement will need to be provided to address this concern. The increase in noise to the adjoining neighbours will also need to be considered to ensure neighbour amenity is not affected, this can be shown by a noise impact assessment addressing this.
- 9.5.3 It is my opinion that the proposal appears acceptable in principle, subject to the information provided. A detailed assessment of any issues would be undertaken, if and when any subsequent planning application was received.
- 9.6 This advice was given on 8/7/19 by April Parsons, caseworker. For further information, please see the planning application. We have produced a Noise Impact Assessment and Travel Plan (attached) to address the advice.

10. Layout

- 10.1 As noted previously, the building's footprint will remain the same. Further precise information on the internal layout modifications may be found in the attached documents showing the proposed and existing internal plans.
- 10.2 Existing access to the property will be retained, along with increased access for cycles.
- 10.3 There will be parking for 3 cars on the driveway, as shown in the external plans.

11. Social/Economic Context and Planning Context

11.1 **Case for Development**

- 11.1.1 As outlined above, the proposal is in accordance with both local and national planning frameworks.
- 11.1.2 This section outlines in further detail which sections of the local and national planning frameworks are relevant to the proposal, and how the proposal complies with these.

11.2 **Lewes Local Plan**

- 11.2.1 The Lewes District Local Plan (LLP) is designed to apply to planning proposals from 2010 – 2030.
- 11.2.2 The LLP notes that the population of Lewes District is expected to increase during the plan period.

- 11.2.3 The LLP also notes that the neighbouring town of Newhaven has recently suffered significant job losses and that Peacehaven only provides 5% of the total employment within the district. The nursery currently employs staff from Newhaven and Peacehaven, providing local employment.
- 11.2.4 **Strategic Objectives**
- 11.2.5 The LLP has eleven strategic objectives (SOs). Those relevant to this proposal are outlined below:
- 11.2.6 SO 1: To stimulate and maintain a buoyant and balanced local economy through regeneration of the coastal towns, support for the rural economy and ensuring that the economy is underpinned by a balanced sector profile.
- 11.2.7 SO 7: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- 11.2.8 SO 8: To maximise opportunities for re-using suitable previously developed land and to plan for new development in the highly sustainable locations without adversely affecting the character of the area.
- 11.2.9 SO 9: To reduce the need for travel and to promote a sustainable system of transport and land use for people who live in, work in, study in and visit the district.
- 11.2.10 Strategic Objective 1 is fulfilled by this proposal. The nursery existing on the site is a local business, created by and employing local staff. Expansion of the nursery as proposed will allow employment of further local people, as well as allowing training for local young people. Caring for an increased number of children will allow us to provide local families with greater freedom in their childcare choices, potentially allowing families to return to work or studies and/or seek employment locally.
- 11.2.11 Strategic Objective 7 is particularly relevant to the proposal's outline for the use of the garden. The nursery has begun forest school provision this year, and the ethos of forest school provision is compatible with conservation and enhancement of the natural environment and biodiversity. The Garden Plan (above and attached) further outlines the nursery's plans for enhancing and conserving wildlife and nature in the proposed development.
- 11.2.12 Strategic Objective 8 is applicable as the proposed development will make use of already-developed land in order to expand a local business. The current building and garden on the site are highly suitable for the nursery, requiring only minor modification to enhance the space.
- 11.2.13 Compliance with Strategic Objective 9 is further outlined in the Travel Plan. By employing local staff, the nursery encourages less travel to the place of employment, and the proposed development includes cycle parking and other methods (outlined in the Travel Plan) to encourage sustainable transport.
- 11.2.14 **Spatial Policy 2**
- 11.2.15 Spatial Policy 2 outlines distribution of additional housing within Lewes District. Within Peacehaven, this will be covered by 450 houses built on Chalkers Rise, at the Lower Hoddern Farm location (planning reference LW/17/0226) and a minimum of 255 houses built elsewhere. Approximately 200 more housing units will be distributed across the district, and it is possible that some of these may be built in Peacehaven.
- 11.2.16 Whilst this proposal is not required to comply with the Spatial Policy 2, the policy is worth considering, given that many of these houses are intended as family homes, and the child population is therefore likely to increase, further increasing demand for nursery spaces.
- 11.2.17 **Core Policy 4**

11.2.18 Core Policy 4 is designed to encourage economic development and regeneration. It states that the local planning authority will "Support the appropriate intensification, upgrading and redevelopment of existing employment sites for employment uses". Given that the proposal outlines intensification of an existing employment site, the nursery, it is compliant with this policy.

11.2.19 Core Policy 10

11.2.20 Core Policy 10 is designed to enhance and protect the natural environment and landscape. Section 1.iii of this policy states that the authority will focus on "Maintaining and where possible enhancing local biodiversity resources including through maintaining and improving wildlife corridors, ecological networks and avoiding habitat fragmentation in both rural and urban areas". As outlined in the Garden Plan above, this proposal places high weight on promoting and enhancing biodiversity within the nursery garden, particularly given the nursery's transition to a forest nursery.

11.2.21 Core Policy 13

11.2.22 Core Policy 13 is intended to promote sustainable travel. Section 13.6 states that "development which generates a significant demand for travel, and/or is likely to have other transport implications" should "be supported by a... sustainable Travel Plan", "Contribute to improved sustainable transport infrastructure, including the provision of safe and reliable sustainable transport modes", and "Provide facilities and measures to support sustainable travel modes". The proposal's compliance with this is further outlined in the Travel Plan. In brief, however, the proposal includes multiple off-road parking spaces for drop-offs and pick-ups, as well as ample existing on-road parking. The proposal also includes provision of 4 cycle parking spaces, to promote cycling by staff and parents.

11.2.23 Core Policy 14

11.2.24 Core Policy 14 is designed to decrease carbon emissions. Whilst the proposal itself does not include specific emission reduction plans other than the aforementioned Travel Plan, the nursery is involved in ongoing investigation into the possibility of adding solar panels and other carbon reduction solutions.

11.3 National Planning Policy Framework

11.3.1 The LLP is designed based on the National Planning Policy Framework (NPPF).

11.3.2 Similar to the LLP, the NPPF outlines the need for sustainable development, particularly economically. It also states a need for sustainable transport, addressed in the proposal's Travel Plan and above.

11.4 In conclusion, it can be seen that the proposal meets and exceeds local planning policy requirements and expectations. It complies with the relevant local planning policy objectives, and also provides solutions to complications caused by increased demand for housing.

12. Detailed Design Statement

12.1 Design Principles

12.1.1 A minimally invasive approach has been taken in the designs for modifications of the building. The exterior of the building will not be modified, with the exception of the

addition of a sign at the front of the site. All existing planting in the garden would be retained.

13. Bin Storage and Collection

- 13.1 The site currently has a shed at the front of the property, accommodating both commercial and domestic bins including waste, recycling, clinical waste, food waste, and garden waste. There is also a small space for buggy storage.
- 13.2 The residential bins would be removed from the property, allowing increased space for buggy storage, and further separation of the clinical waste bin from other bins.
- 13.3 The current bins incorporate: 1x 140l clinical waste bin. 2x 240l mixed recycling bins, 1 domestic and 1 commercial. 2x 240l non-recyclable waste bins, 1 domestic and 1 commercial. 1x 240l garden waste bin. 1x 30l food waste bin.
- 13.4 The 140l clinical waste bin, 240l garden waste bin, and 30l food waste bin will be retained, along with a commercial 240l mixed recycling bin and a commercial 240l non-recyclable waste bin.
- 13.5 Current arrangements for commercial waste collection will be retained. Domestic waste collection will no longer be necessary. Garden and food waste will be evaluated to see if there is the potential to create a compost heap on site.
- 13.6 The nursery aims to promote recycling wherever possible. Within the building itself are recycling facilities for soft plastic and tetrapaks. These are emptied regularly by staff and taken to relevant collection points in the local area.
- 13.7 There is also a full Waste Disposal Plan attached to this application.

14. Noise Impact Assessment

- 14.1 The proposal is accompanied by a separate Noise Impact Assessment. Below is a brief outline of what is covered by this assessment.
- 14.2 It is inevitable that some noise will be generated by the use of the building as a children's nursery. However, this noise is not anticipated to be significantly more than current levels, which have received no complaints, and levels will be mitigated by various factors.
- 14.3 In the garden, trees, hedging, and fencing will act as noise dampeners, and increased square footage per child gained from using the full garden will also dilute any noise.
- 14.4 The building itself is entirely detached from the properties to either side, and noise levels are not currently disturbing to neighbours.

15. Access

- 15.1 The proposed development will continue to utilise the existing public access to the property.

- 15.2 There will be off-road parking for up to 3 cars at the front of the property, and ample on-road parking. There will also be 4 new cycle parking spaces, designed to encourage sustainable travel.
- 15.3 Drop-offs and collections are generally quick, minimising parking impact on the area. Whilst some noise is inevitable from doors closing and brief conversations outside, these will occur at sociable hours. These will also be spread throughout the day. The impact will therefore be minimal.
- 15.4 The Travel Plan further outlines access and transport arrangements.

16. Foul Sewage and Utilities

- 16.1 The existing property is connected to public sewage, and this arrangement will continue.
- 16.2 The site currently has connections to all other necessary mains supplies, such as water and electricity. This is not expected to change.

17. Summary

- 17.1 The proposed development comprises the change of use of a mixed use (C3 & D1) residential property to a D1 commercial day nursery, including an increase in capacity from 20 to 40 children at any one time.
- 17.2 The building's footprint will not be changed. There will be interior modifications to better suit the use of the property as a nursery – these will be sensitively performed, with allowance for the possibility of conversion back to a domestic dwelling in the future if required.
- 17.3 The entire garden will be used, supporting the nursery in its forest school provision. This will also enable the promotion and conservation of biodiversity and wildlife.
- 17.4 Provisions have been made to promote sustainable travel and mitigate any potential transport impact. These are outlined in the Travel Plan.
- 17.5 The proposal conforms with relevant planning policies, and will provide local employment and childcare.
- 17.6 The proposed development will enhance and improve the site. It will help to achieve the LLP and NPPF's shared aim of sustainable economic, social, and environmental development.
- 17.7 To conclude, the proposal has no adverse impacts that would individually or cumulatively outweigh the significant benefits to local employment, local economic restoration, local environmental restoration and conservation, and local education.

Site Photos



View of the front of the property. Parking and drop off zone for 3 cars.



8.30 AM Tuesday

View of the parking, access, and travel route of Glynn Road facing east. Property is marked.



View of the garden, south facing. Fence at the bottom has access to current main children's play area. If proposal is successful, the nursery will make use of the whole garden for the children.



View of the garden, north facing, from the dividing fence. Timber shed for storage. Garden is at a lower level than the other properties on Glynn Road, helping to prevent sound from travelling.



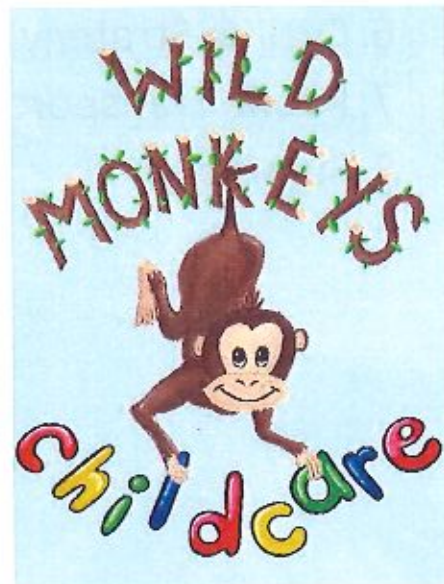
View of the lower garden which currently is predominantly used for the children, south west facing. Timber shed for storage. 6 foot fences and large trees mitigate any sound.



View of the lower garden and property, north facing. The garden is 140 foot long and surrounded by 6 foot fences as well as an ample amount of mature foliage.



Since moving to this property we have had no complaints of noise levels from any neighbours, and with the use of the entire garden the square footage per child will increase, therefore sound levels are expected to remain at current levels or decrease.



TRAVEL PLAN

Wild Monkeys Childcare Ltd

July 2019

To be read in combination with the Design & Access Statement and Planning Proposal

Wild Monkeys Childcare Ltd
29 Glynn Road, Peacehaven, BN10 8AT



Contents

1. Introduction
2. Baseline Survey
3. Travel Plan Objectives
4. Sustainable Transport Strategies
5. Walking Strategy
6. Cycling Strategy
7. Public Transport Strategy
8. Summary



1. Introduction

- 1.1 This Travel Plan is intended to mitigate any transport impacts of the proposed development.
- 1.2 It includes measures designed to encourage sustainable transport and alternatives to private car use, including cycling, walking, and the use of public transport.
- 1.3 The Travel Plan will outline these measures and their implementation. It will also outline methods for promoting alternative forms of transport.

2. Baseline Survey

2.1 Survey Overview

- 2.1.1 In order to establish baseline travel patterns, staff and parent surveys were undertaken in May 2019. These were intended to document current travel behaviour and indicate whether the proposed measures would encourage more sustainable travel behaviour.
- 2.1.2 The full survey details can be found attached to this document.
- 2.1.3 The survey was completed through an online survey-creation service. The percentages quoted in this Travel Plan have been rounded to the nearest whole number in order to simplify the results. The full results can be found attached.

2.2 Key Results – Parents

- 2.2.1 The parent travel survey had a good response rate, with 29 parents completing the survey, a 50% response rate (based on children on roll).
- 2.2.2 38% of respondents lived less than 1 mile from the nursery, and 55% lived between 1 and 3 miles. Only 7% of the parents who responded lived more than 4 miles from the nursery.
- 2.2.3 However, 80% of parents drove to nursery, and only 20% of parents walked. No parents stated that they cycled or used public transport.
- 2.2.4 25% of parents stated that the weather affected their decision on how to travel.
- 2.2.5 11% of parents said that health was a reason for them to drive, and 4% said that personal safety was a factor.
- 2.2.6 The high proportion of parents who drive to the nursery is despite the fact that 93% of parents live within 3 miles of the nursery. This suggests that there is potential for more trips to the nursery to be undertaken sustainably. However, it is worth considering the reasons for current behaviour.
- 2.2.7 60% of parents stated they drove due to work-related reasons. This is roughly consistent with the 69.1% of all parents who travel to work after dropping their child at nursery. The nursery drop-off forms a small part of a longer journey.
- 2.2.8 Additionally, 33% of parents stated that they needed to drop off or collect another child on the way. However, depending on the age of their children, and whether the parent also needs to undertake further travel, there is potential for this to be undertaken sustainably.
- 2.2.9 26% said that they lived too far away to walk, cycle, or use public transport, and 7% of parents stated that the public transport system did not meet their needs. However, given that only 7% of the parents who responded live more than 4 miles away, this suggests that pedestrian and cycle route maps could be beneficial in highlighting actual distances and time and encouraging sustainable transport.
- 2.2.10 Furthermore, 11% of parents cited health as a reason to drive. This suggests that highlighting the health benefits of walking and cycling may be beneficial.
- 2.2.11 4% of parents cited personal safety as a reason to drive. The public perception of cycling safety in particular is still fairly negative. This suggests that providing route maps with

safe cycling and walking routes, and highlighting the safety of walking and cycling, may be beneficial.

- 2.2.12** The 20% of parents who stated that they walk to the nursery were also asked why they choose to walk rather than drive, with the option for multiple responses. 65% of the responses were 'not applicable', but the survey found that, of those who responded to the question, 8% stated that they walked for convenience, environmental reasons, or to avoid congestion. 12% stated that they walked for health benefits. This suggests that promoting sustainable transport for these reasons may be beneficial.
- 2.2.13** The survey also asked parents about parking. It found that 68% of parents use the driveway provided. This is expected to increase with the provision of an extra space that will be allowed by the proposed development.
- 2.2.14** 28% of parents said that they parked opposite the driveway, on the road. This section of the road is generally clear, as staff do not park there and the residents tend to use their own driveways. The number of parents parking opposite the driveway is expected to decrease with the provision of an extra space.
- 2.2.15** 4% of parents stated that they tend to park over the driveway. Parents have been asked not to do this, and to park on the driveway or unobstructively on the road.

2.3 Key Results – Staff

- 2.3.1** There are a total of 18 adult staff at the setting, and 4 staff who are too young to drive. 15 responded to the survey, giving a response rate of 68%.
- 2.3.2** The survey found that 47% of staff live under 1 mile from the setting, 20% of staff live 1-3 miles from the setting, 13% of staff live 4-6 miles from the setting, and 20% of staff live 6-12 miles from the setting.
- 2.3.3** Of the staff members who responded, 40% walk to work, 53% drive to work, and 1 staff member (7%) stated that she either drives or cycles to work. Given that just under 70% of staff members responding to the survey live less than 3 miles from the setting, this suggests that there is potential for more journeys to be undertaken sustainably.
- 2.3.4** One of the primary reasons given for driving was poor public transport, with 31% of staff stating that this was a factor. Additionally, 23% stated that it was cheaper than public transport.
- 2.3.5** This suggests that route maps and timetables of local public transport could be beneficial, along with schemes to promote the overall cost difference between public transport and driving, particularly when depreciation, fuel, and other private vehicle costs are considered.
- 2.3.6** It also means that there is potential to encourage staff members who feel that public transport does not meet their needs to walk or cycle instead, using the aforementioned route maps.
- 2.3.7** 23% of staff stated that they needed to drop off or collect other children. Similarly to the parent survey, this suggests a possibility of promoting the benefits and possible ways to manage sustainable transport with children.
- 2.3.8** 30% of staff stated that they lived too far from the setting to do anything but drive. This is roughly consistent with the 13% of staff who live 4-6 miles from the setting and the 20% of staff who live 6-12 miles from the setting. However, there is potential to encourage cycling as an alternative way to travel longer distances, particularly given the potential of e-assisted bikes.
- 2.3.9** Of those staff members who did not drive (again discounting the 72% who stated that this was not applicable), 14% stated that this was for health reasons, suggesting further potential for promoting cycling and walking as healthy alternatives to private car use.



Also cited were environmental benefits (7%), avoiding congestion (7%), expense of cars (7%), and the ability to relax whilst commuting (7%). Again, this suggests potential to encourage walking and cycling by promoting the low cost of both.

2.4 Summary

- 2.4.1** The results of the travel survey have been used to inform the proposed and potential methods outlined below. Both surveys found that route maps for pedestrians and cyclists could be particularly beneficial, as could promoting the health benefits of sustainable transport.

3. Travel Plan Objectives

- 3.1** The objectives of the Travel Plan are as follows:

- 3.1.1** To raise awareness of sustainable transport options
- 3.1.2** To encourage sustainable transport and promote alternatives to the single-occupancy private car
- 3.1.3** To mitigate any potential impact on the local area by the proposed development, including reducing air pollution, congestion, and improving road safety
- 3.1.4** To improve the health of the local community through increased levels of walking and cycling

4. Sustainable Transport Strategies

- 4.1** The measures outlined in this section are based on the results of the parent and staff surveys. They are designed to meet the objectives outlined above.
- 4.2** Not all of the measures here directly reflect responses to the travel survey. However, they do reflect general motivations.
- 4.3** Each strategy includes a range of measures designed to reduce dependency on the private car and encourage alternative forms of transport.
- 4.4** Each strategy has details of proposed measures and possible future measures to be undertaken depending on the results of this Travel Plan.

5. Walking Strategy

- 5.1** Walking is an effective means of reducing car use, especially for short trips. Walking is also beneficial to health, and can improve the health and physical activity levels of the nursery community.
- 5.2** The current development is accessible to pedestrians, and this will be maintained.
- 5.3** The site is close to local bus services, providing opportunities for journeys undertaken partially by public transport and partially on foot.
- 5.4** Measures proposed include:
 - 5.4.1 The development of a pedestrian route map.**
 - 5.4.1.1** This will highlight locations of pedestrian crossings, well-lit routes for walking in darkness, and routes which avoid steps and steep gradients to promote accessibility.
 - 5.4.1.2** The route map will highlight the safest and most convenient routes between the nursery and selected locations, as well as identifying travel times and distances.
 - 5.4.1.3** The route map will be made available on the nursery website.
 - 5.4.2 Promoting walking as a healthy way to travel.**

- 5.4.2.1 The nursery already promotes physical activity. This will be capitalised on by encouraging parents to engage in physical activity, such as walking, with their children.
- 5.4.2.2 Materials at the nursery and on the nursery's social media will promote walking for its health benefits and encourage walking as an alternative to car use.

5.4.3 Pushchair storage

- 5.4.3.1 The site already has storage for pushchairs in a purpose built storage shed at the front of the site.
- 5.4.3.2 The shed is currently shared with the domestic and commercial waste and recycling bins. The proposed development will allow the removal of the domestic waste bins, meaning that up to a third of the space will be used for pushchair storage.

6. Cycling Strategy

- 6.1 People are generally willing to cycle greater distances than they are willing to walk, particularly with the advent of e-assisted bikes. This means that cycling has the potential to be used for longer journeys, such as commuter journeys.
- 6.2 Some parents may be unwilling to transport young children by bicycle. However, there are a wide range of child seats and trailers available. Peacehaven has a number of quieter roads, and a National Cycle Network Route running through it, allowing for an increase in confidence and safety perceptions.

6.3 Measures proposed include:

6.3.1 The development of a cycle route map.

- 6.3.1.1 As with the above pedestrian route map, the cycle route map will highlight the safest and most convenient routes between the nursery and selected locations. It will also highlight National Cycle Network routes.
- 6.3.1.2 It will include designated cycle routes and lanes, locations of bike parking and crossing points, well-lit routes, and information about gradients of hills where relevant. It will also include distance and travel times.
- 6.3.1.3 This map will be made available on the nursery's website.

6.3.2 Providing secure cycle parking

- 6.3.2.1 The proposed development includes secure cycle parking at the side of the property for 4 bikes.
- 6.3.2.2 Consideration will be given to providing additional capacity subject to demand.
- 6.3.2.3 There is potential for the storage of children's bikes and scooters in the buggy shed.
- 6.3.2.4 A small toolkit suitable for routine bike repairs will be made available on site, to ensure that bicycle users are able to complete their full journey to and from the nursery regardless of any mechanical difficulties they may encounter.

6.3.3 Cycle to Work Scheme

- 6.3.3.1 The nursery will give consideration to implementing the government's cycle to work scheme, allowing staff to purchase bikes at a reduced cost.

6.3.4 Promoting cycling as a healthy way to travel

- 6.3.4.1 The benefits of regular cycling will be outlined on documentation accompanying cycle route maps.
- 6.3.4.2 The health benefits of cycling will also be promoted at the nursery, including posters and leaflets. This will be combined with material for the walking strategy.



7. Public Transport Strategy

7.1 Public transport is useful for those who do not wish to or cannot walk or cycle, as well as those who need to travel relatively long distances.

7.2 The nursery is close to several bus stops. A regular service is operated by Brighton & Hove Buses (timetable and route information attached).

7.3 Measures proposed include:

7.3.1 Providing route maps and timetables

7.3.1.1 Route maps and timetables are available from the Brighton & Hove Buses website and app. They are also displayed at each bus stop.

7.3.1.2 The nursery will also provide route maps and timetables on-site. Maps will include bus stop locations nearby, and relevant routes.

7.3.1.3 Promotional material will also highlight the cost effectiveness of bus travel, particularly for young children. Brighton & Hove Buses operates a scheme of free or discounted bus travel for children with a BusID card. Information about this will be made available.

7.3.2 Incentives for public transport use

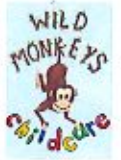
7.3.2.1 The nursery will investigate the possibility of joining Brighton & Hove Buses' '4 Work Saver' scheme, which allows new employees four weeks of free bus travel.

8. Summary

8.1 The Travel Plan outlines several proposed and possible measures to mitigate any impact of increased vehicle presence as a result of the proposed development. It also outlines measures to encourage decreased usage of private vehicles.

8.2 The travel surveys outline current transport habits, and it has been observed that these do not have an undue impact on the local area. No undue impact is anticipated as a result of the proposal.

8.3 Wild Monkeys Childcare Ltd will promote sustainable transport and alternatives to private car use as part of their commitment to sustainable development.



Staff Travel Survey: Full Results

How far is it from your home to Wild Monkeys?

ANSWER CHOICES	RESPONSES	
▼ Under 1 mile	46.67%	7
▼ 1-3 miles	20.00%	3
▼ 4-6 miles	13.33%	2
▼ 6-12 miles	20.00%	3
▼ 12+ Miles	0.00%	0
Total Respondents: 15		

By what mode of transport do you make such journeys? (multiple-choice)

ANSWER CHOICES	RESPONSES	
▼ Walk	40.00%	6
▼ Car	53.33%	8
▼ Bus	0.00%	0
▼ Cycle	0.00%	0
▼ Taxi	0.00%	0
▼ Other (please specify)	6.67%	1

RESPONSES (1) WORD CLOUD TAGS (0)

Sentiments: OFF

Add tags ▼ Filter by tag ▼

Search responses Q

Showing 1 response

☐ Drive or cycle



If you drive to the nursery, why? (multiple-choice)

ANSWER CHOICES	RESPONSES	
▼ Not applicable	23.08%	3
▼ To drop-off / collect children on the way	23.08%	3
▼ I need to use my car for work- related trips durring the day	7.69%	1
▼ Because I live too far away to walk / cycle	30.77%	4
▼ Beacause the public transport service is not good enough	30.77%	4
▼ Because it is cheaper than Public Transport	23.08%	3
▼ Personal safety	7.69%	1
▼ Health reasons	0.00%	0
▼ Weather	7.69%	1
▼ Other (please specify) Responses	7.69%	1

RESPONSES (1) [WORD CLOUD](#) [TAGS \(0\)](#)

Sentiments: OFF

Add tags [Filter by tag](#)

Search responses

Showing 1 response

☐ Time and dog

If you don't drive, what motivates you to travel by sustainable means? (multiple-choice)

ANSWER CHOICES	RESPONSES	
▼ Not applicabile	71.43%	10
▼ I can work or relax while traveling	7.14%	1
▼ Avoiding traffic congestion	7.14%	1
▼ Expense of owning / operating a car	7.14%	1
▼ More convenient than using a car	0.00%	0
▼ Environmental benefits	7.14%	1
▼ Health benefits	14.29%	2
▼ Other (please specify) Responses	7.14%	1

RESPONSES (1) [WORD CLOUD](#) [TAGS \(0\)](#)

Sentiments: OFF

Add tags [Filter by tag](#)

Search responses

Showing 1 response

☐ I walk because I don't have a car and I live close by.



Parent Travel Survey: Full Results

How far is it from your home to Wild Monkeys?

ANSWER CHOICES	RESPONSES	
▼ Under 1 mile	37.93%	11
▼ 1-3 miles	55.17%	16
▼ 4-6 miles	6.90%	2
▼ 6-12 miles	0.00%	0
▼ 12+ Miles	0.00%	0
Total Respondents: 29		

By what mode of transport do you make such journeys? (multiple-choice)

ANSWER CHOICES	RESPONSES	
▼ Walk	20.69%	6
▼ Car	79.31%	23
▼ Bus	0.00%	0
▼ Cycle	0.00%	0
▼ Taxi	0.00%	0
▼ Other (please specify)	Responses 0.00%	0
TOTAL		29



If you drive, why? (multiple-choice)

ANSWER CHOICES	RESPONSES	
▼ Not applicable	11.11%	3
▼ To drop-off / collect children on the way	33.33%	9
▼ I need to use my car for work- related trips durring the day	59.26%	16
▼ Because I live too far away to walk / cycle	25.93%	7
▼ Beacause the public transport service is not good enough	7.41%	2
▼ Because it is cheaper than Public Transport	0.00%	0
▼ Personal safety	3.70%	1
▼ Health reasons	11.11%	3
▼ Weather	25.93%	7
▼ Other (please specify)	Responses 7.41%	2

RESPONSES (2) [WORD CLOUD](#) [TAGS \(0\)](#)

Sentiments: OFF

☐ [Add tags](#) [Filter by tag](#)

Showing 2 responses

- ☐ Because the builders (barrets) blocked off the path between the top of hidden farm and the park
5/14/2019 1:41 PM [View respondent's answers](#) [Add tags](#)
- ☐ It takes too much time to walk it and leaves me with little time in between drop off/pick up
5/14/2019 12:36 PM [View respondent's answers](#) [Add tags](#)

If you drive, where do you normally park your car?

ANSWER CHOICES	RESPONSES	
▼ Driveway	68.00%	17
▼ Road Opposite	28.00%	7
▼ Over Driveway	4.00%	1
▼ Different road	0.00%	0
TOTAL		25



If you don't drive, why? (multiple-choice)

ANSWER CHOICES	RESPONSES	
▼ Not applicable	65.38%	17
▼ I can work or relax while traveling	3.85%	1
▼ Avoiding traffic congestion	7.69%	2
▼ Expense of owning / operating a car	3.85%	1
▼ More convenient than using a car	7.69%	2
▼ Environmental benefits	7.69%	2
▼ Health benefits	11.54%	3
▼ Other (please specify)	11.54%	3

RESPONSES (3) WORD CLOUD TAGS (0)

🔒 Sentiments: OFF

☐ Add tags ▼ Filter by tag ▼

Search responses 🔍 ⓘ

Showing 3 responses

☐ Fresh air

5/17/2019 3:47 PM

[View respondent's answers](#) [Add tags ▼](#)

☐ I can't drive

5/15/2019 9:01 PM

[View respondent's answers](#) [Add tags ▼](#)

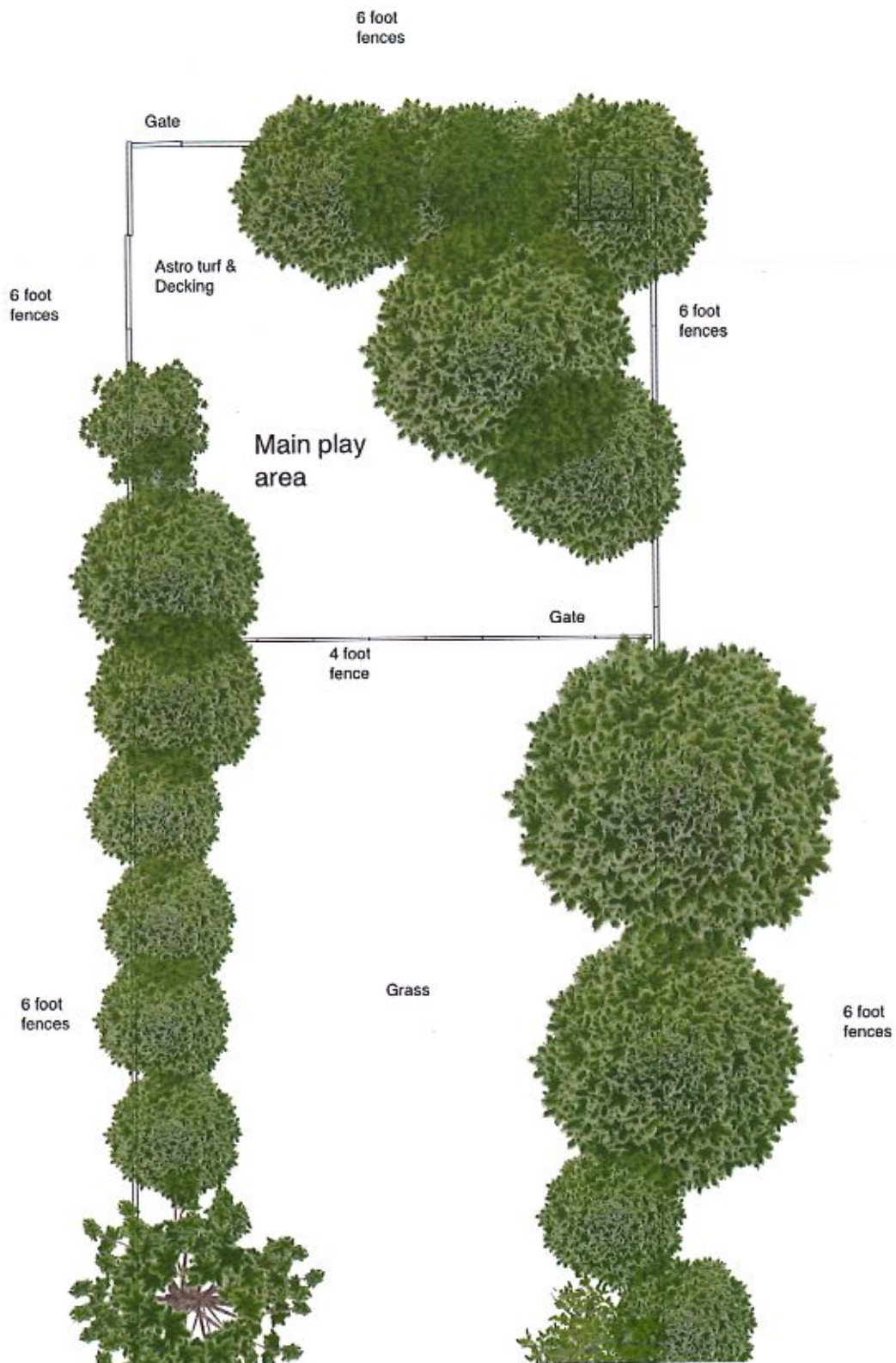
☐ Neither parent has a driving license.

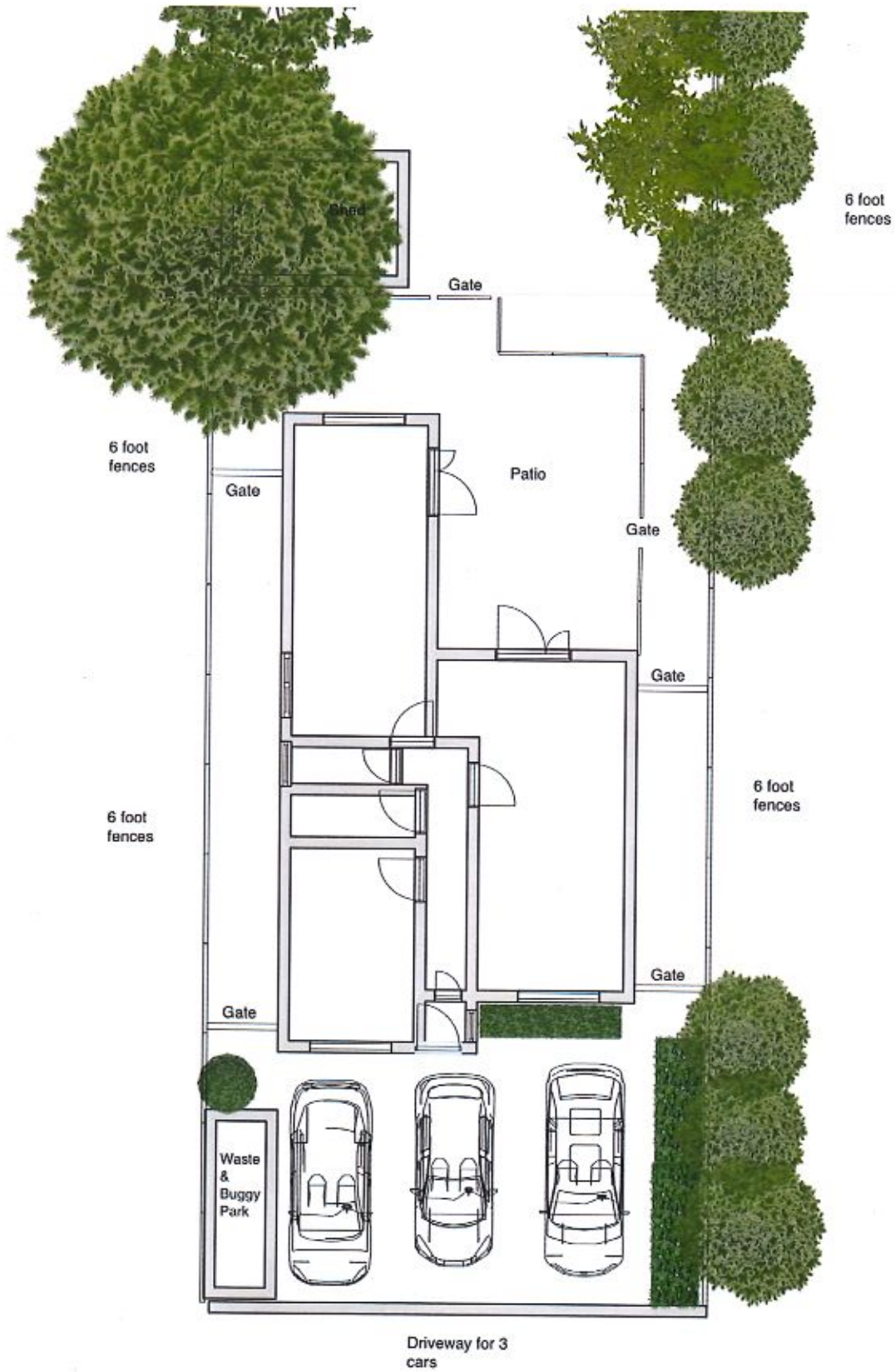
5/14/2019 12:46 PM

[View respondent's answers](#) [Add tags ▼](#)

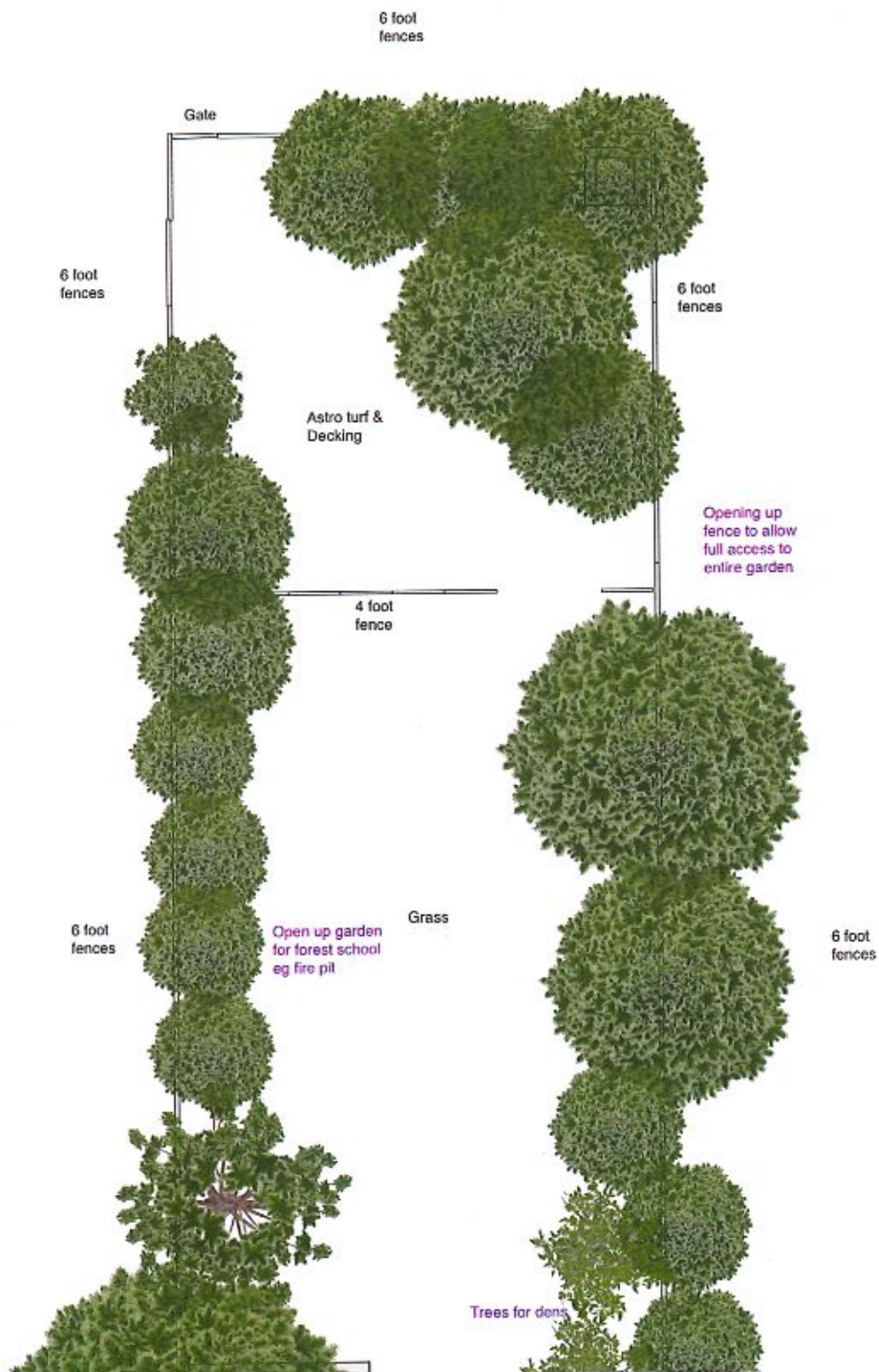


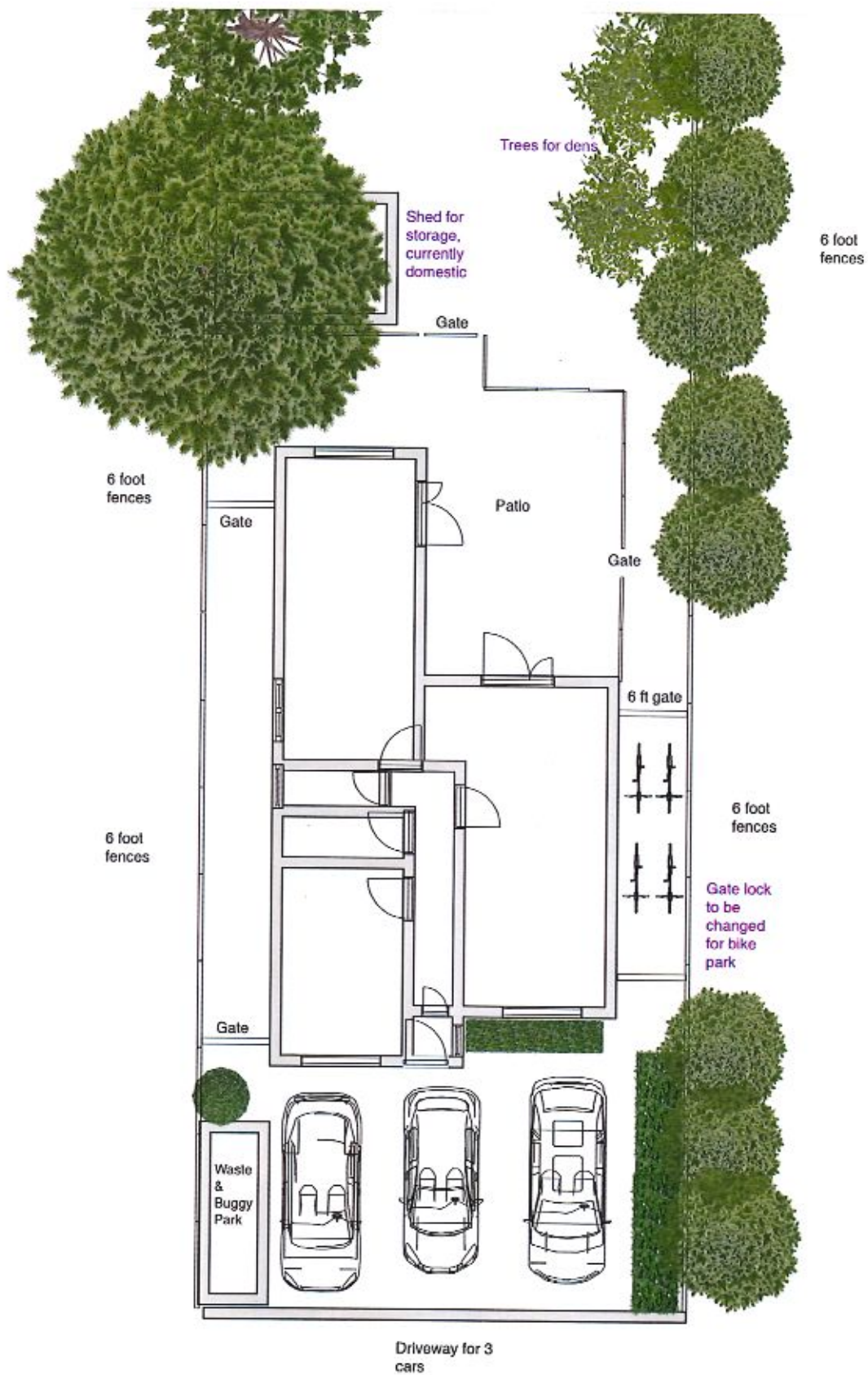
Existing External Plans

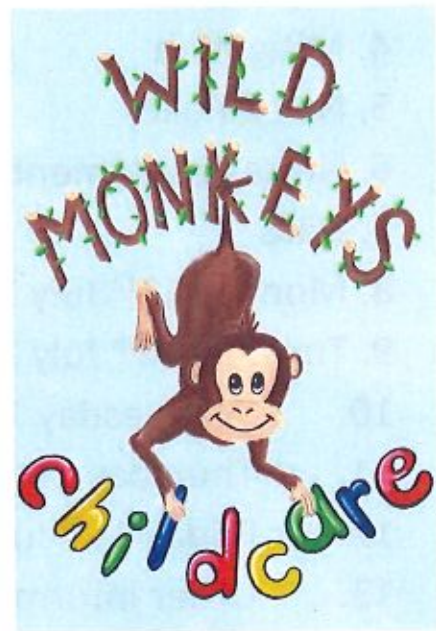




Proposed External Plans







NOISE IMPACT ASSESSMENT

Wild Monkeys Childcare Ltd

July 2019

To be read in combination with the Design & Access Statement and Planning Proposal

Wild Monkeys Childcare Ltd
29 Glynn Road, Peacehaven, BN10 8AT

Contents

1. Introduction
2. Current Noise Levels
3. Expected Noise Levels
4. Mitigation
5. Noise Policy
6. Noise Assessment
7. Data
8. Monday 15th July 2019
9. Tuesday 16th July 2019
10. Wednesday 17th July 2019
11. Thursday 18th July 2019
12. Friday 19th July 2019
13. Other information
14. Summary

1. Introduction

- 1.1 This document is intended to assess current and expected noise levels of the proposed development, and to outline how these levels will be mitigated.

2. Current Noise Levels

- 2.1 To date, there have not been any complaints about noise levels on the site. Children spend a great deal of the day outside in the garden, and this does not appear to have adversely affected the neighbourhood.
- 2.2 Attached are measurements of noise levels in the garden at different times of the day.
- 2.3 As outlined in the Garden Plan, the children currently only use the lower section of the garden, concentrating the sound in one area. Using the entire garden will dilute sound.
- 2.4 Noise from drop offs and collections has not been raised as an issue.

3. Expected Noise Levels

- 3.1 The noise levels are not expected to increase significantly with the proposed development.
- 3.2 The reasons for this are outlined in detail in the Mitigation section below. However, the proposed development will allow sound to be diluted, as the entire garden will be used (currently not possible due to maintaining a balance between residential and commercial needs). The garden is wholly sheltered by mature foliage and 6ft fencing, effectively muffling sound. Additionally, studies have shown that spending time outside is beneficial for children's emotional development, giving them greater self-discipline. Spending more time outside will therefore reduce noise levels more than spending short amounts of time outside. The setting has also begun forest school provision, and will expand this in accordance with planning permission being granted. Forest school provision is well known for its benefits to wellbeing, allowing children to develop their emotional self-regulation and independence amongst other skills. The children will therefore develop an understanding of appropriate noise levels.
- 3.3 As outlined in the Travel Plan, sustainable travel will be encouraged, and currently a proportion of parents and approximately half of staff travel to the setting by walking. Noise impact from increased travel is not therefore expected to be an issue.

4. Mitigation

- 4.1 The garden is sheltered by mature hedging, trees, and foliage, as well as 6ft fencing. These act effectively to dampen any sound from within the garden. The section of garden currently used by the children has less hedging and foliage than the rest of the garden, and there have been no complaints thus far.
- 4.2 The garden is predominantly laid to lawn, and therefore reflects little sound.
- 4.3 Use of the full 140ft length of the garden will spread out and dilute any sound from the children.
- 4.4 Playing outside has multiple benefits for children, including boosting problem-solving skills, focus and self-discipline¹. These traits are important to help children understand how to control and manage their own emotions, which in turn help them to understand when loud sounds are acceptable and when they are not. Spending more time outside will therefore

¹ <https://www.theguardian.com/lifeandstyle/2010/aug/16/childre-nature-outside-play-health>

help children to make less noise, and any noise that they do make will be mitigated as outlined above.

- 4.5 The setting will use tools indicating noise levels in a child-friendly way to teach the children to understand acceptable noise levels, and teach them to manage their own noise levels.

5. Noise Policy

5.1 **Noise Policy Statement for England**

- 5.1.1 The Noise Policy Statement for England was published in 2010. It outlines the Government noise policy's long term vision, which is intended to promote good quality of life and good health by managing noise within the context of sustainable development.
- 5.1.2 Noise will be managed on this development through the mitigation measures outlined above, and no undue impact on the health or quality of life of neighbours or the local environment is anticipated.

5.2 **National Planning Policy Framework**

- 5.2.1 The National Planning Policy Framework was published in 2012. It is referenced in other parts of this application, including the Design and Access Statement. It sets out the correct application of governmental planning policies.
- 5.2.2 In the case of noise, the National Planning Policy Framework leaves it to local authorities to set their own guidance, which should form part of or be referred to in the relevant Local Plan (in this case, the Lewes Local Plan).

5.3 **Lewes Local Plan**

- 5.3.1 The Lewes Local Plan does not provide guidance on noise or on mitigating noise impact.
- 5.3.2 However, as can be seen in the separate Design and Access Statement, the proposed development complies with all relevant aspects of the Lewes Local Plan.

6. Noise Assessment

- 6.1 The noise assessment was conducted over the course of a week, using three locations. The locations have been marked with a red circle on the below maps of the setting.

6.2 These locations were:

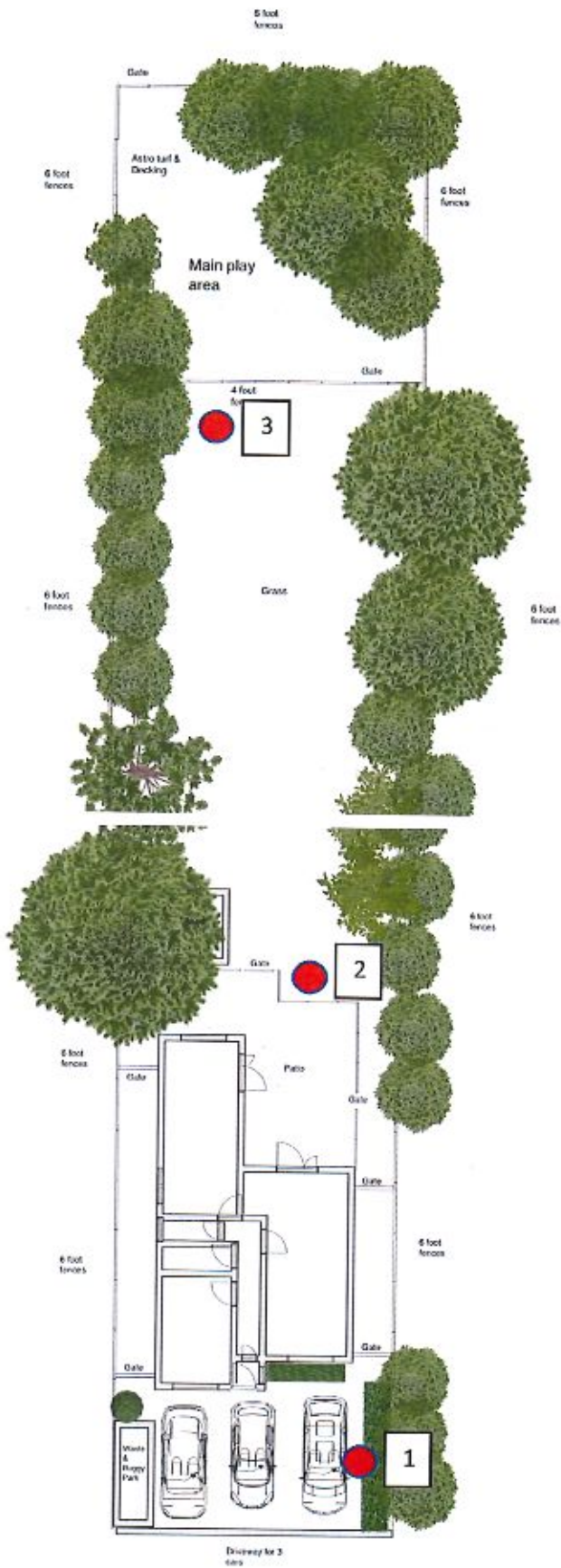
- 6.2.1 Upper Garden - The flower bed at the top of the rear garden (location 2)
- 6.2.2 Lower Garden - The bottom of the rear garden beside the fence separating this section of the garden (location 3)
- 6.2.3 Driveway - In the flower bed border in the front garden (location 1)

- 6.3 For both rear locations, the number of children present was recorded on an approximately hourly basis.

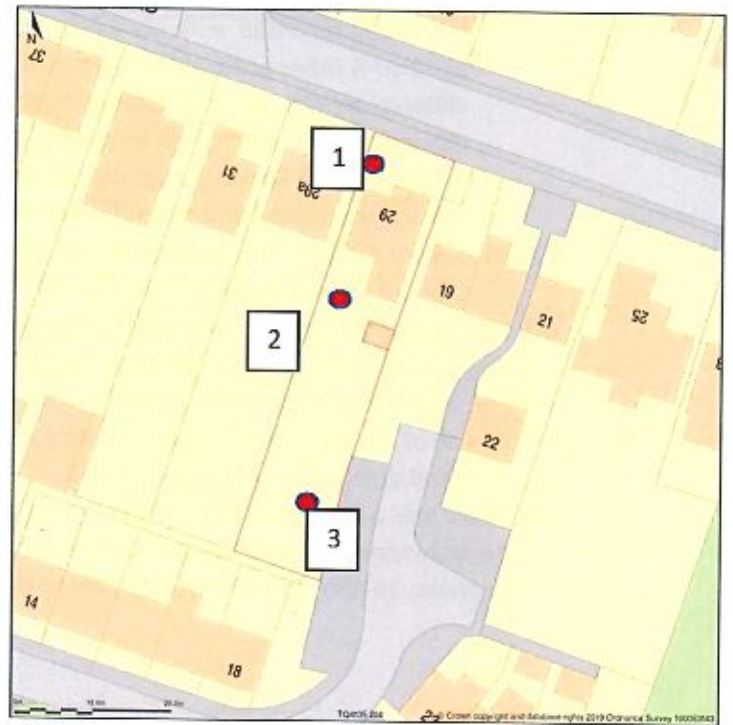
6.4 Each location has specific relevant information listed below.

- 6.4.1 The upper garden location is near the house and the baby garden. During the week of recording, parent meetings were occasionally held near this location. These have been noted.
- 6.4.2 The lower garden location is where the children predominantly spend time outside, so can be expected to have the highest noise levels. This is not necessarily a reflection of sound levels outside the setting, however, as the fencing and foliage will reduce sound. It can be taken as a reasonable indication of maximum sound levels near the bottom of the setting's garden.

- 6.4.3 The driveway location is affected by cars, horses, dogs, and other passing or parking traffic. It is also affected by nursery pick-ups/drop-offs, both on foot and by car. These have been recorded, with numbers of children travelling on foot or by car. Visitors such as SEND & other professionals, generally arriving by car, have also been noted. The children are also taken on trips by foot; these have been recorded, with the number of children and number of adults leaving. Finally, this location is affected by noise from the local school on Roderick Avenue, and the school field backing directly onto Glynn Road, particularly at school start/end times and during break and lunch times.
- 6.4.3.1 School drop-off time is generally 8.15am – 9am. School pick-up time is generally 2.30pm-3.30pm. School break time is 10.20am-10.40am, and school lunch time is 12pm-1.15pm.
- 6.5 The weather during the week of recording can be viewed here:
<https://www.timeanddate.com/weather/@8128721/historic>
- 6.6 The weather was generally sunny Monday-Thursday, with rain on Friday. This did not impact on use of the lower garden as the setting promotes free-flow play and encourages children to spend time outdoors in all weathers.
- 6.7 There was a generally northerly wind of approx. 9mph on Monday and Tuesday, a north-easterly wind of approx. 13mph on Wednesday, and generally north-easterly winds of between 14-19mph on Thursday and Friday.



29, Glynn Road, Peacehaven, East Sussex, BN10 8AT

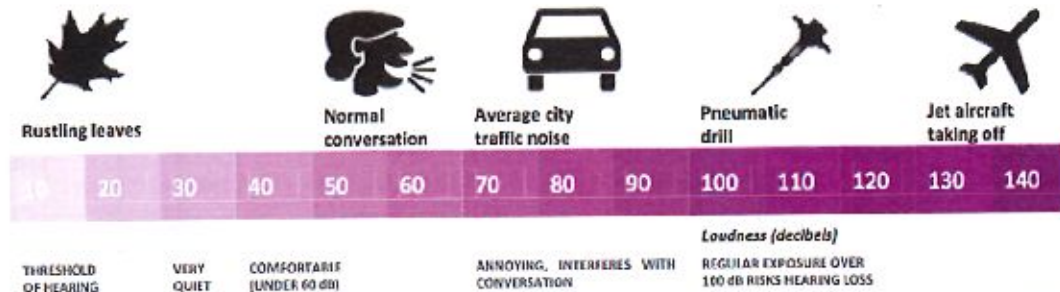


7. Data

7.1 The data has been provided in the form of a graph, highlighting the levels which are typical of normal conversation, average city traffic, and a pneumatic drill.

7.2 The data was recorded over the course of a normal business week. Each day has three separate datasets, one for each location.

7.3 Where unusual noise activity was present, an explanatory note has been provided.



8. Monday 15th July 2019

Location 1 (Driveway) - Monday

Average Data

Total Samples	644	
Total over 60	0	0.00%
Total over 70	0	0.00%
Total over 80	0	0.00%
Max Db	53.58	
Min Db	33.67	
Ave Db	41.74	

Total number of data samples taken is 193,200 every 0.2 seconds between the hours of 07:52 and 18:35 on Monday 15th July.

3,419 (1.77%) samples achieved a Db level of greater than 60Db and only 3 (0.002%) were greater than 80Db.

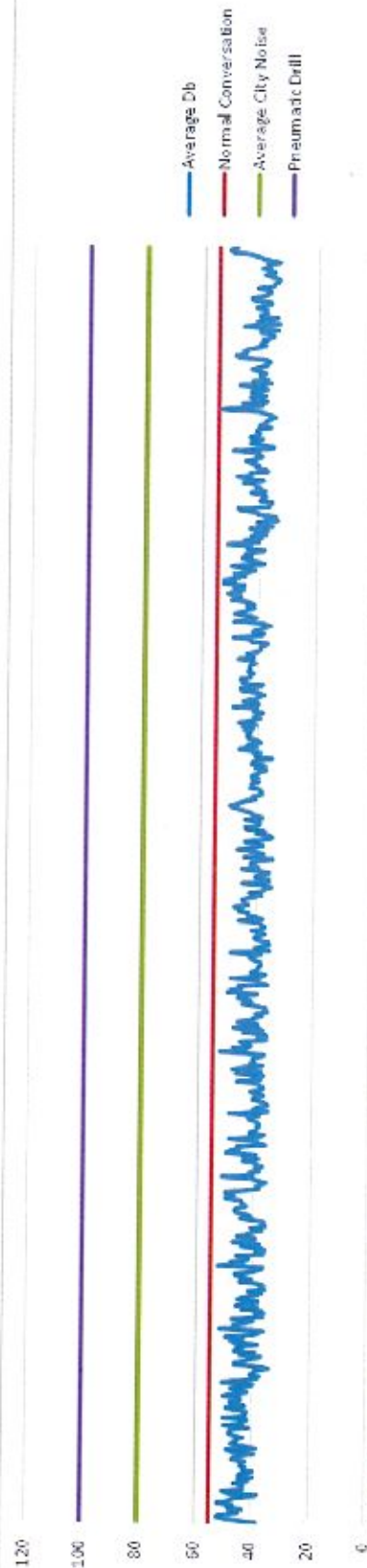
The samples were then averaged (300 per second) to create a scaled down model for the time period. Using the average Db level per minute for this time period, no data entry exceeded 60Db.

Total Recordings	193200
Total over 60	3419
Total over 70	52
Total over 80	3
Max Db	83.30
Min Db	30.10
Ave Db	41.78

1.770%

0.027%

0.002%



Location 2 (upper garden) - Monday

Average Data

Total Samples	616	
Total over 60	0	0.00%
Total over 70	0	0.00%
Total over 80	0	0.00%
Max Db	55.12233	
Min Db	37.068	
Ave Db	43.42026	

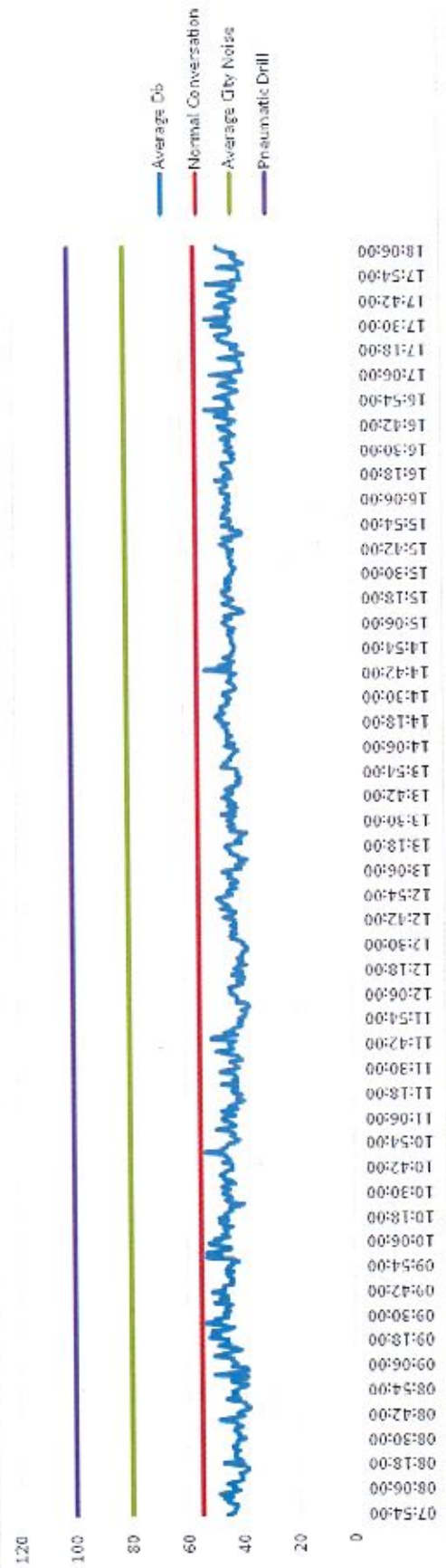
Total number of data samples taken is 184,570 every 0.2 seconds between the hours of 07:54 and 18:09 on Monday 15th July.

1,308 (0.709%) samples achieved a Db level of greater than 60Db and only 21 (0.001%) were greater than 80Db.

The samples were then averaged (300 per second) to create a scaled down model for the time period. Using the average Db level per minute for this time period, no data entry exceeded 60Db.

Total Recordings	184570
Total over 60	1308
Total over 70	65
Total over 80	2
Max Db	83.6
Min Db	30.5
Ave Db	43.41623

Total over 60	1308	0.709%
Total over 70	65	0.035%
Total over 80	2	0.001%



Location 3 (lower garden) - Monday

Average Data

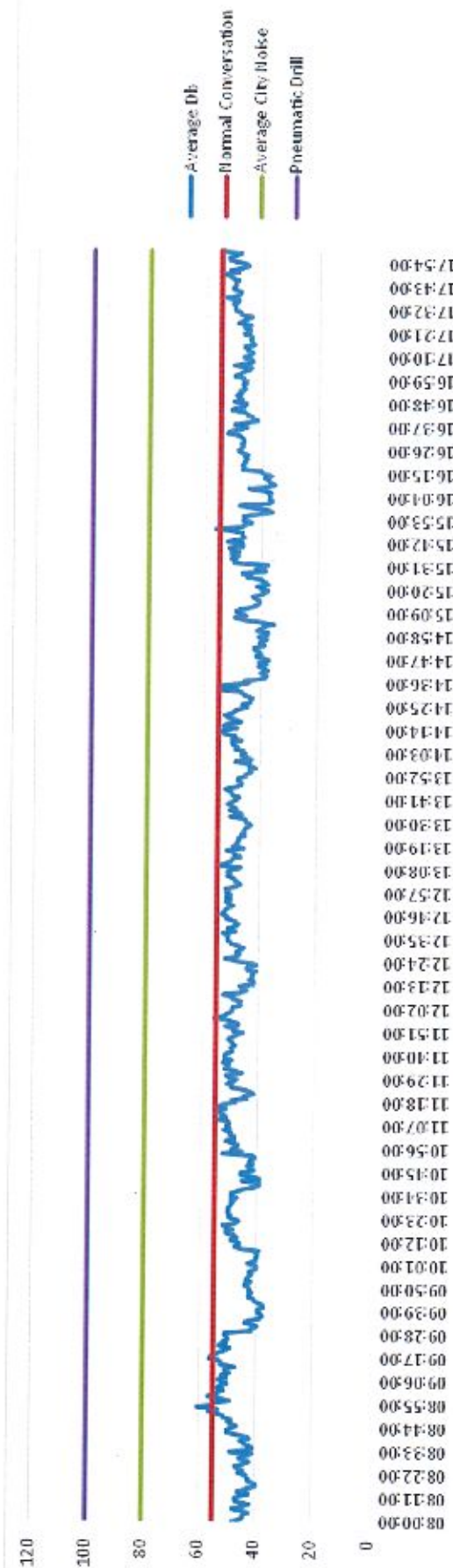
Total Samples	601
Total over 60	1 0.17%
Total over 70	0 0.00%
Total over 80	0 0.00%
Max Db	60.45217
Min Db	35.684
Ave Db	46.62182

Total number of data samples taken is 178,424 every 0.2 seconds between the hours of 07:54 and 17:43 on Monday 15th July.

5,970 (3.346%) samples achieved a Db level of greater than 60Db and only 11 (0.006%) were greater than 80Db.

The samples were then averaged (300 per second) to create a scaled down model for the time period. Using the average Db level per minute for this time period, only 1 data entry exceeded 60Db.

Total Recordings	178424
Total over 60	5970 3.346%
Total over 70	316 0.177%
Total over 80	11 0.006%
Max Db	85.9
Min Db	32.9
Ave Db	45.8787



9. Tuesday 16th July 2019

Location 1 (driveway) - Tuesday

Average Data

Total Samples	644	
Total over 60	0	0.00%
Total over 70	0	0.00%
Total over 80	0	0.00%
Max Db	54.52	
Min Db	31.83	
Ave Db	41.18	

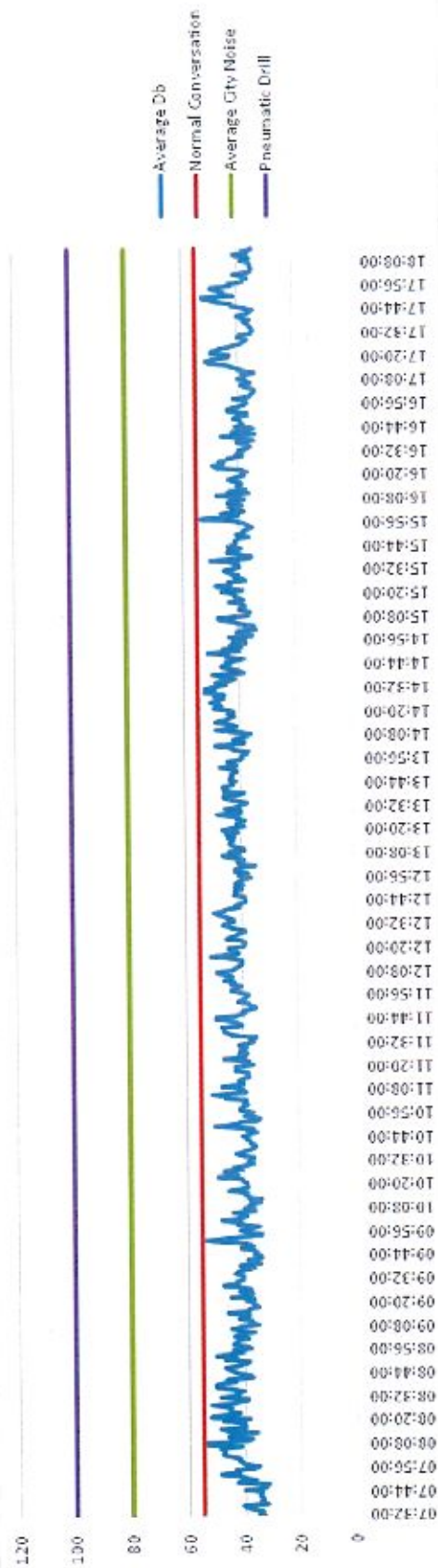
Total number of data samples taken is 193,200 every 0.2 seconds between the hours of 07:32 and 18:15 on Tuesday 16th July.

3,689 (1.909%) samples achieved a Db level of greater than 60Db and only 5 (0.003%) were greater than 80Db.

The samples were then averaged (300 per second) to create a scaled down model for the time period. Using the average Db level per minute for this time period, no data entry exceeded 60Db.

Total Recordings

Total over 60	3689	1.909%
Total over 70	105	0.054%
Total over 80	5	0.003%
Max Db	87.40	
Min Db	28.90	
Ave Db	41.26	



Location 2 (upper garden) - Tuesday

Average Data

Total Samples	608	
Total over 60	0	0.00%
Total over 70	0	0.00%
Total over 80	0	0.00%
Max Db	54.37	
Min Db	32.17	
Ave Db	41.54	

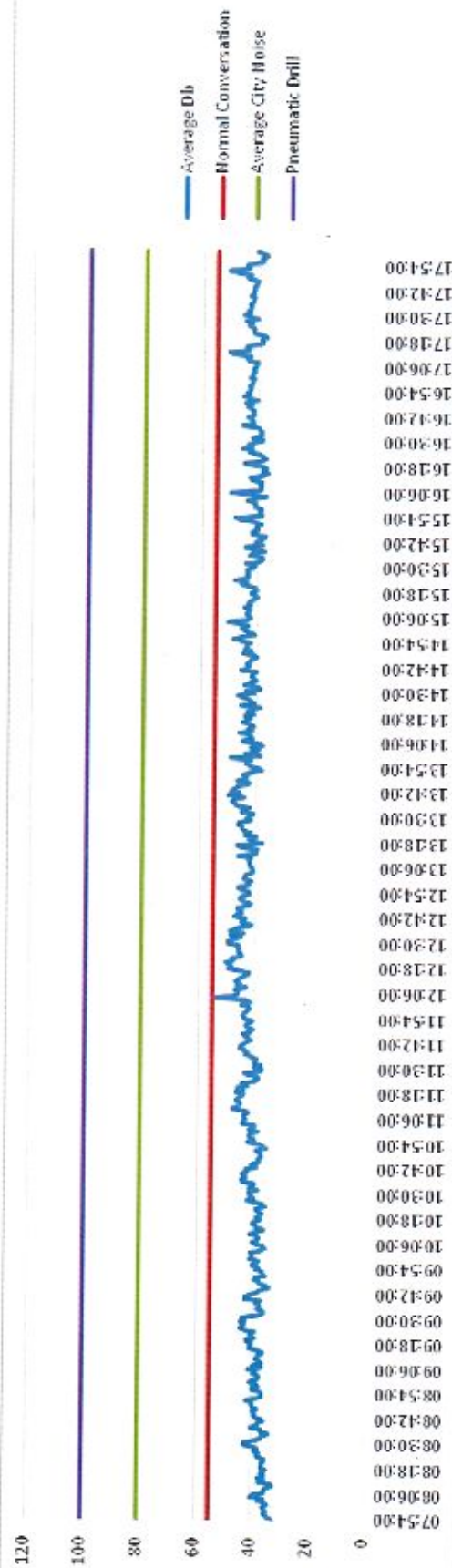
Total number of data samples taken is 182,104 every 0.2 seconds between the hours of 07:54 and 18:02 on Tuesday 16th July.

1,285 (0.706%) samples achieved a Db level of greater than 60Db and only 4 (0.002%) were greater than 80Db.

The samples were then averaged (300 per second) to create a scaled down model for the time period. Using the average Db level per minute for this time period, no data entry exceeded 60Db.

Total Recordings

Total over 60	1285	0.706%
Total over 70	58	0.032%
Total over 80	4	0.002%
Max Db	99.30	
Min Db	29.10	
Ave Db	41.54	



Location 3 (lower garden) - Tuesday

Average Data

Total Samples	612	
Total over 60	0	0.00%
Total over 70	0	0.00%
Total over 80	0	0.00%
Max Db	59.29	
Min Db	35.25	
Ave Db	45.87	

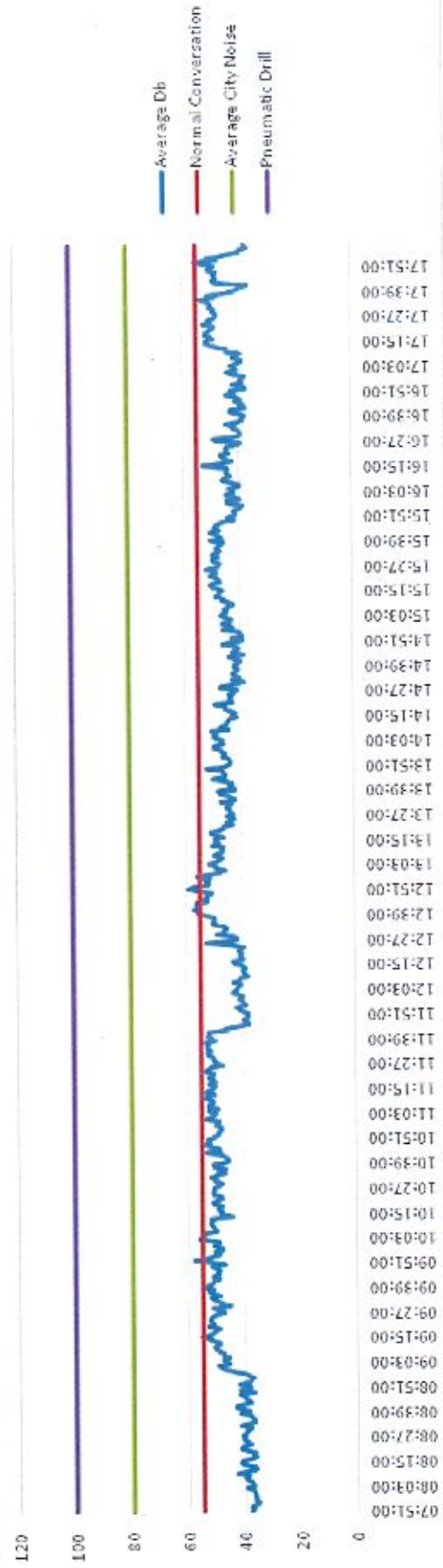
Total number of data samples taken is 183,418 every 0.2 seconds between the hours of 07:54 and 17:43 on Tuesday 16th July.

5,718 (3.117%) samples achieved a Db level of greater than 60Db and only 12 (0.006%) were greater than 80Db.

The samples were then averaged (300 per second) to create a scaled down model for the time period. Using the average Db level per minute for this time period, no data entry exceeded 60Db.

Total Recordings

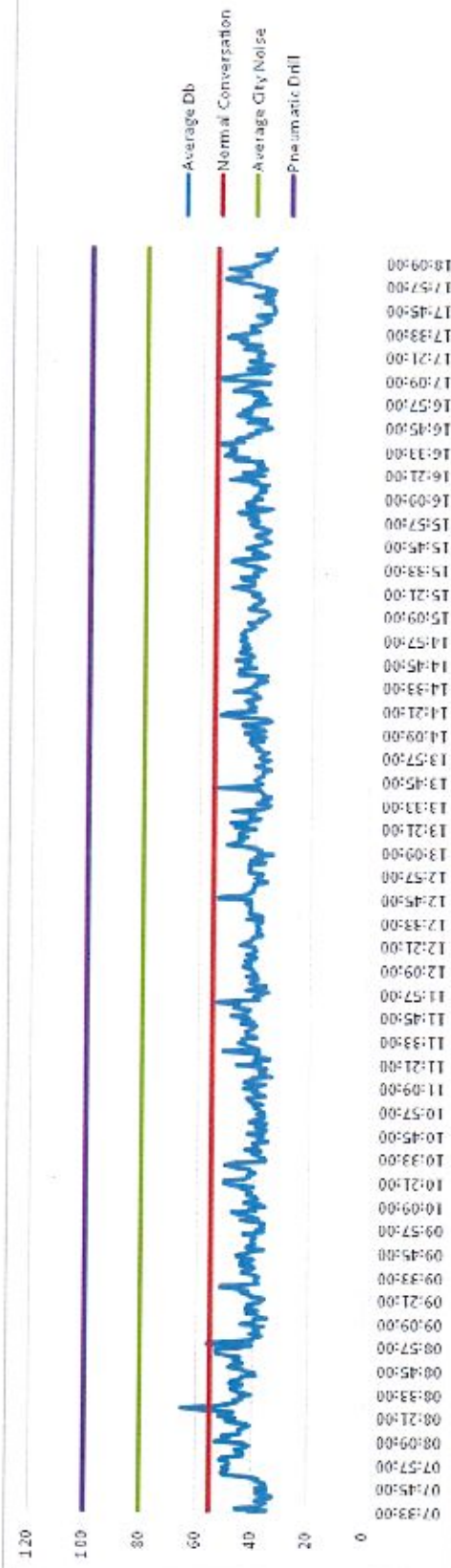
Total over 60	5718	3.117%
Total over 70	253	0.138%
Total over 80	12	0.007%
Max Db	85.90	
Min Db	32.90	
Ave Db	45.88	



10. Wednesday 17th July 2019

Location 1 (driveway) - Wednesday

Average Data	
Total Samples	644
Total over 60	1
Total over 70	0
Total over 80	0
Max Db	65.26
Min Db	32.62
Ave Db	41.65
<p>Total number of data samples taken is 193,200 every 0.2 seconds between the hours of 07:33 and 18:16 on Wednesday 17th July.</p>	
<p>4,270 (2.210%) samples achieved a Db level of greater than 60Db and only 12 (0.006%) were greater than 80Db.</p>	
<p>The samples were then averaged (300 per second) to create a scaled down model for the time period. Using the average Db level per minute for this time period, only 1 data entry exceeded 60Db.</p>	
Total Recordings	
Total over 60	193200
Total over 70	4270
Total over 80	159
Max Db	2.210%
Min Db	0.082%
Ave Db	0.006%



Location 2 (upper garden) - Wednesday

Average Data

Total Samples	629	
Total over 60	0	0.00%
Total over 70	0	0.00%
Total over 80	0	0.00%
Max Db	58.53	
Min Db	33.37	
Ave Db	41.88	

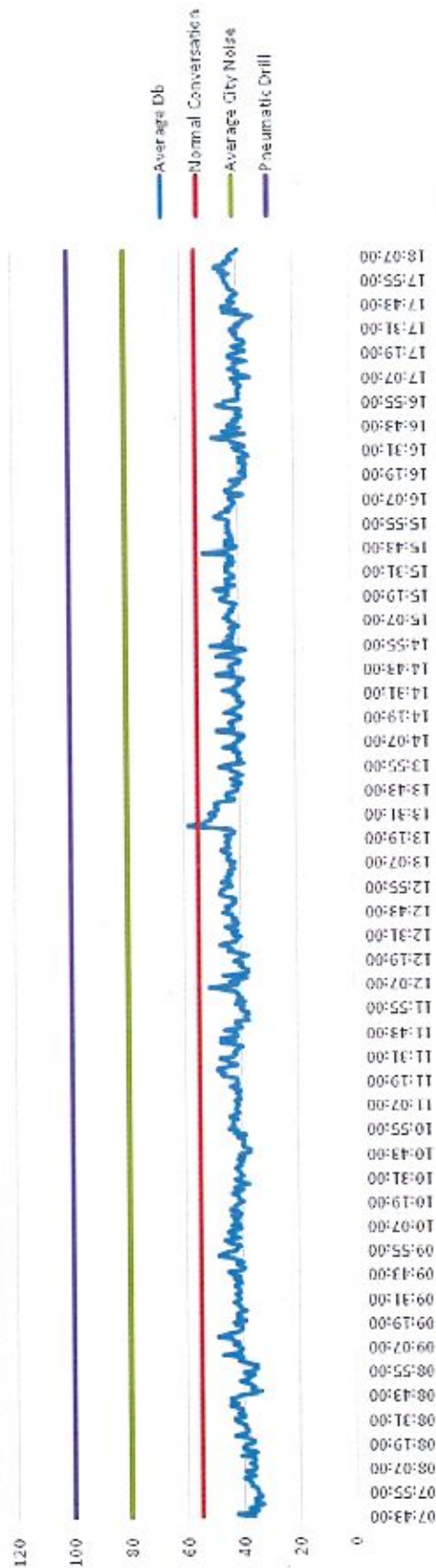
Total number of data samples taken is 188,565 every 0.2 seconds between the hours of 07:43 and 18:11 on Wednesday 17th July.

1408 (0.747%) samples achieved a Db level of greater than 60Db and only 1 (0.001%) were greater than 80Db.

The samples were then averaged (300 per second) to create a scaled down model for the time period. Using the average Db level per minute for this time period, no data entry exceeded 60Db.

Total Recordings

Total over 60	1408	0.747%
Total over 70	75	0.040%
Total over 80	1	0.001%
Max Db	82.20	
Min Db	29.90	
Ave Db	41.89	



Location 3 (lower garden) - Wednesday

Average Data

Total Samples	635
Total over 60	0
Total over 70	0
Total over 80	0
Max Db	59.28
Min Db	33.86
Ave Db	46.00

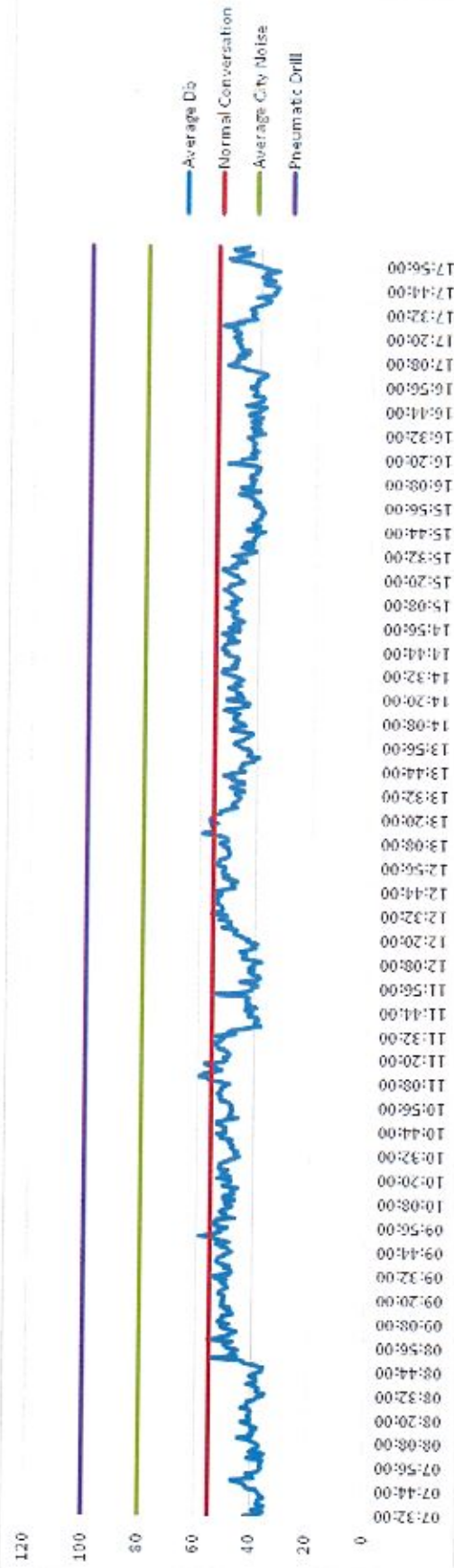
Total number of data samples taken is 190,389 every 0.2 seconds between the hours of 07:32 and 18:06 on Wednesday 17th July.

6,513 (3.421%) samples achieved a Db level of greater than 60Db and only 5 (0.003%) were greater than 80Db.

The samples were then averaged (300 per second) to create a scaled down model for the time period. Using the average Db level per minute for this time period, no data entry exceeded 60Db.

Total Recordings

Total over 60	6513	3.421%
Total over 70	285	0.150%
Total over 80	5	0.003%
Max Db	90.50	
Min Db	30.20	
Ave Db	46.00	



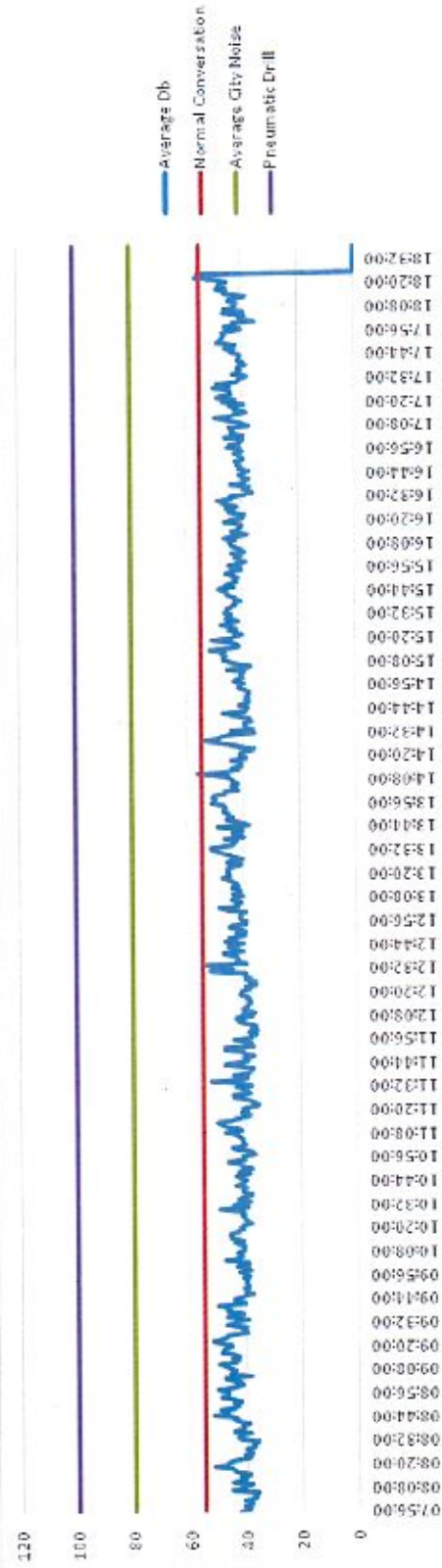
11. Thursday 18th July 2019

11.1 Note that the spike in noise in the rear garden for approximately 20 minutes at 12.50 can be attributed to a loud noise which was not from the nursery. We are unable to ascertain the exact cause, but CCTV footage suggests that it may have been a lawnmower from a neighbouring property or similar.

Location 1 (driveway) - Thursday

Average Data			
Total Samples	630		
Total over 60	0	0.00%	Total number of data samples taken is 188,863 every 0.2 seconds between the hours of 07:56 and 18:15 on Thursday 18th July.
Total over 70	0	0.00%	
Total over 80	0	0.00%	3,662 (1.939%) samples achieved a Db level of greater than 60Db and only 7 (0.004%) were greater than 80Db.
Max Db	56.17167		
Min Db	35.29967		
Ave Db	42.70713		The samples were then averaged (300 per second) to create a scaled down model for the time period. Using the average Db level per minute for this time period, only 1 data entry exceeded 60Db.

Total Recordings	188863	
Total over 60	3662	1.939%
Total over 70	112	0.059%
Total over 80	7	0.004%
Max Db	89.6	
Min Db	32.3	
Ave Db	42.69785	



Location 2 (upper garden) - Thursday

Average Data

Total Samples	641
Total over 60	13
Total over 70	0
Total over 80	0
Max Db	69.38667
Min Db	41.62567
Ave Db	51.39097

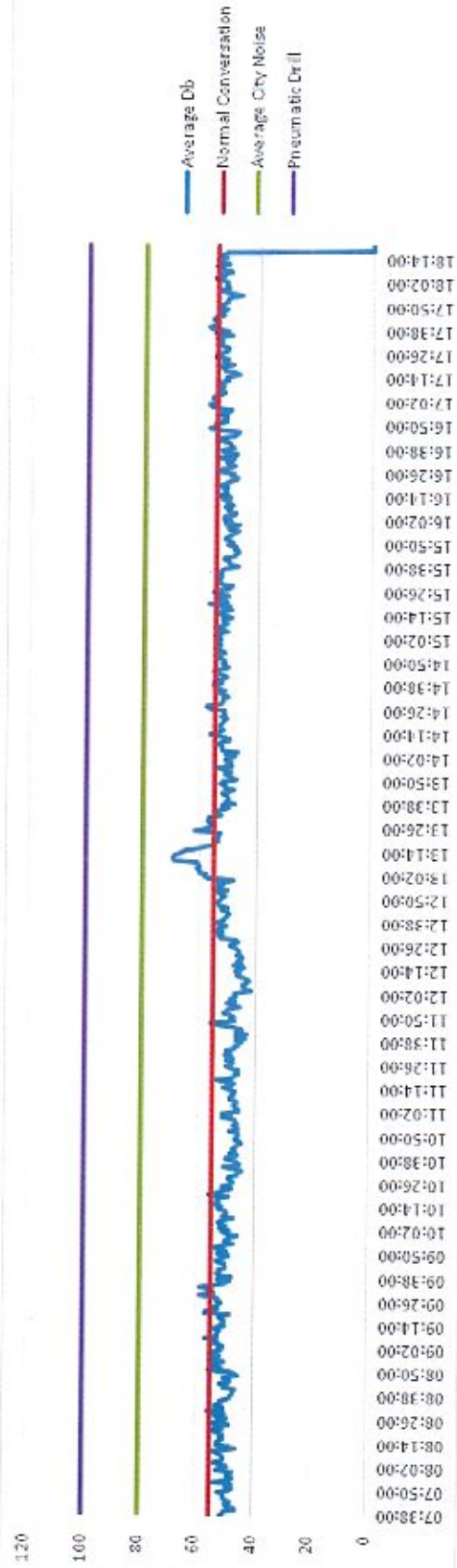
Total number of data samples taken is 192,062 every 0.2 seconds between the hours of 07:38 and 18:14 on Thursday 18th July.

15,184 (7.906%) samples achieved a Db level of greater than 60Db and only 86 (0.045%) were greater than 80Db.

The samples were then averaged (300 per second) to create a scaled down model for the time period. Using the average Db level per minute for this time period, only 13 data entries exceeded 60Db.

Total Recordings	192062
Total over 60	15184
Total over 70	2250
Total over 80	86
Max Db	97.4
Min Db	38.5
Ave Db	51.39057

Total over 60	7.906%
Total over 70	1.171%
Total over 80	0.045%



Location 3 (lower garden) - Thursday

Average Data

Total Samples	633
Total over 60	12
Total over 70	0
Total over 80	0
Max Db	69.46
Min Db	40.85033
Ave Db	49.73172

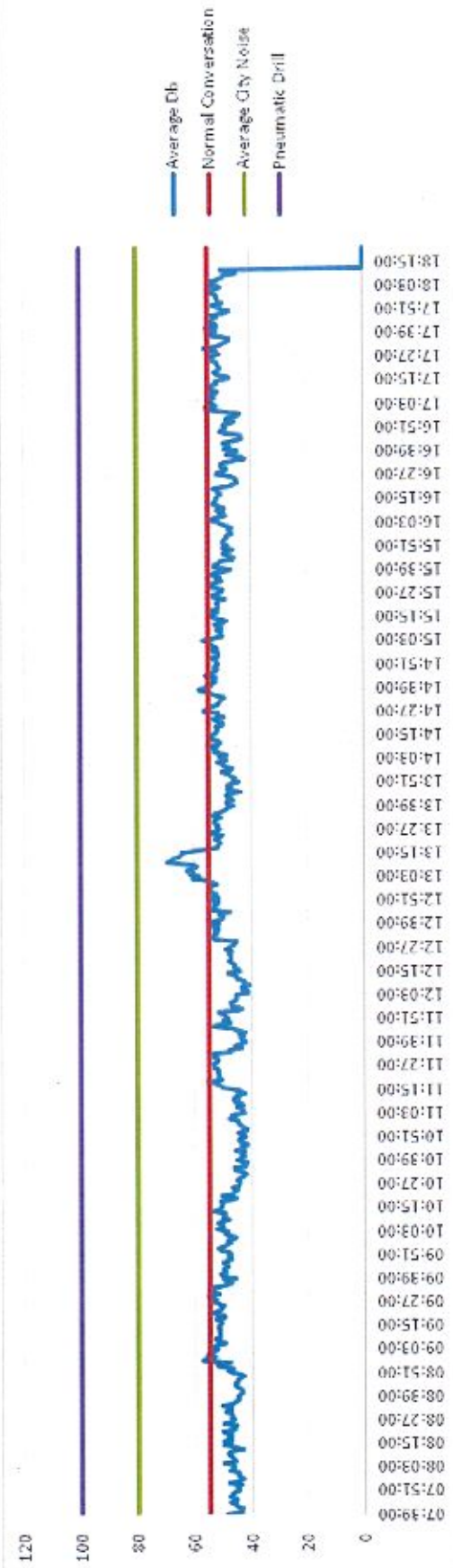
Total number of data samples taken is 189,696 every 0.2 seconds between the hours of 07:39 and 18:03 on Thursday 18th July.

9,435 (4.974%) samples achieved a Db level of greater than 60Db and only 6 (0.003%) were greater than 80Db.

The samples were then averaged (300 per second) to create a scaled down model for the time period. Using the average Db level per minute for this time period, only 12 data entries exceeded 60Db.

Total Recordings	189696
Total over 60	9435
Total over 70	485
Total over 80	6
Max Db	82.6
Min Db	37
Ave Db	49.73125

Total over 60	4.974%
Total over 70	0.256%
Total over 80	0.003%



12. Friday 19th July 2019

Location 1 (driveway) - Friday

Average Data

Total Samples	644	
Total over 60	0	0.00%
Total over 70	0	0.00%
Total over 80	0	0.00%
Max Db	57.68433	
Min Db	33.00467	
Ave Db	42.6751	

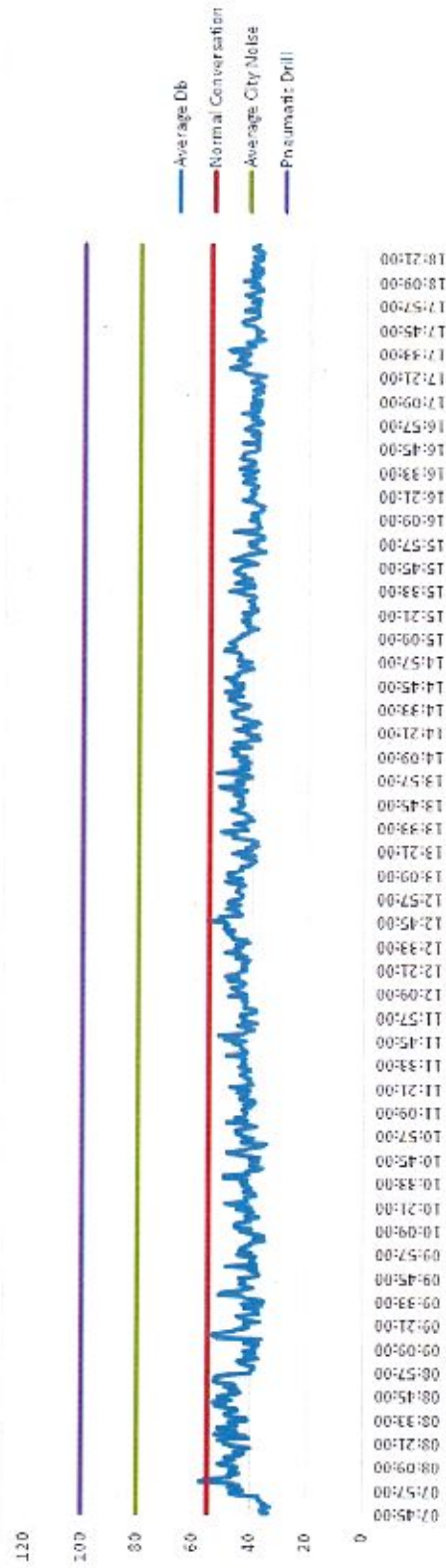
Total number of data samples taken is 193,200 every 0.2 seconds between the hours of 07:45 and 18:21 on Friday 19th July.

3,741 (1.936%) samples achieved a Db level of greater than 60Db and only 1 (0.001%) was greater than 80Db.

The samples were then averaged (300 per second) to create a scaled down model for the time period. Using the average Db level per minute for this time period, no data entries exceeded 60Db.

Total Recordings	193200
Total over 60	3741
Total over 70	60
Total over 80	1
Max Db	82
Min Db	30.4
Ave Db	42.6402

	1.936%
	0.031%
	0.001%



Location 2 (upper garden) - Friday

Average Data

Total Samples	626	
Total over 60	0	0.00%
Total over 70	0	0.00%
Total over 80	0	0.00%
Max Db	50.67233	
Min Db	37.16067	
Ave Db	43.13262	

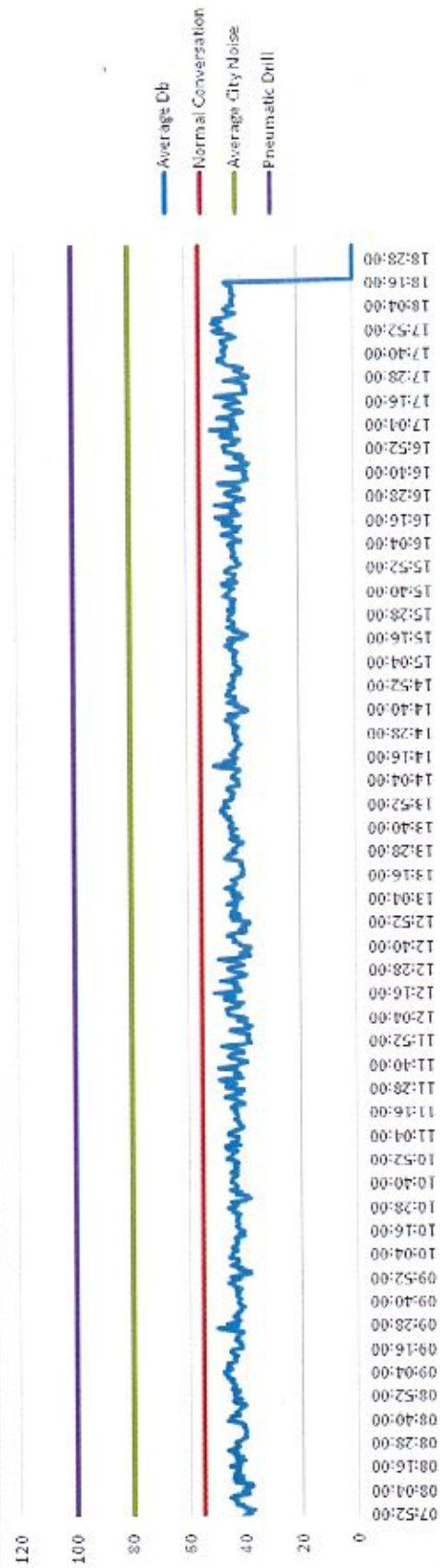
Total number of data samples taken is 187,777 every 0.2 seconds between the hours of 07:52 and 18:04 on Friday 19th July.

1,031 (0.549%) samples achieved a Db level of greater than 60Db and none were greater than 80Db.

The samples were then averaged (300 per second) to create a scaled down model for the time period. Using the average Db level per minute for this time period, no data entries exceeded 60Db.

Total Recordings	187777
Total over 60	1031
Total over 70	53
Total over 80	0
Max Db	80
Min Db	30.5
Ave Db	43.13234

	0.549%
	0.028%
	0.000%



Location 3 (lower garden) - Friday

Average Data

Total Samples	616	
Total over 60	0	0.00%
Total over 70	0	0.00%
Total over 80	0	0.00%
Max Db	58.10433	
Min Db	37.77733	
Ave Db	48.21897	

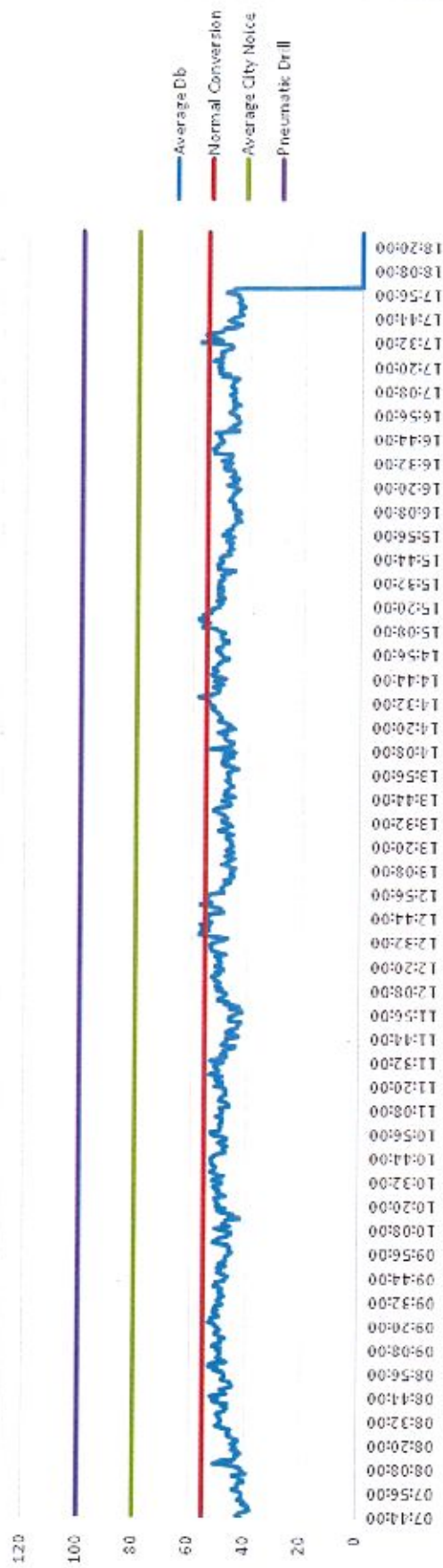
Total number of data samples taken is 184,800 every 0.2 seconds between the hours of 07:44 and 17:56 on Friday 19th July.

4,426 (2.395%) samples achieved a Db level of greater than 60Db and only 19 (0.010%) were greater than 80Db.

The samples were then averaged (300 per second) to create a scaled down model for the time period. Using the average Db level per minute for this time period, no data entries exceeded 60Db.

Total Recordings

Total over 60	4426	2.395%
Total over 70	213	0.115%
Total over 80	19	0.010%
Max Db	88.7	
Min Db	34.3	
Ave Db	48.21897	



13. Other information

13.1 The number of children present near the locations at various times was recorded, and is shown below.

13.2 For Location 1, CCTV footage was used to monitor the number of children arriving or leaving by car or foot for twenty minutes every hour. Any visitors arriving during this time were also noted. This time was extended to twenty-five minutes for the earliest morning drop-off at 8am, as it was noted that a greater number of children were arriving at this time.

Location 1 (driveway)					
Date	Time	Number of children walking	Number of children travelling by car	Notes	Average dB level for time period
15/7/19	7:55 – 8:15	4	5		45.685
	8:55 – 9:10	2	1		42.392
	9:55 – 10:10	0	1	1 visitor arrived by car.	42.135
	10:55 – 11:10	0	0	Nursery trip – 6 children and 2 adults left on foot	42.218
	11:55 – 12:10	2	2		40.238
	12:55 – 13:10	0	1		41.414
	13:55 – 14:10	0	0		41.414
	14:55 – 15:10	5	0		43.323
	15:55 – 16:10	0	1		43.534
	16:55 – 17:10	0	2		39.574
	17:55 – 18:10	4	6		39.589
16/7/19	7:55 – 8:15	2	9		43.765
	8:55 – 9:10	0	5		40.934
	9:55 – 10:10	0	0		39.611
	10:55 – 11:10	0	0		41.345
	11:55 – 12:10	1	2		42.959
	12:55 – 13:10	1	2		40.618
	13:55 – 14:10	0	0		40.457
	14:55 – 15:10	7	1	1 visitor arrived by car.	39.679
	15:55 – 16:10	0	2	Nursery trip – 9 children, 2 adults, and 1 buggy left on foot	42.292
	16:55 – 17:10	0	2		37.029
	17:55 – 18:10	4	3		38.249
17/7/19	7:55 – 8:15	3	7		46.724
	8:55 – 9:10	1	6		43.024
	9:55 – 10:10	0	0	1 visitor arrived by car.	39.587
	10:55 – 11:10	0	0		39.155
	11:55 – 12:10	1	2		39.722
	12:55 – 13:10	2	2		39.518
	13:55 – 14:10	0	0		39.242
	14:55 – 15:10	2	1		42.456
	15:55 – 16:10	0	1	Nursery trip – 10 children and 3 adults left on foot	41.534
	16:55 – 17:10	1	2		42.706
	17:55 – 18:10	3	3		43.631
18/7/19	7:55 – 8:15	1	6		40.127
	8:55 – 9:10	1	2		45.255
	9:55 – 10:10	0	0		41.311

	10:55 – 11:10	0	0	Local school trip. Next door neighbours had a food delivery.	41.349
	11:55 – 12:10	0	1		38.859
	12:55 – 13:10	3	2		42.357
	13:55 – 14:10	0	0	Delivery to the nursery	46.646
	14:55 – 15:10	1	2		42.032
	15:55 – 16:10	0	4		41.956
	16:55 – 17:10	0	2		41.925
	17:55 – 18:10	1	5		42.221
19/7/19	7:55 – 8:15	2	8		47.078
	8:55 – 9:10	0	4		41.584
	9:55 – 10:10	0	0		40.254
	10:55 – 11:10	0	0		42.879
	11:55 – 12:10	0	1		42.379
	12:55 – 13:10	1	2		45.820
	13:55 – 14:10	0	0		43.842
	14:55 – 15:10	0	7	Delivery to the nursery	45.436
	15:55 – 16:10	0	1	Nursery trip – 8 children and 3 adults left on foot.	39.475
	16:55 – 17:10	0	1		39.904
	17:55 – 18:10	2	2		40.108

Location 2 (upper garden)				
Date	Time	Number of children present	Notes	Average dB level for 1 hour from time noted
15/7/19	9:24	3		45.871
	10:04	0		45.947
	11:05	0		43.204
	11:50	1		41.882
	13:00	2		42.295
	13:54	0		43.774
	14:50	1		42.890
	16:35	3		43.632
	17:22	0		42.338
16/7/19	9:15	0		38.924
	10:05	0	Parent meeting, 1 child, 1 parent, and 2 staff members present	39.270
	11:00	0		42.414
	12:00	0		45.526
	13:00	0		43.608
	14:05	0		42.617
	15:00	0		42.287
	16:00	0		41.673
	17:15	1	1 staff member clearing up	42.714
17/7/19	8:00	0		39.030
	9:00	0	1 child & 1 adult passing by	42.353
	10:04	0		41.641
	11:13	0		42.380
	12:04	0		42.805

	13:06	1		44.834
	14:03	0		41.954
	15:00	0		43.572
	16:11	0		40.971
	17:08	0		40.581
18/7/19	8:00	0		50.808
	9:00	0		52.287
	10:09	0		48.811
	11:00	0		48.290
	12:00	0		49.025
	13:00	0		55.465
	14:10	0		52.784
	15:00	0		51.830
	16:00	0		51.484
	17:04	0		53.432
19/7/19	8:00	0		42.677
	9:00	0		43.598
	10:04	0		43.329
	11:02	0		42.876
	12:00	0		42.478
	13:00	0		43.554
	14:00	0		43.090
	15:00	0		43.215
	16:00	0		42.808
	17:00	0		43.886

Location 3 (lower garden)				
Date	Time	Number of children present	Notes	Average dB level for 1 hour from time noted
15/7/19	9:24	12		43.598
	10:04	14		43.329
	11:05	0		42.876
	11:50	0		42.478
	13:00	10		43.554
	13:54	8		43.09
	14:50	9		43.215
	16:35	13		42.808
	17:22	7		43.886
16/7/19	9:15	13		43.598
	10:05	13		43.329
	11:00	16		42.876
	12:00	0		42.478
	13:00	19	2 adult visitors also present	43.554
	14:05	6		43.09
	15:00	0		43.215
	15:20	6	Dogs barking loudly	42.808
	16:00	7	1 adult also present	43.886
	17:15	0		42.677
17/7/19	8:00	0		42.677

	9:00	9		43.598
	10:04	15	1 child left for snack just after the count	43.329
	11:13	14		42.876
	12:04	0		42.478
	13:06	13		43.554
	14:03	7		43.09
	15:00	11		43.215
	16:11	0		42.808
	17:08	0		43.886
18/7/19	8:00	0		42.677
	9:00	17		43.598
	10:09	7		43.329
	11:00	9		42.876
	12:00	0		42.478
	13:00	9		43.554
	14:10	6		43.09
	15:00	13		43.215
	16:00	0		42.808
	17:04	0		43.886
19/7/19	8:00	0		42.677
	9:00	11		43.598
	10:04	14		43.329
	11:02	15		42.876
	12:00	0		42.478
	13:00	14		43.554
	14:00	8		43.09
	15:00	10		43.215
	16:00	0		42.808
	17:00	0		43.886

14. Summary

- 14.1 To summarise, the setting has not received any noise complaints thus far. There is appropriate mitigation in place for current and expected sound levels, consisting of mature foliage and 6ft fencing sheltering the large garden. Noise levels are not expected to increase significantly, as use of the entire garden will dilute any increase in sound, and the Travel Plan is intended to promote sustainable travel and thus minimise any noise from pick-ups and drop-offs.
- 14.2 The data clearly shows that noise levels on the site are not excessive, even when the majority of children are using the garden. The upper garden is the only section of the garden which is directly adjacent to houses, albeit remaining detached, and sound levels at this location were generally very low.
- 14.3 In conclusion, the Noise Impact Assessment supports the planning application, and confirms that there will not be an undue noise impact from approval of the planning application.

Reference	LW/19/0496
Alternative Reference	PP-07986117
Application Received	Thu 11 Jul 2019
Application Validated	Thu 11 Jul 2019
Address	44 Lincoln Avenue Peacehaven East Sussex BN10 7JU
Proposal	Proposed change of use of workshop/office/warehouse and van depot (sui generis) to children's nursery school (D1)
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

many objections available to view
online.

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Planning Services
Lewes District Council
Southover House
Southover Road
Lewes
East Sussex
BN7 1AB

5th July 2019

Dear Sir/Madam

Lincoln House 44 Lincoln Avenue Peacehaven BN10 7JU
Change of use from workshops, warehouse and van depot to children's nursery

We write on behalf of Childcare 360 Ltd to seek planning permission for a change of use of Lincoln House from a mixed 'sui generis' use (comprising offices, workshop, warehouse and a van depot) to a children's nursery.

The proposed development would result in the re-use of a vacant industrial site with a childcare facility more suited to the residential location.

Application Site

The application site is located in central Peacehaven between Nos 42 & 46 Lincoln Avenue and is surrounded by residential bungalows. The plot comprises three single storey flat roofed buildings arranged in a U formation at the western end of the site. Vehicular and pedestrian access is via a concrete double driveway which is currently gated.

The property was originally constructed as a builder's store and compound. More recently the site has been used as offices, workshops and storage space for gaming/fruit machines and video equipment supplied to pubs and leisure centres (192m²). The external area has also been used as a depot for light vans. We understand that the property was previously occupied by Lakeroose Leisure Ltd but has been vacant since December 2018.

The various uses all appear to be primary uses rather than ancillary to each other. The overall use of the property is therefore 'sui generis' (see paragraph 13-010-20140306 of the National Planning Practice Guidance).

Lincoln House is not listed or located within a conservation area. The property is not an allocated employment site in the Development Plan and is outside Flood Risk Zones 2 & 3 as designated by the Environment Agency.



RTPI

mediation of space - making of place

Chartered Town Planners

Lewis and Co Planning South East Limited
Company Number 05809390
Registered Office: Preston Park House, South Road,
Brighton, BN1 6SB
Registered in England and Wales



Site Location Plan

The Applicants

Childcare 360 Ltd currently operates three nurseries in the local area including Saltdean (Gingerbread Day Nursery), Rottingdean (Montessori Nursery School) and Ovingdean (Apple Tree School). The nurseries provide Early Years childcare and education for the ages 0 to 5 years and are all Ofsted registered.

Planning Application History

The District Council on-line register includes the following application relating to the application site:

- **LW/07/1384** – Certificate of Lawful Existing Use - Continued use of premises as offices, workshop, storage, warehouse for gaming/fruit machines and video equipment supplied to clubs, pubs and leisure centres & including use as a depot for light use vans. Approved on 19th December 2007;
- **LW/07/0156** - Certificate of Lawful Existing Use - Continued use of premises as offices, workshop, storage, warehouse for gaming/fruit machines and video equipment supplied to clubs, pubs and leisure centres & including use as a depot for light use vans. Withdrawn on 4th April 2007;
- **LW/92/1271** – Use of land for double glazing assembly unit. 31st December 1992;
- **LW/91/1486** – Retrospective application for continued use of former builder's yard as double-glazing assembly unit. Refused on 12th February 1992;
- **LW/86/0638** – Change of use from light industrial to church facility to include offices, meeting rooms, church day school for up to 30 children. Refused on 10th June 1986;
- **LW/86/1605** – Change of use to furniture polishing works. Refused on 11th November 1986;
- **LW/85/151** – Additional stores and offices. Approved 14th March 1985;

- **LW/75/0580** – Change of use to transistor unit assembly. Approved 20th June 1975;
- **E/71/0374** – Builders store and compound. Refused on 28th June 1971.

National Planning Policies

The National Planning Policy Framework (2019) sets out a presumption in favour of sustainable development. Paragraph 11 confirms that this means approving development proposals that accord with the development plan without delay.

Local Plan Policies

Saved Policy E1 in the Lewes Local Plan (2003) seeks to retain business and industrial floorspace that falls with Use Classes B1, B2 & B8. This policy is not therefore relevant to sui generis uses such as that previously carried out on the application site.

Policy 4 of the Lewes Core Strategy (2016) safeguards existing employment sites (offices, industrial and warehouse use) from other competing uses unless there are demonstrable economic viability or environmental amenity reasons for not doing so.

“This will include:

- i. A demonstrated lack of tenant/occupier interest;***
- ii. A demonstrated lack of developer interest;***
- iii. Serious adverse environmental impacts from existing operations;***
- iv. Where the site is otherwise unlikely to perform an employment role in the future.***
- v. Where the loss of some space would facilitate further/improved employment floorspace provision.”***

The emerging Lewes District Local Plan Part 2 (Site Allocations & Development Management) includes employment site allocations. The application site is not subject to any site-specific policies in the Lewes District Local Plan Parts 1 or 2.

Proposed Development

The applicants are seeking planning consent for a change of use of the site from workshop/warehouse/offices/vehicle depot ('sui generis') to a children's nursery (D1). The proposals include the following component parts:

- A new nursery for up to 46 babies and toddlers;
- 9 new employment positions (full time equivalent) including management, teachers and key workers;
- A fully equipped outside play area (to be used within the hours of 10am to 4pm);
- Opening hours will be between 8am and 6pm;
- The main drop off times will be between 8am and 9.30am. Pick up times will be between 4pm and 6pm;
- Acoustic fencing will be installed along the boundaries with the rear gardens of 42 & 46 Lincoln Avenue to minimise noise levels during the day;
- 6 rooflights will be installed on the flat roof to maximise natural daylight levels to the building;
- Dedicated areas for cycle parking, buggy storage and refuse/recycling storage will be provided along the entrance driveway.

Loss of Business Use

The loss of the former gaming machine workshop and vehicle depot would not conflict with the objectives of Policy 4 in the Lewes Core Strategy for the following reasons:

- The premises have been vacant for 9 months and are therefore no longer providing employment or contributing to the economic development of the area;
- Lincoln House has been marketed for sale or to let by Oakley Commercial since December 2018 (see enclosed particulars). We understand there has been limited interest in using the site for light industrial purposes due to the backland location and the quiet residential character of the area (see Residential Amenity below). A Marketing Statement with further details will be submitted to the District Council in due course;
- The proposed use would provide 9 full time equivalent positions including managerial and skilled key worker roles. Whilst the children's nursery does not fall within a typical employment use class (i.e. B1, B2, & B8) it would generate employment, nevertheless. Access to local childcare helps to facilitate parents returning to work and the D1 use is therefore a complimentary use;
- The proposals would make an efficient use of previously developed land within the urban area without losing residential floorspace (the majority of nurseries in the area are located in converted houses).

Residential Amenity

The current industrial/vehicle depot use of the property has the potential to cause noise disturbance to the residents of the adjacent properties (particularly due to the backland location of the application site). As a result of the proposed change of use, the driveway and forecourt would no longer be used by cars or vans, thereby removing the source of disturbance to neighbours.

Whilst the use of the external play area will inevitably generate some increase in noise levels, the number of children using this space at any one time and the hours of use will be managed by the applicants responsibly. The proposed change of use would therefore improve the relationship with neighbouring properties.

Transport & Highways

The application site is within a large residential catchment area and is therefore well located for pedestrian and cycle access. Appropriate facilities for buggy storage and cycle parking will be provided accordingly. Whilst no car parking will be provided on site, sufficient space for two vehicles is available for drop off/pick up in front of the access gates. Moreover, ample parking is available on the highway (nearly all the houses in Lincoln Avenue have off-street parking for 1 or 2 vehicles). On this basis, the proposed use would not create any significant impacts on parking capacity or highway safety.

Conclusions

For the reasons set out above, the proposed change of use would comply with all relevant policies set out in the National Planning Policy Framework and the Lewes Core Strategy. We trust the District Council will support the application and grant consent accordingly.

Application Documents

Please find enclosed the following application documents:

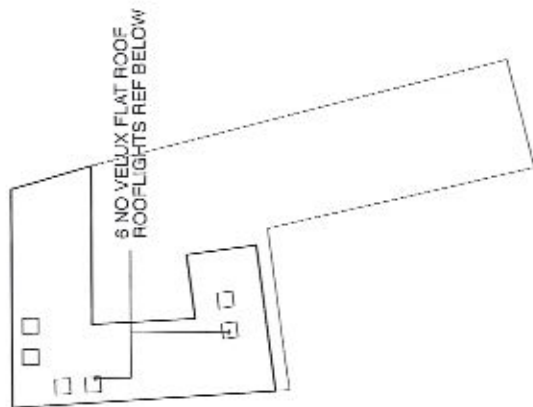
- Application Form & Site Ownership Certificates;
- Site Location Plan, Block Plan, Existing & Proposed Floor Plans (1924-01B);
- Marketing Particulars by Oakley Commercial;
- CIL Additional Information Form.

If you require any further information, please contact Paul Burgess MRTPI on 01273 413700.

Yours faithfully

Lewis & Co Planning

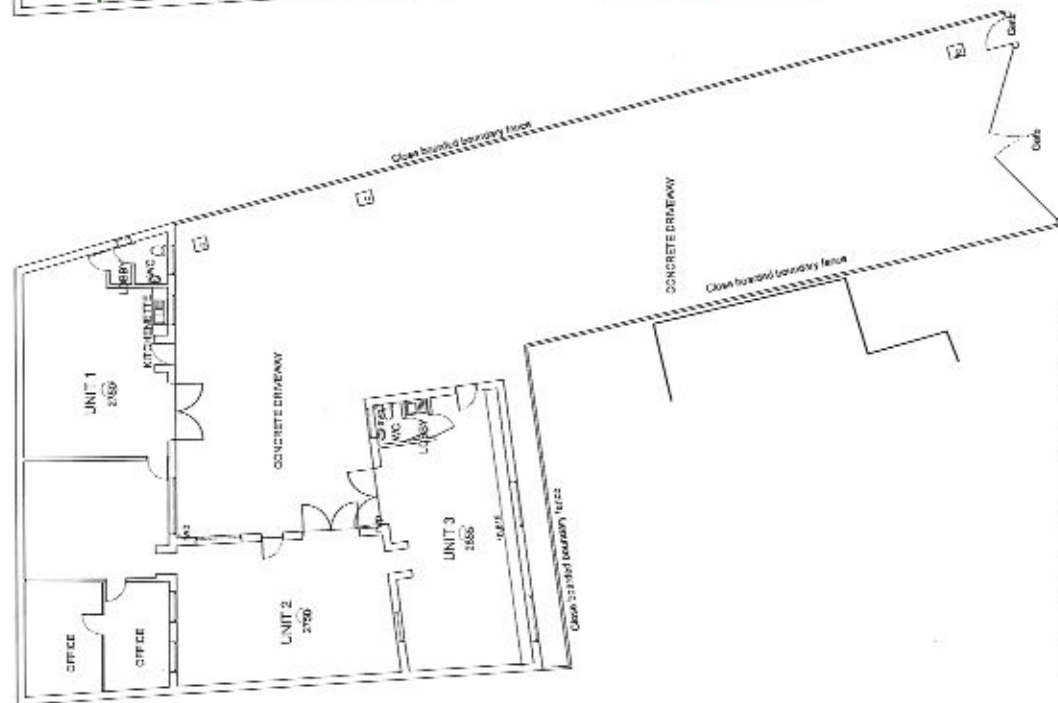
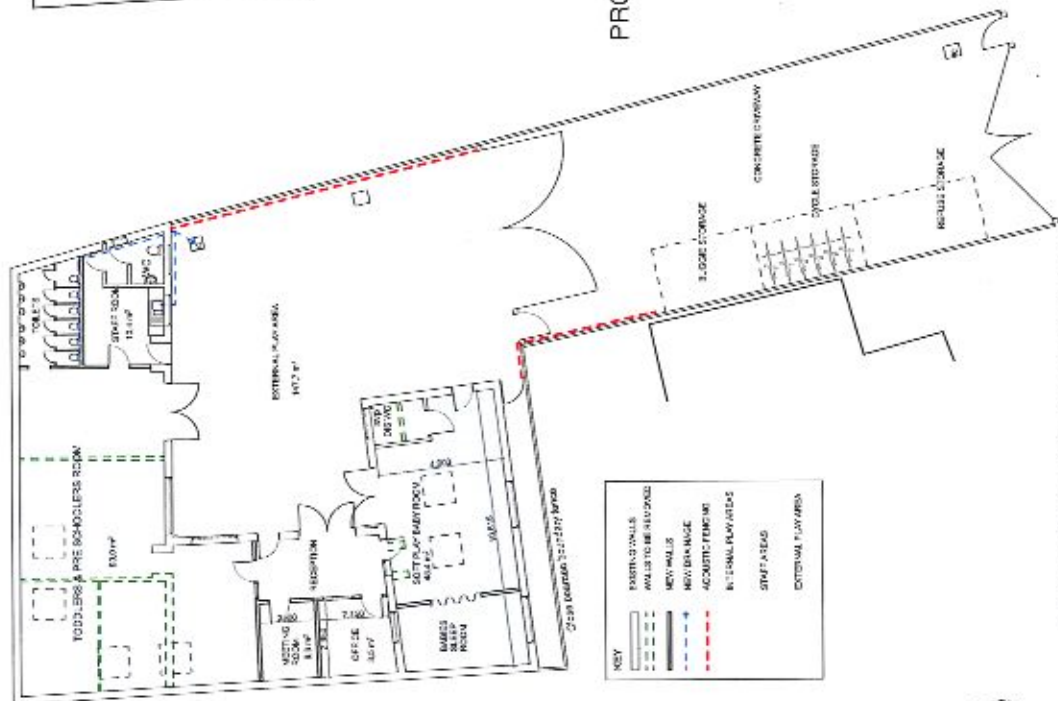
paul@lewisplanning.co.uk



PROPOSED ROOF PLAN 1:200



IMAGE OF VELUX FLAT ROOF ROOFLIGHT



PLANNING ONLY

Garrick Architects
20 GARRICK AVENUE, DUBLIN 15, IRELAND
TEL: 01 234 5678
WWW.GARRICKARCHITECTS.COM

PROJECT: CLIMATE OF LIFE TO
INDOOR HOUSE, PEACEHAVEN, SANDYBAY
EXISTING AND PROPOSED PLANS, 06 AND SITE PLAN
DATE: 11/06/2016
DRAWN: J. DUFFY
CHECKED: M. DUFFY
SCALE: 1:100, 1:250, 1:500, 1:1000

1924-01B

Reference	LW/19/0503
Alternative Reference	PP-08001156
Application Received	Mon 15 Jul 2019
Application Validated	Mon 29 Jul 2019
Address	47 Piddinghoe Avenue Peacehaven East Sussex BN10 8RJ
Proposal	Section 73A retrospective application installation of rooflights and creation of rooms in the roof in previously approved bungalow
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Design and Access Statement – TSL 01 – Rev.4 – dated 3rd August 2017

LDC reference: PREAPP/17/0134

47 Piddinghoe Avenue, Peacehaven, East Sussex BN10 8RJ

Summary

The existing bungalow at 47 Piddinghoe Avenue was one of the first constructed in the road around 1935. The property is a two-bedroomed single storey of traditional build, (clinker blockwork under pebbledash render, under a Redland 49 tiled roof over a pitched timber construction), occupying 82.42m² (0.008242 hectares of the 232.26m² (0.023226 hectares) plot of land.

(The revised statement has reconfigured the proposed dwelling to a bungalow with new layout, reduction in ridge height to a new level of 6415mm above datum.

The revisions take into consideration Steve Howe's comments in the Planning Pre-application, dated 25th July 2017.)

The front of the property is positioned at 3.2m back from the highway resulting in on-street parking for the owners.

It is proposed to demolish the existing property and to construct a new traditionally built bungalow, with three bedrooms, set back off the highway by 6 metres, and increasing the square area of the building well within the permitted development for the area stated in General Stipulations and Conditions, (1) of page three of HM Land Registry document ESX84260.

The remaining plot of land shall be landscaped to the rear with turf and patio slabs, and off-road parking at the front for two cars.

Use

Residential for owner occupier use.

Amount

Total size of the site comprises of 232.26 square metres.

Existing property occupies 63.41 square metres.

New property occupies 82.42 square metres.

Scale

Current width of property is 6.710 metres and a depth of 9.450 metres.

New property width is 6.080 metres and a depth of 13.600 metres.

Appearance

The current elevations are a pebbledash type render, which requires ever-increasing amounts of maintenance, together with timber fascia, and uPVC windows.

The proposed new property elevation brickwork will be from the Freshfield Lane Brickworks, under a Granular Red Redland 49 roof tile on a 40-degree pitched roof construction.

There shall be A-rated uPVC windows and outward opening French doors to the rear, a black composite front door to the south side which affords level threshold access to the premises.

Levels

The existing property floor level is 898mm above the road level, (778mm above top edge of kerb), directly outside of the premises, requiring the occupants to climb three steps to enter the premises through the front door.

It is proposed that the new property floor level be at 900mm above the road level, (780mm above top of kerb). There will be a gradual gradient from back edge of kerb to the position of the front door which shall provide a level threshold entrance through the front door.

Drainage

It is proposed that the existing foul drainage is used for the new property.

It is proposed that new surface water drainage for the new property is provided to newly installed soak-aways; the size to be 1200m³.

Landscaping

The frontage of the new property will be block-paved to create off-road parking, a small brick-built bin area which also forms a dwarf boundary wall to the south and the remainder turfed.

The rear of the property shall be laid to lawn with a patio outside of the French doors and a shed located in the north-east corner of the plot.

Access

There is currently no crossover to the west of the premises on to Piddinghoe Avenue, resulting in on-street parking for the owner.

It is proposed that a new crossover be created to provide access for two cars on to the block-paved area in front of the new property.

Reference	TW/19/0048/TPO
Alternative Reference	PP-07975759
Application Received	Wed 03 Jul 2019
Application Validated	Wed 03 Jul 2019
Address	2 The Cedars Peacehaven East Sussex BN10 7SZ
Proposal	T1 - Sycamore - rear garden - fell piecemeal to ground level - growing close to retaining wall - causing structural damage.
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Have requested ext



Lewes District Council

Planning Services

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

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

Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.

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. Trees Location

Number	<input type="text" value="2"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="The Cedars"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Peacehaven"/>
Postcode	<input type="text" value="BN10 7SZ"/>

If the location is unclear or there is not a full postal address, describe as clearly as possible where it is (for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road')

Easting (x)	<input type="text" value="541162"/>
Northing (y)	<input type="text" value="102290"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Phil"/>
Surname	<input type="text" value="Davis"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="2, The Cedars"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	Peacchaven
Country	
Postcode	BN10 7SZ
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Richard
Surname	Green
Company name	R W Green Limited
Address line 1	Unit 10, Upper Stoneham Farm
Address line 2	
Address line 3	
Town/city	LEWES
Country	United Kingdom
Postcode	BN8 5RH
Primary number	01273480727
Secondary number	07802444459
Fax number	
Email	dorothy@rwgreenlimited.co.uk

4. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order?

☒ Yes ☐ No

Are you wishing to carry out works to tree(s) in a conservation area?

☐ Yes ☒ No

5. Identification of Tree(s) and Description of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out.

You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work.

Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. You should use the same numbering on your sketch plan (see help for sketch plan requirements).

Please provide the following information:

- Tree species

5. Identification of Tree(s) and Description of Works

- The number used on the sketch plan); and
- A description of the proposed works.

Where trees are protected by a Tree Preservation Order you must also provide:

- Reasons for the work; and where trees are being felled
- Proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

e.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with one standard ash in same position.

T1 - Sycamore - rear garden - fell piecemeal to ground level - growing close to retaining wall - causing structural damage.

6. Trees - Additional Information

For all trees

A sketch plan clearly showing the position of trees listed in the question 'Identification of Tree(s) and Description of Works' MUST be provided when applying for works to trees covered by a Tree Preservation Order. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes).

It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO

Please note: If none of the proposed work involves trees covered by a TPO, please answer 'No' to the two questions below

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application MUST be accompanied by the necessary evidence to support your proposals (see guidance notes for further details).

1. Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall ☐ Yes ☒ No

If Yes, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. Alleged damage to property - e.g. subsidence or damage to drains or drives. ☐ Yes ☒ No

If Yes, you are required to provide for:

- Subsidence: A report by an engineer or surveyor (to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals) and a report from an arboriculturalist to support the tree work proposals.

- Other structural damage (e.g. drains walls and hard surfaces): Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)

- Are you providing additional information in support of your application (e.g. an additional schedule of work for question 'Identification of Tree(s) and Description of Works')? ☐ Yes ☒ No

7. Tree Ownership

- Is the applicant the owner of the tree(s)? ☒ Yes ☐ No

8. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number

9. 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?

10. Trees - 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)

02/07/2019



Lewes District Council

Planning Services

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

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

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

Ian Fitzpatrick - Director of Regeneration and Planning

Main Town/Parish Council for - **Peacehaven**
Ward Member/s for - **Peacehaven North**
If in Lewes Conservation Area –
Lewes CAAG

9 July 2019

Dear Councillor,

Application for permission to carry out work on Preserved Trees

Site Address:

2 The Cedars Peacehaven East Sussex BN10 7SZ

Parish: Peacehaven

Proposal:

T1 - Sycamore - rear garden - fell piecemeal to ground level - growing close to retaining wall - causing structural damage.

To view details of the above application please use the link below:

<http://planningpa.lewes.gov.uk/online-applications/?checkboxname=ON&btnContinue=Continue>

If you wish to comment please let me know **within the next 14 days**.

Yours sincerely

Mr Daniel Wynn

Tree & Landscape Officer

Email: Daniel.Wynn@lewes-eastbourne.gov.uk

Have requested a day extension - okay

Reference	TW/19/0046/TPO
Alternative Reference	Not Available
Application Received	Thu 27 Jun 2019
Application Validated	Thu 27 Jun 2019
Address	1 Woodlands Close Peacehaven East Sussex BN10 7SF
Proposal	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
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

no docs
have asked for ext

Print Version

Close Window

Print

Summary

Reference	TW/19/0046/TPO
Alternative Reference	Not Available
Application Received	Thu 27 Jun 2019
Application Validated	Thu 27 Jun 2019
Address	1 Woodlands Close Peacehaven East Sussex 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
Proposal	
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Work to Trees (TPO)
Expected Decision Level	Not Available
Case Officer	Mr Daniel Wynn
Parish	Peacehaven
Ward	Peacehaven North
District Reference	Not Available
Applicant Name	Mr M Powell
Applicant Address	1 Woodlands Close Peacehaven East Sussex BN10 7SF
Environmental Assessment Requested	No

have asked for extension

Contacts

Ward Councillors

Councillor Elayne Merry

Address 6 Heathdown Close Peacehaven East Sussex BN10 7UN

Councillor Andy Loraine

Address 7 Carey Down Telscombe Cliffs East Sussex BN10 7LF

Councillor Phil Davis

Address 2 The Cedars Peacehaven BN10 7SZ

Councillor Keira Rigden

Address Southover House Southover Road Lewes BN7 1AB

Important Dates

Application Received Date	Thu 27 Jun 2019
Application Validated Date	Thu 27 Jun 2019
Expiry Date	Fri 26 Jul 2019
Actual Committee Date	Not Available
Latest Neighbour Consultation Date	Not Available
Neighbour Consultation Expiry Date	Not Available
Standard Consultation Date	Fri 28 Jun 2019
Standard Consultation Expiry Date	Fri 26 Jul 2019
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Internal Target Date	Thu 22 Aug 2019
Agreed Expiry Date	Not Available
Decision Made Date	Not Available
Permission Expiry Date	Not Available
Decision Printed Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Thu 22 Aug 2019
Temporary Permission Expiry Date	Not Available

Constraints

Name	Constraint Type	Status
Name: Lewes Local Plan - Planning Boundary	Local Plan Planning Boundary	Current
Name: Telscombe Parish 250M Outer Buffer	Parish Boundary 250m Buffer	Current



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Ian Fitzpatrick - Director of Regeneration and Planning

Mr Boncea
c/o Keith Lawton
KEL Building Advisor Ltd
11 Dale View
Hove
BN3 8LA
United Kingdom

LW/19/0422

Town and Country Planning Act 1990 – Section 191 & 192

**Town and Country Planning (Development Management Procedure) (England)
Order 2015: Article 39**

**The Town and Country Planning (General Permitted
Development) (England) Order 2015**

Certificate of Lawful Use or Development (Proposed)

Lewes District Council hereby certify that on 14 June 2019 the **operations** described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and **DELINEATED** on the plan attached to this Certificate, is **lawful** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

First Schedule

New dormer window

Second Schedule

36 Seaview Avenue Peacehaven East Sussex BN10 8SA

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Existing Floor Plan(s)	13 June 2019	001
Existing Roof Plan	13 June 2019	001
Existing Elevation(s)	13 June 2019	002
Proposed Floor Plan(s)	13 June 2019	003

Proposed Roof Plan	13 June 2019	003
Proposed Elevation(s)	13 June 2019	004
Other Plan(s)	13 June 2019	005 Volume Calc
Location Plan	13 June 2019	006
Proposed Block Plan	13 June 2019	006
Design & Access Statement	13 June 2019	

Reason: For the avoidance of doubt and in the interests of proper planning.

The reason(s) for this decision is/are:

1. That the proposed side dormer falls within development permitted by Schedule 2, part 1, class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

I Fitzpatrick

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

Date: 10 July 2019

Please read the attached notes.

Notes to applicant

Building Regulations – Your attention is drawn to the need for compliance with Building Regulations and the general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance and shall not be taken as granting any licence or approval for any other purposes whatsoever. Your attention is drawn to the Party Wall Act 1996 and your responsibilities to your neighbours under this legislation. Your attention is drawn to the provisions of Section 35 of the East Sussex Act 1981 regarding Access for Fire Brigade.

NOTE:

1. This Certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the **operations** specified in the First Schedule taking place on the land described in the Second Schedule **was** lawful, on the specified date and, thus **would not** have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the **operations** described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any **operations** which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Schedule 2




DETERMINATION UNDER DELEGATED POWERS

Application Number: LW/19/0422	Case Officer: Mr Robin Hirschfeld	Date Received: 14 June 2019
Site Address: 36 Seaview Avenue Peacehaven East Sussex BN10 8SA	Parish: Peacehaven	Date Valid: 14 June 2019
Proposal: New dormer window		Consultation expiry:
Applicant: Mr Boncea		Recommendation Date: 9 July 2019
RECOMMENDATION: That the Certificate of Lawful Use/Dev (Proposed) is Approved		Decision Due: 9 August 2019

Decision Notice check list:

S106 Legal Agreement required BEFORE issuing Decision: **NO**

	Signature	Date
Recommendation Agreed by Senior Officer:		10/7/19

	Signature	Date
Decision Notice Checked by:		

Representations from Standard Consultees:

Other Representations:

None

Officer Report:

A lawful development certificate is sought for a proposed side dormer to this detached property located in Peacehaven. The house is not situated on article (2)3 land and has permitted development rights relating intact.

The proposed dormer window is at the side of the property and measures 9.15 m wide, 2.62 m high and 2.66 m deep.

The proposed dormer would not exceed the highest part of the existing roof, extend beyond the plane of any existing roof slope which forms a principal elevation of the dwelling house and fronts a highway. The proposed volume (32.57 m³) of the dormer window would not exceed the 50 m³ total volume allowed for a detached property. The dormer would be finished in materials to match the existing house and be set up more than 20 cm from the eaves level and below the maximum roof height of the dwelling.

The proposal is therefore considered to be development permitted under Schedule 2, part 1, class B of the town and country (General permitted development) (England) order 2015.

Recommendation:

That a Lawful Development Certificate Is Issued

Lewes District Council hereby certify that on 14 June 2019 the **operation** described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and **edged red** on the plan attached to this Certificate, **is lawful** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

Summary of reasons for decision:

That the proposed side dormer falls within development permitted by Schedule 2, part 1, class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

This decision relates solely to the following plan(s):

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Existing Floor Plan(s)	13 June 2019	001
Existing Roof Plan	13 June 2019	001
Existing Elevation(s)	13 June 2019	002
Proposed Floor Plan(s)	13 June 2019	003
Proposed Roof Plan	13 June 2019	003
Proposed Elevation(s)	13 June 2019	004
Other Plan(s)	13 June 2019	005 Volume Calc
Location Plan	13 June 2019	006
Proposed Block Plan	13 June 2019	006
Design & Access Statement	13 June 2019	

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Existing Floor Plan(s)	13 June 2019	001
Existing Roof Plan	13 June 2019	001
Existing Elevation(s)	13 June 2019	002
Proposed Floor Plan(s)	13 June 2019	003
Proposed Roof Plan	13 June 2019	003
Proposed Elevation(s)	13 June 2019	004
Other Plan(s)	13 June 2019	005 Volume Calc
Location Plan	13 June 2019	006
Proposed Block Plan	13 June 2019	006
Design & Access Statement	13 June 2019	

Reason: For the avoidance of doubt and in the interests of proper planning.



Lewes District Council

Planning Services

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

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Ian Fitzpatrick - Director of Regeneration and Planning

Mr Paul Bladon
c/o Mr Stuart Gilman
6 Mayfield Avenue
Peacehaven
BN10 8PB

LW/19/0165

Town and Country Planning Act 1990

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

Town and Country Planning General Regulations 1992

Notice of Refusal

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

Planning Application for Erection of single chalet style bungalow to side of existing dwelling

At 4 Mayfield Avenue Peacehaven East Sussex BN10 8PB

Parish: Peacehaven

as shown on Plan and Application Number LW/19/0165 submitted to the Council on 5 March 2019.

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

1. The proposal would extend beyond the rear building line of the neighbouring properties which together with the buildings height would have an oppressive and overbearing impact on the occupiers of the neighbouring properties and would detrimentally impact on residential amenity through overshadowing, contrary to Policy ST3 and DM25 of the Lewes District Local Plan.
2. The proposal, due to it's orientation (east-west) together with its height and close proximity to the neighbouring dwellings (less than 2m space between the proposal and 4 Mayfield Avenue and 2.5m to 2 Mayfield Avenue with windows on the side elevations of both properties) would result in a derimental impact on the

amenity of the occupiers through loss of light, contrary to Policies ST3/DM25 of the Lewes District Local Plan.

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

<u>Plan Type</u>	<u>Date Received</u>	<u>Reference</u>
Design & Access Statement	7 March 2019	
Location Plan	16 April 2019	
Proposed Block Plan	24 June 2019	02 A
Proposed Elevation(s)	24 June 2019	05 Rev B
Proposed Elevation(s)	24 June 2019	04 Rev A
Proposed Floor Plan(s)	24 June 2019	03 Rev B
Existing Block Plan	24 June 2019	01A
Proposed Block Plan	24 June 2019	02 Rev A

I. Fitzpatrick

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

Date: 3 July 2019

Please read the attached notes.

Note

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a householder or minor commercial development, and you want to appeal against your local planning authority's decision, then you must do so within 12 weeks of the date of this notice. For all other types of development you must appeal within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

East Sussex Act 1981

Your attention is drawn to the provisions of Section 35 of this Act concerning access for the Fire Brigade, as follows,

- (1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a District Council in accordance with Building Regulations, the District Council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-
 - (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

- (b) that the building or, as the case may be, the extension of the building, will not render inadequate any existing means of access for the fire brigade to a neighbouring building.
- (2) no requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990 unless notice of the provisions of this section is endorsed on or accompanies the planning permission.
- (3) Section 64 (2) and section 65 (2) to (5) of the Act of 1936, (Notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the Act of 1936.
- (4) Any person aggrieved by the action of the District Council in rejecting plans under this section may appeal to a Magistrates' Court.
- (5) In this section references to the adequacy of means for the fire brigade shall be construed as references to a means of access adequate, or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.



Lewes District Council

Planning Services

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Ian Fitzpatrick - Director of Regeneration and Planning

Morley
Peters Builders
c/o Mr Brian Thomas
Building Technical Services
64 Ellerslie Lane
Little Common
Bexhill-on-Sea
TN39 4LJ

LW/19/0183

Town and Country Planning Act 1990

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

Town and Country Planning General Regulations 1992

Notice of Refusal

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

Planning Application for Erection of a pair of semi-detached bungalows

At Land Rear Of 53 Cissbury Avenue Peacehaven East Sussex

Parish: Peacehaven

as shown on Plan and Application Number LW/19/0183 submitted to the Council on 7 March 2019.

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

1. The proposal by way of its limited site area, form of the building, and layout of the site would result in substandard accommodation for future occupiers, failing to meet National Space standards for both room and dwelling size, the small garden size, and the overlooking from the approved buildings to the rear and as a result of these poor living conditions, contrary to Policies ST3 and DM25 of the Lewes District Local Plan.
2. The proposal fails to provide for refuse and recycling storage on the site, contrary to Policy DM26 of the Lewes Local Plan Part 2, and also fails to provide

for electric vehicle charging points nor does it provide solar panels or any other renewable energy provisions or energy reduction and efficiency provisions and is and as such does not comply with policies CP9, CP13 and CP14 of the Lewes Local Plan.

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

<u>Plan Type</u>	<u>Date Received</u>	<u>Reference</u>
Design & Access Statement	6 March 2019	
Existing Block Plan	6 March 2019	
Location Plan	6 March 2019	
Other Plan(s)	6 March 2019	04-0618-07 site levels
Other Plan(s)	6 March 2019	021114B surface water disposal from roads
Proposed Floor Plan(s)	6 March 2019	04-0618-01 ground floor layout
Proposed Layout Plan	6 March 2019	021114 proposed layout/access
Other Plan(s)	6 March 2019	02 111A proposed access/junction
Proposed Elevation(s)	6 March 2019	04-2618-02 proposed elevations
Proposed Block Plan	6 March 2019	
Other Plan(s)	6 March 2019	04-0618-06 landscaping details

I Fitzpatrick

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

Date: 4 July 2019

Please read the attached notes.

Note

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a householder or minor commercial development, and you want to appeal against your local planning authority's decision, then you must do so within 12 weeks of the date of this notice. For all other types of development you must appeal within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

East Sussex Act 1981

Your attention is drawn to the provisions of Section 35 of this Act concerning access for the Fire Brigade, as follows,

- (1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a District Council in accordance with Building Regulations, the District Council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-
 - (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

- (b) that the building or, as the case may be, the extension of the building, will not render inadequate any existing means of access for the fire brigade to a neighbouring building.
- (2) no requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990 unless notice of the provisions of this section is endorsed on or accompanies the planning permission.
- (3) Section 64 (2) and section 65 (2) to (5) of the Act of 1936, (Notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the Act of 1936.
- (4) Any person aggrieved by the action of the District Council in rejecting plans under this section may appeal to a Magistrates' Court.
- (5) In this section references to the adequacy of means for the fire brigade shall be construed as references to a means of access adequate, or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

PH653.

Answers from
Doctor Gurtler.

Admin

Subject: FW: Car Park - Meridian Surgery

From: GURTLE, Christopher (MERIDIAN SURGERY) [mailto:chris.gurtler@nhs.net]

Sent: 10 July 2019 16:08

To: Town manager

Cc: Isobel Sharkey; Admin

Subject: RE: Car Park - Meridian Surgery

Tony

Thank you for your response.

With regard to your concerns

- **Using CIL funds for this purpose will reduce this fund for the Town and the availability of these monies for equally worthy causes.**

I cannot comment on this. Any interested party is entitled to apply for CIL funding, and other causes in Peacehaven may put in their applications through the correct routes. Our application in no way prevents others from applying. Nor does our application guarantee a successful bid.

- **There is no evidence of any consultation having taken place with East Sussex County Council (ESCC).** In the summary document I sent I did not include everything. I have been in discussion with Highways England, and they are broadly in support of using their land for this purpose. Of course, ESCC must be formally consulted, and we intend to do this.

- **There is also mention of funding from Lewes District Council, but ESCC owns the land, so it must be consulted.**

See my answer above

- **This project may also interfere with the Co-Op's future plans for the Meridian site.**

My responsibility is to ensure that the car park is safe. Our plans do not encroach on any land owned by the Coop except the site presently occupied by the Anchor Healthcare Centre. I do not know what the Co-op's plans for the Meridian Centre are. As a GP at Meridian Surgery, and recent director of the company who owns the Anchor Healthcare Centre, I have received no information at all that the Co-op is planning any modifications to this site.

- **The bus turning circle will be lost; where will the buses turn?**

The bus turning circle will not be lost. The plans do not encroach on the bus turning circle at all.

I hope that that allays some of your concerns, and thank you for support for the redesign, subject to the agreements.

Chris

