



Seaford Town Council

Seaford Town Council Planning & Highways Agenda – Thursday 1st February 2024

To the Members of the Planning & Highways Committee

Councillors L Wallraven (Chair), L Boorman (Vice Chair), R Buchanan, R Clay, O Honeyman, R Honeyman and S Markwell.

A meeting of the **Planning & Highways Committee** will be held at Crossway Church, Clinton Place, Seaford, BN25 1NP on **Thursday 1st February 2024** at **7.00pm**, which you are summoned to attend.

Adam Chugg

Town Clerk

26th January 2024

- **Public attendance at this meeting will be limited due to the size of the meeting, so public will need to register to guarantee a place**
- **The meeting will be video recorded and uploaded to the Town Council's YouTube channel after the meeting**
- **See the end of the agenda for further details of public access and participation**

AGENDA

1. Apologies for Absence

To consider apologies for absence.

2. Disclosure of Interests

To deal with any disclosure by Members of any disclosable pecuniary interests and interests other than pecuniary interests, as defined under the Seaford Town Council Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

3. Public Participation

To deal with any questions, or brief representations, from members of the public in accordance with relevant legislation and Seaford Town Council Policy.

In accordance with Town Council policy, members of the public wishing to speak on individual planning applications may do so immediately before each planning application.

4. Planning Applications – For Comment

The planning and/or tree works applications for the Committee to consider and comment on as a statutory consultee are as follows:

Lewes District Council Planning Applications received in week commencing Monday 8th January 2024

[LW/24/0002 - 27 Bishopstone Road, Bishopstone](#) - Single storey rear extension for B Donaldson.

[LW/23/0768 – 2 Freeland Close, Bishopstone](#) - Single storey side extension, relocation of rear access steps and alterations to existing side and rear fenestration for Mr M Smith.

[LW/24/0001 – 5 Chynqton Lane](#) - Replacement single storey side extension, two storey side extension, installation of solar panels to rear roof slope, alterations to fenestration and associated landscaping for Mr I Hosman and Mrs C Mummery.

[LW/23/0760 - Old School House, Upper Belgrave Road](#) - Demolition of existing side porch, replacement with single storey side infill extension to connect existing outbuilding to main dwelling, removal of existing dormers, with installation of replacement dormers at rear and side elevations and 2no. additional side dormers, removal of existing roof light with installation of 2no. rooflights at side elevation and 1no at front elevation, alterations to fenestration at side elevation and internal layout, recladding of roof at ground floor level and extension of driveway at front elevation for Ms S Gardhouse.

[LW/23/0533 - 61 Marine Drive, Bishopstone](#) - Raising of roof height to provide first floor extension for Mr D Hutchings.

Lewes District Council Planning Applications received in week commencing Monday 15th January 2024

[LW/24/0014 - The Seven Sisters, Alfriston Road](#) – Advertisement Consent Application - Installation of 4no. non-illuminated box facias, 3no. externally illuminated box facias, 1no. dibond graphic and 1no. store directory signs for Tesco.

[LW/24/0015 – The Seven Sisters, Alfriston Road](#) – Installation of 1 no. Steel MOE Door, 1 no. protection handrail with low height access gate, 2 no. ramraid bollards and 1no. brick infill area.

[LW/24/0022 - 2 Stirling Avenue](#) - Erection of single storey rear/side extension for Mr P Creed.

Lewes District Council Planning Applications received in week commencing Monday 22nd January 2024

[LW/24/0017 – Catholic Church of St Thomas More, Sutton Road](#) - Installation of 2 no. emergency sleeping pods for temporary use by rough sleepers for Deacon S Sharpe.

[LW/24/0037 – 133 North Way](#) - Section 73A retrospective application for 5no. sun tube skylights for Mr N Starks

Tree Works Applications

[TW/24/0002/TPO – 1 Sandore Road](#) - T1- Sycamore - crown reduce by up to 1.5m T2- Maple - crown reduce by up to 2m T3- Ash - Removal of large lower limbs for Mr G Durnford.

[TW/24/0009/TCA – 9 Croft Lane](#) - T1 – Fell Sycamore for Ms R McKenzie.

5. Lewes Local Plan – Spatial Strategy and Policies Directions

To consider report 153/23 on the latest Local Plan Consultation document issued by Lewes District Council with information and comments to facilitate a formal response from the Town Council (pages 6 to 31).

6. Update Report

To consider report 152/23 on the Lewes DC decisions received since the last meeting on applications previously considered by the Committee together with notification of appeals decided and received (pages 32 to 34).

AGENDA NOTES

For further information about items on this Agenda please contact:

Adam Chugg, Town Clerk, 37 Church Street, Seaford, East Sussex, BN25 1HG

Email: meetings@seafordtowncouncil.gov.uk

Telephone: 01323 894 870

Circulation:

All Town Councillors, Young Mayor, Deputy Young Mayor and registered email recipients.

Public Access:

Members of the public looking to access this meeting will be able to do so by:

1. Attending the meeting in person.

The Town Council asks that you contact meetings@seafordtowncouncil.gov.uk or 01323 894 870 to register your interest in attending at least 24 hours before the meeting.

Spaces will be assigned on a first come, first served basis.

Please note that if you don't register and just attempt to turn up at the meeting, this could result in you not being able to attend if there is no space.

OR

2. Watching the recording of the meeting on the [Town Council's YouTube channel](#) , which will be uploaded after the meeting has taken place.

Public Access to the Venue:

If you are attending the meeting in person, please arrive for 6.45pm where you will be shown into the meeting for a 7.00pm start.

Public Participation:

Members of the public looking to participate in the public participation section of the meeting must do so in person, by making a verbal statement during the public participation section of the meeting.

Below are some key points for public participation in the meeting:

1. Your statement should be regarding business on the agenda for that meeting.

2. You will only be able to speak at a certain point of the meeting; the Chair of the meeting will indicate when this is.
3. You do not have to state your name if you don't want to.
4. If you are unsure of when best to speak, either query this with an officer/councillor ahead of the meeting or raise your hand during the public participation item of the meeting and ask the Chair – they will always be happy to advise.
5. When the Chair has indicated that it is the part of the meeting that allows public participation, raise your hand and the Chair will invite you to speak in order.
6. Statements by members of the public are limited to four minutes and you don't automatically have the right to reply. The Chair may have to cut you short if you overrun on time or try to speak out of turn – this is just to ensure the meeting stays on track.
7. Where required, the Town Council will try to provide a response to your statement but if it is unable to do so at the meeting, may respond in writing following the meeting.
8. Members of the public should not speak at other points of the meeting.
9. A summarised version of your statement, but no personal details, will be recorded in the minutes of the meeting.

Public Comments

Members of the public looking to submit comments on any item of business on the agenda can do so in writing ahead of the meeting and this will be circulated to all committee members. Comments can be submitted by email to planning@seafordtowncouncil.gov.uk or by post to the Town Council offices.

Health & Safety Measures:

While Covid restrictions are no longer mandated the Town Council wishes to stay vigilant and mindful of the health and safety of its meeting participants by upholding the requirement that you should not attend the meeting if you are displaying any Covid-19 symptoms (or have tested positive) as identified on the [NHS website](#) or symptoms of any similarly contagious illness.



Seaford Town Council

Report No:	153/23
Agenda Item No:	5
Committee:	Planning & Highways
Date:	1 st February 2024
Title:	Lewes Local Plan – Spatial Strategy & Policies Direction
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To presenting information on the latest Local Plan Consultation document issued by Lewes District Council with information and comments to facilitate a formal response from the Town Council

Recommendations

The Committee is recommended:

1. To agree a formal response to the Consultation based on the comments set out above and any additional comments agreed.

1. Introduction

- 1.1 The current consultation document on the Lewes Local Plan entitled 'Towards a Spatial Strategy and Policies Directions' was reported to the Committee on 21st December 2023.
- 1.2 The report to December Committee is included at Appendix A, providing a good overview of the Local Plan, the process for its review and purpose of this consultation.
- 1.3 The Lewes Local Plan has now reached the Regulation 18 consultation stage, prior to the draft plan being prepared for publication.
- 1.4 At this stage, Lewes District Council (LDC) wants to know what others think about the land uses within the plan and, whether the vision and aims to address these issues are the correct ones for the area.

- 1.5 The consultation document published now draws on the 42,000 comments submitted last year in response to the 'Issues and Options' document.
- 1.6 Full Council considered the Issues and Options document at its meeting in August 2021 (see [report 65/21 of the August 2021 Full Council agenda online](#) and the Town Council's response can be found on the [consultation responses webpage](#)).
- 1.7 This current consultation will help shape the draft submission plan, which is programmed for publication this summer and will be consulted on.
- 1.8 [LDC's Local Plan webpage](#) includes a number of useful resources, including:
 - (a) Frequently Asked Questions
 - (b) Recordings from a series of webinars exploring the Local Plan themes held in December
 - (c) Topic papers and evidence to underpin the draft plan.

2. Consultation Response

- 2.1 The consultation document was published and circulated by Lewes District Council on 29th November. The closing date for responses has really been extended by LDC, now being 19th February.
- 2.2 Members are now being requested to agree a formal response to the Consultation, based upon the comments set out within the appendices and any additional comments agreed at this meeting.
- 2.3 The form of consultation response favoured by LDC is through its online portal, where there is a list of questions on each main policy area.
- 2.4 The questionnaire is included at Appendix B for information.
- 2.5 Appendix C sets out officer's explanatory notes and/or comments on each question, to guide members in formulating a response.

3. Key Elements to Highlight

- 3.1 The commentary at Appendix C offers points for consideration by members as they formulate the Committee's responses to the questionnaire.
- 3.2 There are some key elements to highlight within this covering report:
 - (a) Housing Developments - at this stage of the plan-making process, the consultation is seeking views on the general capacity for housing developments within the district, rather than providing a specific

number for Seaford. These specifics will be consulted on as part of the draft submission plan later this year.

- (b)** Site Specifics – at this stage of the plan-making process, the consultation is naming sites in order to provide an idea on general capacity for development within the town, rather than specifically identifying sites that can be developed – this level of analysis of the sites is yet to be undertaken. The consultation on the draft submission plan later this year will identify specific sites and any development potential, and seek views on these.
- (c)** Development Capacity Study – this is one of the many supporting documents appended to the consultation document. It is intended to give an overall view of the extent of land available for development in sustainable locations but does not include any assessment as to whether the site should go forward for allocation in the Plan and therefore carries little weight. Prime examples of the extreme ‘broad brush’ approach of the Study are that four of the town’s car parks are included together, with two different sites at South Way and at Chyngton Lane with identical descriptions.
- (d)** Redevelopments – it is becoming increasingly clear that with the shortage of large open sites in Seaford being available, the emphasis will shift on to redevelopments of existing dwellings on large plots coming forward as windfall developments. This in turn will give rise to the need for careful controls on location to ensure that such developments do not have an adverse impact on existing residential areas outside designated Areas of Special Character and Conservation Areas.
- (e)** Affordable Housing – there is an important reference to affordable housing at Question 5. An increase in the provision of affordable housing is vital to the well-being of the town and its residents.
- (f)** Health Services – there is widespread concern in the town over the adequacy of health services. Before the total allocation for Seaford is proposed in the next stage of the Plan process, LDC must ensure that the relevant NHS bodies are consulted and are satisfied that the

consequential increase in demand can be met and an adequate level of services can be achieved and maintained.

- (g) Community Facilities – the Town Council's 2023 - 2027 Strategic Plan identifies the need for new bespoke Community Facilities to be established in the town, to move away from the reliance on Church Halls. The need for community facilities should be referenced in the new Local Plan.
- (h) Visitor Accommodation – over the past five years there has, for various reasons, been an increase in visitors to the town. Informal soundings through the town's Tourist Information Centre show a marked increase in queries about hotel and other holiday accommodation. A Study is required to identify how the acknowledged increase in visitors can be served and accommodated.
- (i) Water – recent breaks in local water supply and concerns over waste management have highlighted the need for adequate provision to be made in these areas. This is covered in Question 9.

4. Financial Appraisal

4.1 There are no direct financial implications of this report.

5. Contact Officer

5.1 The Contact Officer for this report is Geoff Johnson, Planning Officer.

Report 153-23 Appendix A

December Planning & Highways Committee Report

Report No:	110/23
Agenda Item No:	5
Committee:	Planning & Highways
Date:	21 st December 2023
Title:	Lewes Local Plan – Public Consultation – Towards a Spatial Strategy and Policies Directions
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To provide an introduction to the Lewes Local Plan consultation document published by Lewes District Council on 29 th November 2023

Recommendations

The Committee is recommended:

- | |
|---|
| <ol style="list-style-type: none"> 1. To note the contents of the report |
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1. Information

- 1.1 This report is intended as an introduction to the consultation document published by Lewes District Council on 29th November 2023.
- 1.2 The timing of the consultation over the Christmas and New Year holiday period means that the deadline for formal responses has been extended to 8th February 2024.
- 1.3 The consultation document runs to 203 pages and is difficult to summarise in a brief report.
- 1.4 A [link to the full document](#) has been forwarded to members of the Committee. While it is not essential that the document is read in full it is recommended that members get a 'flavour' of the main issues from the document before it is discussed, and responses are agreed.
- 1.5 There are two scheduled Committee meetings early in the new year before the deadline for responses i.e. on 11th January and 1st February. The

meeting on 1st February still allows sufficient time for agreed responses to be reported back to the District Council, so it is recommended that the main discussion takes place at that meeting.

- 1.6** The Plan can also be included on the agenda for 11th January meeting to provide officers with an opportunity to add any relevant information to that set out in this introductory report and to deal with any members' questions and queries arising.

2. The Consultation Document

- 2.1** The Lewes Local Plan has now reached the Regulation 18 consultation stage, prior to the draft plan being prepared for publication.
- 2.2** This is the final chance for the interested parties to suggest what form the Plan should take and the nature of the policies that should be included.
- 2.3** The consultation document draws on the 42,000 comments submitted last year in response to the 'Issues and Options' document.
- 2.4** The draft plan is programmed to be published in spring 2024.
- 2.5** The main themes and ideas on which the District Council is seeking a response are:-
- Limitation of the impacts of Climate Change
 - Maintenance of the natural environment
 - Provision of homes for everyone
 - Regeneration of the coastal towns
 - Support for the economy in the villages and rural areas
 - Provision of infrastructure and community facilities
 - Building decent homes that people want to live in, and
 - Improvement of the water quality of our rivers.
- 2.6** The Local Plan itself will set out strategic policies to underpin and guide development within the plan area. It should be noted that the plan area omits the large central part of the district within the designated South Downs National Park (page 14). This central area is covered by the South Downs Local Plan, which is also under review.
- 2.7** The strategic policies under each theme are set out under the following 'chapter headings':-
- Development Strategy

- Climate Change
- Natural Environment
- Homes for Everyone
- Economy and Regeneration
- Infrastructure and Community Facilities
- Design, Landscape and the Built Environment
- Water

- 2.8** The parts of the document which will be of particular interest locally are on Housing Need and Housing Delivery and the 'Options for Growth'.
- 2.9** Housing Need and Delivery is covered in pages 32 to 41. The housing requirement for the area assessed under the government's Standard Method is 602 dwellings per annum. The Plan recognises that since 2010 the local planning authority (LPA) has been unable to achieve that target. In fact, it has fallen well short with an average of 250 dwellings.
- 2.10** Taking all relevant factors into account, including past history, environmental restraints, the allocated and approved developments and sites coming forward in the local plan process (the call for sites), the LPA considers that it can only fulfil housing delivery up to 2040 within the range of 271 to 468 dwellings per annum. It will however continue to investigate further how housing need can be met.
- 2.11** As this figure is well short of the government's set target, it sets up a battle to be fought out at the future Local Plan Inquiry where the LPA will have to plead 'special circumstances' to justify its position, relying also on indications from the government that the sections of the National Planning Policy Framework on housing delivery may be amended to take local factors into account.
- 2.12** The 'Options for Growth' section deals with the various ways in which new housing can be accommodated. The different options are explained in pages 43 to 55. They are:-
- Intensification of development within the coastal towns
 - Further outward expansion of Newhaven and Peacehaven
 - Urban extensions to Burgess Hill and Haywards Heath
 - Focussing growth on the most sustainable villages in the Low Weald

- Dispersing growth across all villages in the Low Weald
- A new settlement within the Low Weald

2.13 The possibility of a new settlement of 3,000 dwellings in the Plumpton/East Chiltington area, close to the National Park boundary, has been removed from the list of options.

3. Recommendation

3.1 As stated above, this is intended only as an introduction to some of the main issues in the consultation document.

3.2 Further reports will be made to the meetings on 11th January and 1st February. At the February meeting, the document will be discussed and final responses to the District Council will be agreed.

3.3 For the time being, members are simply requested to note this report

4. Contact Officer

4.1 The Contact Officer for this report is Geoff Johnson, Planning Officer.

Towards a Lewes Local Plan: Spatial Strategy and Policy Directions

Please respond to the consultation by completing the questions below. Return by email to LocalPlan@lewes-eastbourne.gov.uk or by post to: Lewes District Council, c/o Eastbourne Town Hall, Grove Road, Eastbourne, BN21 4UG.

Your Details

Data Protection and Privacy Notice

For further information about how the council uses your information and your rights, please read our privacy notice [here](#)

Name:

Organisation (if relevant):

Agent providing comments on behalf of (if relevant):

Postal Address:

Post Code:

Email Address:

What type of stakeholder are you / who are you representing: (place 'x' in against box)

	Member of the public (Resident of Lewes District)		Residents Association
	Member of the public (Resident elsewhere)		National group / organisation
	Local business / employer		Planning Consultant
	Neighbouring District / Parish Council		Landowner / Developer
	Local group / organisation		Infrastructure / service provider
	Other – please describe:		

Vision and aims

What are your views on the proposed vision and aims?

Is there an alternative vision or aims (or parts of) that we should be considering?

Spatial Strategy

Do you agree that the proposed range identified to determine the housing requirement is the correct approach? If not, please explain why.

Do you think there is an alternative settlement hierarchy that we should consider? If so, what is it?

Climate Theme

Are there any further policies you would like to see included to respond to Climate Change? Why do you think they should they be included?

Should the new local plan require minimisation of and compensation for the loss of carbon sequestration, and if so, how should off site compensation be addressed?

Natural Environment Theme

Are there any further policies you would like to see included to protect and enhance our natural environment? Why do you think they should they be included?

Do you think the policy direction for Green and Blue infrastructure is the right one? If not, please identify how it can be changed and why?

Do you think the policy direction for Biodiversity is the right approach? If not please identify how it can be changed and why?

Should the local plan consider preparing an urban greening policy which requires a minimum level of greening on a development site?

Homes for Everyone Theme

Are there any further policies you would like to see included to meet housing needs? Why do you think they should they be included?

Do you agree with the emphasis on securing two-bedroom homes through new development and retaining smaller homes in the housing stock? If not, please explain why.

Do you agree with the affordable housing policy direction that is being set in the Affordable Housing policy? If not, please identify how it could be changed.

Do you agree with prioritising rented affordable tenures over affordable home ownership tenures? If not, please explain why you think different tenure proportions should be sought.

Can you identify specific sites that could accommodate Gypsies and Travellers? If you can identify a site, please submit it to our call for sites using the form on the consultation portal.

Economy and Regeneration Theme

Are there any further policies you would like to see included to meet economic and regeneration needs? Why do you think they should they be included?

Do you agree with the policy direction for employment and economic development? What other issues should the policy consider?

Do you agree with our policy direction relating to retail and leisure? If not, what would you change and why?

Infrastructure and Community Facilities Theme

Are there any further policies you would like to see included to meet the need for infrastructure and community facilities? Why do you think they should they be included?

Should there be a separate policy on resisting the loss of playing pitches?

Should a design-led policy for parking standards be progressed and included in the next version of the local plan?

How should we seek to manage cycle hire schemes to encourage the modal shift but at the same time avoid their potential for cluttering the street scene?

Design, Landscape and Built Environment Theme

Are there any further policies you would like to see included to guide Design, Landscape and the Built Environment? Why do you think they should they be included?

Do you agree with the proposed policy directions that are being considered for further development? Are there alternatives that we should be looking at?

Do you think that having concept masterplans for all residential development sites would assist in bringing forward sites and retain the design quality of the development? If yes, what stage of the plan should these be prepared and agreed?

Water Theme

Are there any further policies you would like to see included to respond to water resources and water management? Why do you think they should they be included?

Should the water quality policy specify standards for development for intensive livestock production?

Should the new local plan continue with the existing policy approach set out in Policy DM18: Recreation and Rivers or go further and consider specific locations for recreational uses, and other, or more specific areas/water bodies.

Report 153-23 Appendix C

Lewes Local Plan Consultation – STC Planning Officer Commentary

RESPONSE QUESTIONNAIRE

1. VISION AND AIMS

Q. What are your views on the proposed vision and aims?

STC Officer notes:

The vision and aims are at page 23 of the document.

The proposed vision is based on what the document describes as 'good growth' i.e. 'Good' growth is an underlying foundation of our vision. Our understanding of 'good growth' is one which is helping to meet the needs of our residents and businesses and building community wealth, but it should not be at any cost. Any growth has to be socially and economically inclusive and environmentally sustainable – we will expect the highest standards to the benefit of all those who live and work here and for development to be sensitive to the local context.

The 'vision' is defined under various headings at page 24 i.e. that the area by 2040 should be Green, Inclusive and have Great/Beautiful Places to Live and Work.

The 'aims' at page 25 onwards. They are:-

- Response to Climate Change

- Homes for All

- A Thriving Economy

- Enhancement of Biodiversity and Green Space

- Supporting Community Health and Well Being

- Provision of Infrastructure, and

- Creating Attractive and Distinct Places

Q. Is there an alternative vision or aims (or parts of) that we should be considering? What are your views on the proposed vision and aims?

STC Officer notes:

The aims and visions are fairly comprehensive but this is an opportunity for members to suggest any other general topics which should be covered.

2. SPATIAL STRATEGY

Q. Do you agree that the proposed range identified to determine the housing requirement is the correct approach? If not, please explain why.

STC Officer notes:

This is the most significant issue in the entire document (pages 32-41).

The overall conclusion is that based on the area's history of housing delivery and the capacity of the area from the latest Land Availability Assessment, it is not possible to meet the target derived from the Standard Method imposed by the Government. The Standard Method assessment is largely based on Housing Need. The document suggests that, from the information available, it would not be realistic to set a single achievable figure as a housing requirement. The plan is therefore to propose a range of between 271 and 468 dwellings per annum as a viable target. The target assessed under the Standard Method is 602.

There is no question provided to deal with views and comments on the options for housing growth set out on page 45 i.e.

Option 1: Intensification of development within the coastal towns

Option 2: Further outward expansion of Newhaven and Peacehaven

Option 3: Urban extensions to Burgess Hill and Haywards Heath

Option 4: Focussing growth on the most sustainable villages in the Low Weald

Option 5: Disperse growth across all villages in the Low Weald.

Option 6: A new settlement within the Low Weald

The reason for this is that it was the main subject of the previous Issues and Options consultation earlier in the Plan Programme.

Nevertheless, the merits of the various options are still discussed at some length on pages 46-55.

The general view in the document is that housing growth should be spread across the first five options; the sixth option having been discarded. The issue with proposed housing growth in the District's villages is that the larger villages, e.g. Newick and Ringmer, have already had to bear the burden of speculative developments granted on appeal and lack the infrastructure for further significant growth. The smaller villages would argue that they are lacking even the basic infrastructure so housing growth would be unsustainable.

The villages are therefore likely to favour shifting the burden on to the three coastal towns. Growth in these towns would be sustainable and would enable economic

prosperity and regeneration but is restricted by the sea, the proximity of the South Downs National Park (SDNP) boundary, pressure on existing infrastructure (health services in particular) and an almost total reliance on the A259.

Seaford, in particular, as well as being enclosed tightly by the SDNP has limited scope for large allocations within its boundaries due to flood risk and under provision of green space. This has shifted the emphasis on to redevelopments and it has had to bear a large and disproportionate share of the District's windfall development, including the Newlands development (185 dwellings) and, more recently the Constitutional Club, Crouch Lane (40 dwellings).

The Call for Sites for possible allocation in the emerging Plan led to the submission of local sites which are assessed at page 226 onwards of the Interim Land Availability Assessment 2022 (LAA). This can be accessed via a link on page 18 of the main Spatial Strategy document. The sites are:-

Land at Chyngton Way - 40 dwellings

East Street Car Park – 10

Land north of Crown Hill, off Firle Road (two sites) - 7 and 10

Beachcomber Site, Dane Road - 10

The Hawth Surrey Road – 10

Buckle Car Park – 22

6 Steyne Road – 13

Constitutional Club, Crouch Lane -19

Seaford Health Centre, Dane Road – 22

Mardon Court, Marine Parade– 18

Many of these sites have obvious constraints and are assessed as non-deliverable/developable. Some sites have already been the subject of applications, appeals and consents.

The site with the most positive assessment is at Chyngton Way. An application for residential development of up to 55 dwellings, LW/16/0460, was withdrawn in 2016 after a negative response from LDC. It had attracted hundreds of local objections. The inclusion and description of this site in the LAA and the possibility of this site being allocated for development is strongly opposed by local residents. It adjoins the boundary of the SDNP and the sensitivity of the area and likely adverse impact on the downland landscape is referred to in the assessment. However, it is still assessed as deliverable and developable.

It must be emphasised that at this stage of the Local Plan process there are no actual site allocations. The LAA repeats the important policy guidance that:-

‘The study is not a statement of Council policy and does not in itself determine whether a site should be allocated for development.’

The only purpose of the reference to the sites in the LAA is to give a general idea as to the development capacity of each town and village within the District and feed the figures into the calculation of how many dwellings can be delivered.

The indications are that due to intense pressure on LDC to deliver more new dwellings, the favoured option for Seaford could be redevelopments similar to the scheme at the former Tudor Manor Hotel, Eastbourne Road and alternatively the scheme granted on appeal for a block of 35 apartments replacing a line of four detached dwellings at 83-89 Sutton Road.

These schemes would comply with the Government’s stated policy of making optimum use of brownfield sites but could also adversely affect the character and quality of amenity of many attractive residential areas of the town. An example of this can be found buried in the dozens of supporting documents/appendices to the Plan under consultation. The Development Capacity Study (Nov 2023):-

‘..... seeks to quantify the potential for accommodating new homes on land and buildings within or adjacent the top two tier settlements and key transport hubs in the Plan Area. This may contribute towards meeting the housing requirement of the District. It is a technical study to supplement the interim Land Availability Assessment (LAA) by identifying additional development opportunities over and above that identified in the LAA. It supersedes the Urban Capacity Study (UCS) conducted in November 2004.’

In other words it is a supplemental study to the call for new sites, concentrating on redevelopments.

The Seaford site highlighted and illustrated in the study is at 36 South Way within an Area of Established Character and adjoining the SDNP. It is a large property adjoining the site at Chyngton Way referred to above. It is recently extended, with a large curtilage extending towards the Park boundary. The proposal would be to demolish the house and develop the site for housing served by a short ‘close’. It is likely therefore that a scheme to provide say 5 new dwellings would have to extend beyond the rear of the existing houses in South Way and therefore encroach on the open area adjoining a sensitive and popular area of the Park close to South Hill

Barn. It would also encroach further south than the site at Chyngton Way. It would bring a completely new form of development to the area. Despite these constraints , it is also stated in the assessment that the redevelopment *could contribute to the setting of the National Park*, a controversial view to say the least.

There is currently no indication that this site will be proposed for development but it illustrates a serious potential problem with redevelopments in general on Brownfield sites in Seaford i.e. that great care should be taken to protect existing Conservation Areas and Areas of Established Character, that the quality and character of existing street scenes should be retained and that densities allowed should not cause any detriment to existing neighbouring residents through loss of privacy and overlooking etc. There is a need for a specific policy, possibly an expanded version of policy SEA 17 of the Seaford Neighbourhood Plan, to regulate this form of redevelopment in Seaford.

In conclusion, the line which is likely to be taken, as mentioned above, is that growth will be sought across the first five options. However, the District Council should be reminded of the particular problems that Seaford would have in absorbing further housing growth over and above the existing allocations.

Q,. Do you think there is an alternative settlement hierarchy that we should consider? If so, what is it?

STC Officer notes:

The existing hierarchy is logical, is based on sound sustainability principles and should be retained.

3. CLIMATE THEME

Q. Are there any further policies you would like to see included to respond to Climate Change? Why do you think they should they be included?

STC Officer notes:

This is covered in page 62 – 77 with six separate policies suggested namely:-

Strategic Policy CC1: Mitigating and Adapting to Climate Change

Policy CC2: A Design Response to a Changing Climate

Policy CC3: Solar PV, Storage and Demand Management

Policy CC4: Sustainable Construction

Policy CC5: Renewable Energy Development and

Strategic Policy CC6: Coastal Change

There are no obvious omissions but members' views are requested.

Q. Should the new local plan require minimisation of and compensation for the loss of carbon sequestration, and if so, how should off site compensation be addressed?

STC Officer notes:

Members views are requested.

4. NATURAL ENVIRONMENT THEME

Q. Are there any further policies you would like to see included to protect and enhance our natural environment? Why do you think they should they be included?

STC Officer notes:

The policy areas covered (pages 78 – 91) are:-

NE1: Green and Blue Infrastructure

NE2: Biodiversity

NE3: Landscape, and

NE4: Clean and Healthy Environment

Q. Do you think the policy direction for Green and Blue infrastructure is the right one? If not, please identify how it can be changed and why?

STC Officer notes:

See page 78 for explanation and relevant policy direction.

Q. Do you think the policy direction for Biodiversity is the right approach? If not please identify how it can be changed and why?

STC Officer notes:

See page 82 for explanation and policy direction.

Q. Should the local plan consider preparing an urban greening policy which requires a minimum level of greening on a development site?

STC Officer notes:

See pages 85 and 86.

5. HOMES FOR EVERYONE THEME

Q. Are there any further policies you would like to see included to meet housing needs? Why do you think they should they be included?

STC Officer notes:

The policies cover all relevant areas namely:-

H1: Meeting Housing Needs

H2: Suitable Homes for All

H3: Affordable Housing

H4: Specialist Accommodation for Vulnerable People

H5: New Residential Development in the Countryside

H6: Making Best Use of Existing Rural Buildings

H7: Making Best Use of the Existing Housing Stock

H8: Accommodation for Gypsies, Travellers and Travelling Show people.

They are set out in pages 92 - 124

Q. Do you agree with the emphasis on securing two-bedroom homes through new development and retaining smaller homes in the housing stock? If not, please explain why.

STC Officer notes:

There has been general support in Seaford in recent years for more housing for younger people and small families, so the requirement in the policy direction on page 98 should be welcomed.

Q. Do you agree with the affordable housing policy direction that is being set in the Affordable Housing policy? If not, please identify how it could be changed.

STC Officer notes:

The measures set out in the policy direction on page 102 should be supported.

Q. Do you agree with prioritising rented affordable tenures over affordable home ownership tenures? If not, please explain why you think different tenure proportions should be sought.

STC Officer notes:

The provision of rented accommodation should be supported over other tenures such as shared ownership.

Q. Can you identify specific sites that could accommodate Gypsies and Travellers? If you can identify a site, please submit it to our call for sites using the form on the consultation.

STC Officer notes:

This is a District/County wide matter that should be the responsibility of the County Council.

Seaford has had occasional problems with travellers occupying Martello Fields for short periods but the Town Council is not in a position to identify specific sites.

6. ECONOMY AND REGENERATION THEME

Q. Are there any further policies you would like to see included to meet economic and regeneration needs? Why do you think they should they be included?

STC Officer notes:

The policies covered are:-

- E1: Meeting Economic Needs
- E2: Newhaven Town
- E3: Newhaven Port
- E4: Local Labour Agreements
- E5: Rural Employment
- E6: Retail and Town Centres
- E7: Visitor Economy
- E8: Equestrian Development

There are no obvious areas omitted.

Q. Do you agree with the policy direction for employment and economic development? What other issues should the policy consider?

STC Officer notes:

Protection of Seaford's existing industrial estates is welcomed.

Local Labour Agreements for large residential and commercial schemes are also welcomed as a direct way of reducing local youth unemployment and boosting training and vocational education. There should be sufficient funding from developers to ensure full monitoring and enforcement particularly for commercial developments where monitoring is required beyond the development phase.

Q. Do you agree with our policy direction relating to retail and leisure? If not, what would you change and why?

STC Officer notes:

The policy direction is at page 142.

Protection for high street shops is required to ensure the Town Centre remains attractive and viable. It is important that where it is possible for the planning process to control changes of use from retail they should be resisted. Recently introduced permitted development rights have weakened the LPA's powers.

Visitor Economy page 145.

The Covid restrictions and the popularity of the SDNP have led to an increase in visitors to the Town. The Town Council has sought to provide additional and improved seafront facilities. Seaford Tourist Information Centre has seen a marked increase in enquires for information on hotel and other overnight accommodation. The need for overnight stays and lack of hotel and guest house accommodation has led to an increase in Airbnb accommodation. An increase in Airbnbs can mean a reduction in small family rented housing required by younger residents.

LDC needs to undertake a survey to identify the extent of Airbnb, and the possible demand for hotel accommodation and other facilities to meet the needs of visitors 7.

INFRASTRUCTURE AND COMMUNITY FACILITIES

Q. Are there any further policies you would like to see included to meet the need for infrastructure and community facilities? Why do you think they should be included?

STC Officer notes:

These policies are as follows:-

- IC1: Infrastructure Provision
- IC2: Water Supply and Wastewater Management
- IC3: Digital Infrastructure and Communications
- IC4: Safeguarding Community Facilities
- IC5: Commercial community uses.
- IC6: Outdoor Playing Space
- IC7: Local Food Infrastructure
- IC8: Sustainable transport and movement
- IC9: Parking Standards [and EVCP]
- IC10: Former Lewes to Uckfield Railway Line
- IC11: Public Rights of Way

There is an assumption that development should be concentrated on the coastal towns, as the expansion of rural villages is not sustainable due to lack of infrastructure; education, health, public transport etc.

This is true to a certain extent but it ignores the existing lack of provision of essential infrastructure, particularly health services, in the towns. Seaford is a prime example. When the Newlands development of 185 dwellings was being considered in 2018 - 2019, there were floods of objections with the pressure on health services the most prominent. This was rejected by LDC as a non-material consideration. On

completion of the first stage of the development, residents moving in from outside the area were unable to register with a GP. The issue is still being ignored on recent appeals.

It is vital that the views on the sufficiency of existing services are sought from the relevant NHS bodies and considered prior to any decision being made on the town's housing allocation.

Q. Should there be a separate policy on resisting the loss of playing pitches?

STC Officer notes:

Yes. There is an under provision of playing pitches and green space generally in Seaford and therefore existing facilities need to be protected

Q. Should a design-led policy for parking standards be progressed and included in the next version of the local plan?

STC Officer notes:

Yes.

Q. How should we seek to manage cycle hire schemes to encourage the modal shift but at the same time avoid their potential for cluttering the street scene?

STC Officer notes:

See pages 172 – 174.

8. DESIGN LANDSCAPE AND BUILT ENVIRONMENT SCHEME

Q. Are there any further policies you would like to see included to guide Design, Landscape and the Built Environment? Why do you think they should they be included.

STC Officer notes:

The policies at page 180 are:-

D1: Development Principles

D2: Achieving High-Quality Development

D3: Landscape Character

D4: Conservation and Enhancement of Heritage Assets

D5: Public Realm

Q. Do you agree with the proposed policy directions that are being considered for further development? Are there alternatives that we should be looking at?

STC Officer notes:

The policy direction refers to new residential development sites but the importance of design codes and guidelines for small scale householder development should be

duly acknowledged especially in areas such as Seaford where they form the vast majority of applications. The Seaford Design Guidelines appended to the Neighbourhood Plan have had a significant influence in retaining and improving the quality and character of all residential areas in the town. They are referred to at every Planning Committee meeting and LDC Development Control officers should be commended for the degree of weight they give to the Guidelines in determining applications.

The importance of design in householder applications should also be referred to in specific policies not simply listed in an 'all-embracing' policy such as DM 25 in the Local Plan Part 2

Q. Do you think that having concept masterplans for all residential development sites would assist in bringing forward sites and retain the design quality of the development? If yes, what stage of the plan should these be prepared and agreed?

STC Officer notes:

They are an important factor and should be agreed at an early stage in the process.

9. WATER THEME

Q. Are there any further policies you would like to see included to respond to water resources and water management? Why do you think they should they be included?

STC Officer notes:

The policies at page 193 are:-

W1: Flood risk and flood management

W2: Protection of water resources and water quality

W3: Water efficiency in new development

These are areas where the town is particularly vulnerable There have been break in the local water supply causing inconvenience to many residents. There has also been a high level of concern over sea pollution from outfalls during and after periods of heavy rainfall. The Super National Nature Reserve project is seeking to protect the water supply Consideration should be given to these issues being reflected in policies of the Local Plan

Q. Should the water quality policy specify standards for development for intensive livestock production?

Should the new local plan continue with the existing policy approach set out in Policy DM18: Recreation and Rivers or go further and consider specific locations for recreational uses, and other, or more specific areas/water bodies.

STC Officer notes:

Members' comments requested.



Seaford Town Council

Report No:	152/23
Agenda Item No:	6
Committee:	Planning & Highways
Date:	1 st February 2024
Title:	Update Report
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To notify the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee

Recommendations

The Committee is recommended:

1. To note the report and the decisions set out in the Schedule.

1. Information

- 1.1 The attached schedule lists the decisions taken by Lewes District Council since the last Committee meeting on applications previously considered by the Committee.

2. Financial Appraisal

- 2.1 There are no direct financial implications of this report.

3. Contact Officer

- 3.1 The Contact Officer for this report is Geoff Johnson, Planning Officer.

Report 152/23 Appendix A

Schedule of Lewes District Councils Decisions received since the Committee's last meeting on 11th January 2024

Approvals – No Objections from STC

LW/23/0737 - High Wood, 51 Firle Road - Two storey front extension to include double garage, single storey front porch, single storey flat roof rear extension with first floor roof terrace, two storey rear extension, installation of raised rear terrace with pergola, glass balustrade and access steps, alterations to existing rear fenestration, and alterations to existing driveway.

LW/23/0731 – 13 Lower Drive - Demolition of existing conservatory and replacement with single storey rear extension.

LW/23/0725 & 0726 - (Planning and Listed Building Consent) – Sutton Shaw Eastbourne Road - A rationalised party wall line to ground floor and first floor level between Sutton Shaw and Sutton Place, increasing of footprint, refurbishment/replacement of the existing sash windows, the reinstatement of a sash window at ground floor level to rear elevation, timber window and doors, ground floor bay window with access, replacement of the existing external render, increase floor to ceiling height at ground floor level, whitewashing brickwork, replacement of the existing slate roof and associated works.

LW/23/0712 – 15 Chyngton Gardens - Replacement of existing conservatory with single storey rear extension, and addition of single storey front/side extension.

LW/23/0700 – 2 Croft Lane - Single storey rear extension, removal of the uPVC casement windows and uPVC front oriel casement window and replacement with white metal framed sash windows with glazing bars and horns.

LW/23/0696 - 9 Hawth Park Road - Erection of front and rear flat roof dormers and addition of first floor side window.

LW/23/0678 - Flat 2, 2 Claremont Road - Demolish existing shed/store and replace with timber clad cycle store/home office.

LW/23/0677 - Sutton Corner Garage, Sheep Pen Lane - Demolition of existing garage workshop, erection of terrace of three houses and detached single storey dwelling house (Renewal of LW/20/0709) n.b no new conditions imposed.

LW/23/0671 - 30 Stirling Avenue - Replacement single storey side extension, alterations to fenestration and external materials on all elevations, and installation of solar panels to roof with associated landscaping.

LW/23/0602 & 0603 (Planning and Listed Building Consent) - Fitzgerald House, Croft Lane Replace steel beams supporting Block One store, remove concrete first floor and replace with insulated timber floor, rebuild internal masonry wall, repairs to flit panelling and associated brickwork repairs following DS/23/0024.

Approvals - Objections from STC

LW/23/0730 – 35 Headland Avenue - Replacement of existing single storey rear extension, 2 storey side extension, single storey open front porch, 15 no. solar panels to front roof, and widening of existing driveway and dropped kerb

STC OBJECTION - It was considered that the proposed extension would be over dominant and not in scale or character with the surrounding properties in Headland Avenue. Also, the extension continued the ridge height of the host property and would not appear subservient to the property. It would therefore be contrary to policy DM 25 of the Lewes Local Plan Part 2 and to Para GB03 (Page 31) of the Design Guidelines incorporated in the Seaford Neighbourhood Plan

LDC OFFICER COMMENT: Officers agreed with his assessment of the originally submitted scheme. The plans have since been amended to include a step down in the roof height over the extension and it is considered that this has addressed concerns raised in regards to visual subservience and the maintenance of an appropriate sense of space between the extended dwelling and the neighbouring property to the east.

APPEAL DECISION RECEIVED

LW/22/0286 – Florence House, Southdown Road – Erection of 60-bed care home. Appeal against refusal: Dismissed following Hearing on 12th December 2023.

APPEAL HEARING NOTIFIED

TW/21/0048/TPO – Martello Cottage, Bramber Lane – Felling of a single tree overhanging Crooked Lane - Appeal by Ms S Slade.

Hearing: Friday 2nd February 2024 at Newhaven Marine Workshops, Room 209/210 Marine Workshops, Railway Approach, Newhaven, BN9 0DF.

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