



Lewes District Council

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Supplementary Planning Document: Development Principles for LAND NORTH OF BELVEDERE GARDENS, SEAFORD



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Cost £5.00 (+50p P&P)

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Statement of Consultation

The draft SPD has been the subject of wide consultation. In early 2004 initial feedback was sought from key stakeholders i.e. Seaford Town Council, the Environment Agency and the Highways Authority.

The document was then amended as a result of comments received and was placed on deposit for a formal public consultation 1st April to 14th May (6 weeks). The document was available in public offices, the library and was sent to relevant local bodies and organisations. In total, some 10 bodies/departments/ organisations were directly consulted on the draft brief. In addition the document was available on the Council's web site.

In total 5 responses were received. They were considered and where appropriate the draft SPD amended accordingly.

The Council Cabinet on 7th June 2004 approved this revised version of the SPD for development control purposes.

If you have any queries in relation to this document please contact;

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1. The Site

1.1 The coastal town of Seaford is located at the southern edge of the district. The north of Belvedere Gardens site, which is currently in agricultural use, comprises 1.27 hectares and is located at the northern edge of Seaford.

Purpose of the brief

1.2 To provide clear guidance for potential developers and the local community on the planning requirements and constraints associated with the residential development of the allocated housing site at Land north of Belvedere Gardens, Seaford (Local Plan Policy SF2). Together with the relevant District Wide Policies in the plan and other material considerations, it will assist in the determination of planning applications.

Status of the brief

1.3 The brief has been published by Lewes District Council for the purposes of public consultation and views received taken into account. The approved brief will be a material consideration when considering a planning application for the site.

Policy Background

1.4 The Lewes District Local Plan allocates housing sites in the District in the most sustainable, mainly urban locations to meet the County Structure Plan's requirements. Following two public inquiries, land north of Belvedere Gardens was allocated for residential development in Phase 1 (Period 2001-2006). The relevant policy in the Local Plan is SF2 (see Appendix 1 for policy).

1.5 For any development, the District Wide development criteria policies of the Local Plan will also apply and will be used to determine the acceptability of proposals.

Overall vision for the site

1.6 The overall objectives are:

- to create a development of good quality design, which integrates well into the surrounding natural landscape.
- to create a development, which gives the impression of a gradual organic expansion of the town rather than an incongruous extension.
- to create a good edge to the town.

2. Background Information

Location

2.1 The site is well located in terms of social and community facilities. There are employment opportunities within Seaford. The town centre is 2.2 km away. The nearest primary school is 520 m and the secondary schools, Seaford Head Upper

and Seaford Head Lower are 2090 and 2670 m distance away respectively. The local general store is 810 m away.

Surrounding Area

2.2 To the north of the site is open downland which is designated as an Area of Outstanding Natural Beauty and with proposed National Park, to the south and east is residential development and to the west is public open space with residential development beyond.

2.3 The site forms a crucial transition between the built up area and open undulating countryside within an Area of Outstanding Natural Beauty.

3. Development Principles

3.1 A design appraisal will be required as part of any application in order that the developer can demonstrate how they have taken the following issues into account in designing the layout and detail of their development.

3.2 The following principles will need to be followed to ensure that the development makes a positive contribution to the town of Seaford.

3.3 Scale

- The plan has allocated the site for a target minimum of 40 dwellings, this represents a density of 31 units per hectare.

3.4 Layout and form

- There is need for a mix of buildings and street layouts with strongly defined frontages, incorporating focal points and open spaces.
- Dwellings should front onto streets, footpaths and public spaces in order to provide overlooking of public areas for security reasons and crime reduction measures need to be incorporated into the design with details of external lighting included in the proposals.

3.5 Design

- Dwellings to be generally of a simple traditional design, proportions and materials to reflect the vernacular building styles found in the local area.
- The use of appropriate features such as chimneys and brick detailing will be encouraged to add interest and character. The use of standard house types must be avoided.
- Building materials should be chosen to reflect the local character and to create a sense of place. It is important that a palette is chosen which gives continuity throughout the development, and avoids over complication.

3.6 Height

- As the site sweeps up to sensitive downland it is considered that development over two storeys is unlikely to be acceptable on the northern edge. The ability of the rest of the site to accommodate development of over two storeys in height will be dependant upon detailed design and the degree to which any development works with the gradients on site.

3.7 Housing

- The creation of successful residential environments is about much more than a visually attractive design. It is about providing opportunities for homes that respond to people's needs and providing a framework within which new neighbourhoods can become well established and mature.
- Mixed neighbourhoods of people with different ages and economic status and with different lifestyles and levels of mobility can provide a number of important community benefits including making neighbourhoods more robust by avoiding concentrations of housing of the same type.
- A good mix of both housing types and sizes is important in creating a basis for a balanced community.
- In accordance with the adopted Local Plan policy (RES9), and Supplementary Planning Guidance on the provision of affordable housing in relation to new residential development, at least 25% should be to meet the needs of those people who are unable to compete in the normal housing market. For this site at least 10 houses should be affordable.
- It is important that the affordable housing is fully integrated into any scheme and there is a preference for 'pepperpotting' the affordable housing throughout the development rather than it being concentrated in one area.

3.8 Landscaping

- Trees, hedgerows and other landscape features should be retained and supplemented by new planting, ground contouring etc.
- There are various existing trees and hedgerows along the boundaries of the built up areas, which are mostly informal in nature but important to the visual amenities of the areas. The hedges act as effective barriers and visual screens of the built up areas from views from the open countryside. The trees help break up the harsh visual lines of buildings and help integrate the development in to the open countryside and provide character to the area. The existing vegetation should therefore be retained and adequate provision for their protection, both during and after construction activities, must be specified.
- A substantial landscaped buffer zone along the western boundary is required, with screen planting along the southern and eastern site boundaries. There

should be open views to the recreation ground to the west in order to provide natural surveillance.

- Block planting of forest type trees should be used sparingly and be restricted to areas where they will give maximum benefit rather than having the opposite effect of highlighting or drawing attention to the edge of the new development. This can be negotiated when the application has been submitted.
- Tree belts should be located in the positions best suited for protecting houses from the prevailing winds and should be located at least 3-4 times their mature height from south-facing houses. Species should be chosen to avoid excessive overshadowing when mature
- A programme for the management and maintenance of landscaping must be provided and agreed before any planning application will be approved.

3.9 Access

- The access provisions to the site must be to the satisfaction of the Highways Authority and must not have a detrimental impact on the amenities of the occupiers of neighbouring properties.
- Access may require acquisition of third party land and/or demolition of garage blocks or houses as the site is bordered by existing development.
- Factors that will be taken into account in assessing the detailed design of access and circulation for any development proposal include:
- The design of the scheme should ensure that parking spaces do not dominate the layout and character of the development but are subordinate to the overall layout.
- A car-dominated streetscene should be avoided. The layout of the development should include overlooked communal parking, which is designed well into the overall development. Communal parking reduces the need for garages giving the opportunity for more efficient use of land.

Photo 1: Example of non-car dominant parking environment



Photo 2: Example of car dominant design



3.10 Parking within the site

- The parking requirement for any development is set out in the County Council's 'Parking Standards for Development' (2002). The standards are maximum criteria set out below, although the location of the site it would be expected that the parking spaces provided would be no less than 75% of the maximum number.

Flats, maisonettes, bedsits	1 space per unit + 1 space per 3 units for visitors	Cycle parking: 1 long term space per unit if no garage or shed is provided
Small houses (less than 3 beds) and affordable housing	1 space per unit + 1 space per 3 units for visitors	
Large dwelling houses	2 spaces per dwelling + 1 space per 3 dwellings for visitors	

- The Highway Authority is currently promoting the creation of Streets and Shared Surface Streets within new residential development that favours pedestrian and cycle movement over accesses for cars. Furthermore, for development that comprise a sufficient number and suitable configuration of shared surface streets, support would be given to the creation of Home Zones. In this regard potential developers should refer to the Institute of Highway Incorporated Engineers (IHIE) publication 'Home Zone Design Guidelines' which outlines the principles that the Highway Authority should support in such situations.
- Developers would also be expected to undertake a Traffic Assessment for this site and to implement any improvements to the local highway network that are recommended.

3.11 Crime Prevention

- Circular 5/94 'Planning out Crime' recognises that the planning system is an important factor in a successful crime prevention strategy and advises that crime prevention is a material planning consideration. In addition regard should be taken of the recent publication by the Office of the Deputy Prime Minister entitled 'Safer Places: The Planning System and Crime Prevention'.
- The Crime and Disorder Act 1988 Section 17 places a clear duty on local authorities to take due regard to the likely effects on the prevention of crime and disorder in the exercise of their various functions.
- The layout and design of the development must, therefore, have due regard to security issues. The local planning authority will seek to ensure the provision of open walkways, play areas and car parking facilities, which are safe and secure. Care should be taken to reduce unnecessary risks of noise and nuisance; for example developers should have regard to the relationship between dwellings and play areas.

- Developers are advised to consult the Sussex Police Crime Prevention Adviser prior to any planning application being submitted.

3.12 Sustainability

- Sustainable development principles should be incorporated into the development. For example, the adoption of water harvesting techniques for uses such as washing cars, watering gardens or flushing toilets, the use of porous paving, soakaways and energy efficiency.
- Preference should be given to locally sourced building materials and re used locally available materials.
- Dwellings should be orientated within 30 degrees of south to offer the best opportunity for maximising passive solar gain and reduce energy requirements.
- Dwellings should maximise glazing areas on the south facing elevations with smaller windows to the north sides in order to make the most efficient use of energy.

4. Developer Contributions

4.1 Residential development brings new people into the area, which places additional demands on existing services and facilities. Government Guidance, such as Circular 1/97 makes it clear that if development is proposed in an area where services are at, or approaching capacity then developers will be expected to contribute towards off setting the impact of the development.

Contributions are sought for the following facilities/services in the Lewes District where a shortfall exists in the locality;

4.2 Affordable Housing

There is a recognised shortfall of affordable housing within the District. Therefore, in accordance with Policy RES9 (Affordable Housing) in the adopted Lewes District Local at least 25% of the development of this site should be affordable (i.e. 10 units).

The mechanism for delivering this affordable housing is set out clearly in the `Supplementary Planning Guidance on the provision of affordable housing as part of new residential development`. In summary the affordable housing should be provided with no public subsidy. Appendix 3 of this Brief is an extract from the SPG and highlights the funding gap required to contribute towards the affordable housing.

4.3 Open Space

In accordance with the National Playing Field Association Standards (NPFA) there is a recognised shortfall of public open space within the town of Seaford, which is set out below;

Outdoor play space	- 15.37ha
Informal play space	- 5.39ha
Equipped play space	- 4.76 ha.

Therefore, in accordance with Policy RES19 (Provision of Outdoor Playing Space) in the adopted Lewes District Local Plan commuted payments will be required for outdoor sports provision and/or the enhancement commensurate with the scale of the development.

The mechanism for delivering this outdoor playing space is set out clearly in Lewes District Council's 'Supplementary Planning Guidance on the Provision Of Outdoor Playing Space As Part Of New Residential Development'. In summary contributions will be sought towards the provision and maintenance at Walmer Road or towards the all weather pitches at the Downs Leisure Centre, recreation provision and maintenance at Chalvington Field and toddler and equipped playspace.

Size of dwelling in area of shortfall	Outdoor sports element of NPFA standard	Casual / informal children's play space element of NPFA standard	Equipped children's play space element of NPFA standard
	Leisure Services will use £ for off site recreation provision and maintenance at Walmer Road or towards all-weather pitches at the Downs Leisure Centre	Leisure Services will use £ for off site recreation provision and maintenance at Chalvington Field	The developer will be required to provide/finance on site toddler and equipped playspace provision
2 bedroom dwelling (3 persons)	£801	£396	£1686
3 bedroom dwelling (4 persons)	£1068	£528	£2248
4 bedroom dwelling (5 persons)	£1335	£660	£2810

[NB Figures not including land costs. Based on April 2001/March 2002 rates]

4.4 Recycling

The Council has adopted "Supplementary Planning Guidance on the provision of kerbside recycling facilities as part of new residential development".

The District Council provides a kerbside recycling scheme for the collection of paper, plastic, cans and foil. Each household is provided with appropriate containers and the collected materials are taken to the North Street Community Recycling Centre in Lewes or a facility in Wealden for processing.

A developers contribution of £16.12/unit is required to ensure that new properties can be added to the overall kerbside collection scheme when new residents move into the property.

In addition, the recycling of glass is currently undertaken by taking it to a collection point. Within a development of this scale the developer(s) will be required to provide a suitably accessible vandal/ sound proof glass collection point as part of the overall development proposal.

4.5 Accessibility

The District Council is implementing several elements of the East Sussex County Council's "Interim Supplementary Planning Guidance – A New Approach to Developer Contributions towards East Sussex County Council infrastructure and facilities" (as agreed by the Cabinet at Lewes District Council)

One element that is being sought is the need for all development to provide for the off site transport measures that are necessary to make the site as accessible as possible to non-car modes of transport.

For a development of more than 6 dwellings, this requirement includes the need to make an "accessibility improvement contribution" towards relevant local transport programmes and initiatives.

The level of contribution for this site would be £1025 for a 1/2 bed house and £1800 for a 3/4 bed house.

With regard to this particular site the developer will be expected to contribute towards the works for improving the access to facilities/ services through the provision/ enhancement of footpaths, cycleways, bridleways and public transport. For example the developer contribution monies may be put towards improving the frequency of the buses or improvements to bus shelters

4.6 Education

In accordance with Policy RES20 (Provision of Educational Facilities) in the Adopted Lewes District Local Plan it is recognised that where there is an existing shortfall in educational facilities additional residential development will be expected to make a financial contribution for the additional demands that it will generate.

Consequently, the District Council is implementing the element of the Supplementary Planning Guidance - A new Approach to Development Contributions" (produced by East Sussex County Council) in relation to education requirements (as agreed by the Cabinet at Lewes District Council)

In areas where school roles are at capacity, or the likely pupil generation from a proposed development would reach capacity, then financial contributions will be sought for residential development of more than one bedroom.

Primary education	£1409 per unit
Secondary education	£1315 per unit

[NB figures taken from ESCC Draft SPG 'A New Approach to Development Contributions']

Seaford has a shortfall in both primary and secondary education.

(N.B. All the financial contributions will be subject to annual review to reflect inflation. However, any changes will be subject to approval by the Council).

4.7 Other developer contributions

It is recognised that there are other services/facilities where there is a shortfall in provision that will be exacerbated by new development. However, at present Lewes District Council only secures contributions towards the above five services. These arrangements will be reviewed with regard to extending this range of services in the future.

With regard to other services/facilities where there is a recognised shortfall it may be appropriate to seek from the developer a contribution as a `planning gain` from the development. However, such contributions will not be a pre-requisite to development taking place.

5. Constraints

5.1 The site lies on Middle Chalk formation, this is classified as a Major Aquifer under the Environment Agency's "Policy and Practice for the protection of Groundwater." The site is also located within Source Protection Zone III, for the Rathfinny Public Water Supply borehole. Therefore, this site is extremely sensitive and must be protected from pollution. Potable supplies area at risk from activities at this site and all precautions should be taken to avoid discharges and spillages to the ground both during construction and subsequent operation.

5.2 The proposed development is within 250 metres of a former landfill site. The developer will need to make a detailed assessment of the risk posed to any planned development from landfill gas and leachate. They will need to submit their findings to the Council's contaminated land officer and the Environment Agency to ensure that there is no risk posed by the site or relevant precautionary measures are adopted.

Appendix 1 – Extract from adopted Lewes District Local Plan (2003)

Land north of Belvedere Gardens

SF2 Land North of Belvedere Gardens, as defined on Inset Map No 4, is allocated for residential development at a target minimum of 40 dwellings provided that;

(a) the buildings and layout are designed to respect the prevailing gradients on the site;

(b) landscaped areas planted with suitable indigenous species are provided around the site.

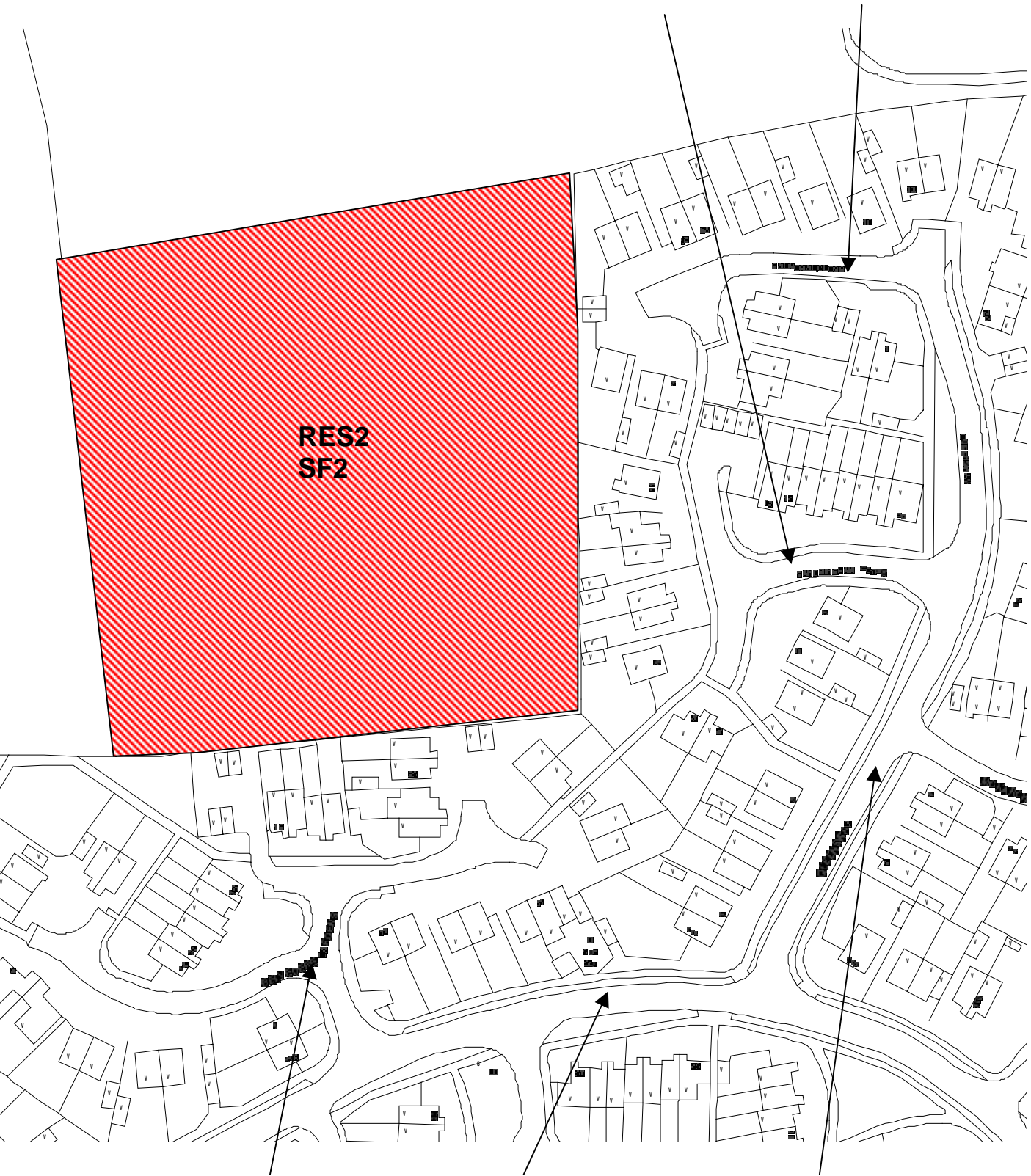
14.11 The site borders onto environmentally sensitive downland. Considerable emphasis will, therefore, be placed on the careful siting and design of any development. The boundaries of the site have been carefully considered in order that any development blends in to the landform and is not visually intrusive in short and long views.

14.12 It is estimated that the area could accommodate around a target minimum of 40 dwellings of which around 10 units should be affordable to meet local needs.

Appendix 2 - Location of Belvedere Gardens Site

Sandringham Close

Balmoral Close



Belvedere Gardens

Barn Rise

Queensway

Site



Appendix 3 - Extract from SPG on the provision of affordable housing as part of new residential development

2003 –2004 Guidance for Affordable Housing Contributions

		1	2	3	4	5	6	7
Unit Size M ²	Assumed No. Beds	Assumed 1999 valuation (based on limited existing NDHA stock)	Target Rent p/w A	Net Rent p/w	Yearly Net Rent	Mortgage Funded by Net Rent	Total Cost Indicator (ICI)	Funding Gap
30 -35	1	£42,700.00	£56.84	£47.06	£2,447.35	£35,753.14	£70,600.00	£34,846.86
35 -40						£35,753.14	£77,300.00	£41,546.86
40 -45						£35,753.14	£84,000.00	£48,246.86
45 -50						£35,753.14	£90,600.00	£54,846.86
50 -55						£35,753.14	£97,300.00	£61,546.86
55 -60	2	£65,600.00	£65.75	£51.87	£2,697.20	£39,180.25	£104,000.00	£64,819.75
60 -65						£39,180.25	£110,600.00	£71,419.75
65 -70						£39,180.25	£117,300.00	£78,119.75
70 -75						£39,180.25	£124,000.00	£84,819.75
75 -80						£39,180.25	£130,700.00	£91,519.75
80 -85	3	£88,000.00	£78.50	£ 60.65	£3,153.74	£46,124.82	£137,300.00	£91,175.18
85 -90						£46,124.82	£144,000.00	£97,875.18
90 -95						£46,124.82	£150,700.00	£104,575.18
95 -100						£46,124.82	£157,400.00	£111,275.18
100 -105						£46,124.82	£164,000.00	£117,875.18
105 -110	4	£98,700.00	£82.66	£61.76	£3,211.46	£46,510.29	£170,700.00	£124,189.71
110 -115						£46,510.29	£177,400.00	£130,889.71
115 -120						£46,510.29	£184,100.00	£137,589.71

Assumption: Borrowing Rate for RSLs 8 % Service Charge (on costs) 11%

Footnote

A) Target rent based on 1999 property valuation and number of bedrooms. They are set at +/- 5% of the target rent generated by the Housing Corporation Grant calculator. This table assumes target rents + 3%

Appendix 4

Other useful documents

Lewes District Local Plan – April 2003. Produced by Lewes District Council. Cost £40 plus £10 p&p. (also available as CD at a cost of £15 plus 50p p&p)

Interim Supplementary Planning Guidance on the provision of affordable housing as part of new residential development – September 2003. Produced by Lewes District Council. Cost £2.50 plus p&p.

Supplementary Planning Guidance Note on the Provision of outdoor playing space as part of new residential development – February 2002. Produced by Lewes District Council. Cost £2.50 plus p&p

Supplementary Planning Guidance on a new approach to development contributions. Produced by East Sussex County Council - Cost £10.

Supplementary Planning Guidance for East Sussex – February 2002 – Parking Standards at Development - Cost £25.

Supplementary Planning Guidance on the Provision of Kerbside Recycling as part of New Residential Development – January 2004

Appendix 5 - Useful Contacts

Planning Policy	Kate Poole Senior Planning Officer	Planning & Policy Lewes District Council Southover House Southover Road Lewes, BN7 1AB Tel: (01273) 484417 E-mail: kate.poole@lewes.gov.uk
Development Control	Matthew Payne Senior Planning Officer	as above Tel: (01273) 484414 E-mail: matthew.payne@lewes.gov.uk
Noise, contamination, pollution, recycling	Tim Bartlett Senior Environmental Health Officer	as above Tel: (01273) 484345 E-mail: Tim.Bartlett@lewes.gov.uk
Affordable Housing	Roger Moore Policy & Development Officer	Affordable Housing Lewes District Council Council Offices Fisher Street Lewes, BN7 2DG Tel: (01273) 484016 E-mail: Roger.Moore@lewes.gov.uk
Development Control – Highways	Mark Amis	East Sussex County Council County Hall St Anne's Crescent Lewes, BN7 1UE Tel: (01273) 482277 E-mail: Mark.Amis@eastsussexcc.gov.uk
Public Transport	Owen South	As above Tel: (01273) 482123 E-mail: Owen.south@eastsussexcc.gov.uk
Technical Specialist – Planning Liaison	Edward Sheath	Environment Agency Saxon House Little High Street Worthing West Sussex BN11 1DH Tel: (01903) 215835 E-mail: Edward.Sheath@Environment-Agency.gov.uk