



Lewes District Council
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Supplementary Planning Document: Development Principles For GAS WORKS SITE, SEAFORD



**This planning guidance was approved by
Members at Cabinet on 8th September 2004**

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1. The Site

1.1 The coastal town of Seaford is located at the southern edge of the district. The rectangular shaped former gas works site (0.34 hectares) is located on the north eastern side of Blatchington Road within a mixed use area, in the centre of Seaford. It is a particularly flat site.

Purpose of the document

1.2 The purpose of the document is 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 the Gas Works site, Seaford (Local Plan Policy SF5).
- Promote the development of the site.

Status of the document

1.3 This document has been published by Lewes District for the purposes of public consultation. This approved document 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 housing land supply requirements. Following two public inquiries, the gas works site was allocated for residential development in the Phase 1 Period (2001-2006) in the plan adopted in 2003. The relevant policy in the Local Plan is SF5 (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 in any planning application.

Overall vision for the site

1.6 The overall objective for this site is to Create an interesting development, which would be an architectural feature for this area of Seaford.

2. Background Information

Location

2.1 The site is well located in terms of social and community facilities. There are employment opportunities within Seaford and the town centre is 400m away. The nearest primary school is Seaford County Primary and is 350 m away and the secondary schools Seaford Head Lower and Upper are 1180m and 1784m

distance away respectively. The local general store is Safeway in and is 490m away.

2.2 The site is located close to public transport, the railway station is 380m away and Claremont Road and Clinton Place are on bus routes.

Surrounding Area

2.3 The surrounding area is mixed. To the south west of the site are detached and semi detached properties on higher ground. Immediately to the south west are industrial units and the Seaford Sports and Leisure Club, further down Blatchington Road are a row of attractive terraced properties.

2.4 There is a bowling green to the eastern side of the site followed by a modern flat roofed white painted building as the road tapers off into Avondale Road. This is the Elm Court Youth Club building.

2.5 The development site is located close to the Glebe Drive Area of Established Character and close to Blatchington Conservation Area, which are both to the east.



Existing land use

2.6 The land is currently vacant. Previously, there was a gas holder present on the site.

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 30 dwellings, this represents a density of 88 dwellings per hectare.
- The development could be varied to optimise the development opportunities of the site (for example the distance of the dwellings on Stafford Road). The site could be developed at a higher density, however, there are problems in terms of a high level of traffic along Blatchington Road and parking on the road.

3.4 Layout and form

- There is need for a mix of buildings and street layouts with strongly defined frontages.
- The development should have regard to its location and the shape of the development site, in that it should front the highway and sweep around the street corner.
- The site is bounded by a low flint wall. This adds character to the area and should where feasible be retained as part of the development.

3.5 Design

- As highlighted above the surrounding development is generally semi or detached in style. However, there is a great opportunity here for a distinctive development, which has an innovative design. The site could be seen as a blank canvas, which does not have to 'fit in' with the surrounding development.
- The development should front on to the street and provide a good edge to the corner of Blatchington Road and Chichester Road. Given its location to Blatchington Conservation Area, design is a key issue with the site.
- Use of standard house types that are inappropriate in the area must be avoided.
- Applicants for planning permission should be able to demonstrate how they have taken account of the need for good design in their development proposals and that they have had regard to relevant development plan policies and supplementary design guidance. This should be done in a manner appropriate to the nature and scale of the proposals.

3.6 Height

- The majority of the surrounding development is two storey and the housing to the south east of the site and north west is on higher ground. Therefore, there is an

opportunity here for development of three/four storey and to make a good efficient use of this brownfield site.

3.7 Type

- The creation of successful residential environments is about much more than 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. The mix of affordable housing will be determined when a planning application is received. However, if based on a target minimum of 30 units, it is expected that 7 affordable units should be provided on this site.
- It is important that the affordable housing is fully integrated into any scheme and there is a preference for 'peppercotting' the affordable housing throughout the development rather than it being concentrated in one area.

3.8 Landscaping

- The site is located within the built up area adjacent to a number of industrial units and is not vegetated. This is in stark contrast the surrounding area which is well treed. The eastern side of Blatchington Road is lined with trees as is the south western border of the bowling green.
- It is considered that given its location a major soft landscaping scheme would not be necessary with an application, as there are no boundaries that would require softening by vegetation to limit the impact on neighbouring residential properties. The relationship with those to the north of the site can be dealt with through the design of buildings. However, it would be necessary for a hard landscaping plan to be submitted. This could be a feature of this particular development.

3.9 Open Space

- There is a shortfall of public open space in Seaford and therefore development contributions will be sought to address this shortfall.(See para 4.2)
- Contributions will be sought towards the Salts Recreation Ground or Grouch Gardens and for toddler and equipped playspace

3.10 Access

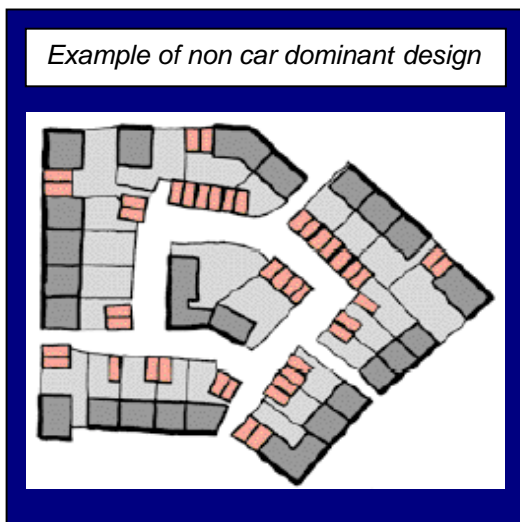
- The existing access to the site is off Blatchington Road, this is a narrow lane which has many cars parked on its eastern side.



- The access provisions to the site must be to the satisfaction of the Highway Authority and must not have a detrimental impact on the amenities of the occupiers of any neighbouring properties.

3.11 Circulation and Parking

- 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 the land.



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

Type of development	Maximum car parking standards and service provision	Maximum cycle parking standards
Flats, maisonettes, bedsits	1 space per unit plus 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 plus 1 space per 3 units for visitors	
Large dwelling houses	2 spaces per dwelling plus 1 space per 3 dwellings for visitors	

- This site however, is located within easy walking distance to the railway station and therefore the parking standards could perhaps be relaxed further.
- 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 access for cars. Furthermore, for developments 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 IHIE publication 'Home Zone Design Guidelines' which outlines the principles that the Highway Authority would support in such situations.



- Developers would also be expected to undertake an *independent* Traffic Assessment for this site and to implement any improvements to the local highway network that are recommended.

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 and energy efficiency. At an early stage sustainable principles such as these can be incorporated into the overall design.
- 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.

3.13 Crime Prevention

- Government 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 1998 Section 17 places a clear duty on local authorities to take due regard to the likely affects 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.
- Given the site's *close* location to Seaford railway station it is important that the development and the railway station provide secure cycle parking.
- Developers are advised to consult the Sussex Police Crime Prevention Adviser prior to any planning application being submitted.

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. 7 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 is set out overleaf.

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 the `Supplementary Planning Guidance on the provision of outdoor playing space as part of new residential development. The table below sets out the contributions required from the developer, based on the SPG.

[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 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)

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.

Elements that are often sought are measures to meet 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. Measures to offset the impact of the development on roads and footpaths are other elements that may be included.

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.

- Seaford has a shortfall in both primary and secondary education.

(N.B. All the financial contributions will be subject to 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 of the site

5.1 Contamination

- The site was previously occupied by a gas container and therefore may be contaminated. Before the land is released, the developer must undertake investigations and assessments to determine whether the site is contaminated. This assessment should be submitted to the Council for comment.
- A desktop study should be carried out which should include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors should be produced.
- A site investigation should be designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). The investigation must be comprehensive enough to enable: a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected, refinement of the Conceptual Model and the development of a method statement detailing the remediation requirements.
- It is recommended that where site investigations are to be carried out that due regard should be taken of relevant guidance and publications. Prospective applicants are referred to the Government Contaminated Land Reports series, the EA/NHBC document "The Safe Development of Housing on Land Affected by Contamination", the BURA guide "Breaking old ground", BS 10175 "Site investigations on Contaminated Land" and the series of reports produced by CIRIA including Report no 78 "Building on Derelict Land". The BURA guide

produces useful checklists for the various phases of the required investigation and cross-references other useful guidance.

- The Agency also suggest that a Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigations is produced. This should be approved in writing prior to that remediation being carried out on the site.
- The Method of piling during construction should be such that contamination of the underlying aquifer is prevented. It is advised that the applicant refers to the Agency document “piling and Preventative ground improvement methods on land affected by contamination”. This document can be found on the agencies website under Land quality/Groundwater & Contaminated Land Publications.
- Any potential developer should also be aware that the site lies on Alluvium overlying the Upper and Middle Chalk Formation, this is classified as a minor Aquifer overlying a Major Aquifer under the Agency’s “Policy and Practice for the Protection of Groundwater.” There is potentially a shallow perched groundwater table beneath the site in the Alluvium, therefore this location is particularly sensitive with respect to pollution issues. The Chalk underlying the Alluvium is a Major Aquifer and therefore is extremely sensitive to pollution.
- Groundwater is potentially a risk from activities at the site and all precautions should be taken to avoid discharges and spillages to the ground both during construction and subsequent operation. This groundwater resource must be protected from pollution.

5.2 Archaeology

- Seaford is an ancient settlement, and accordingly the site should be subject to an archaeological evaluation before planning permission is granted. This will be considered in consultation with the County Archaeologist.

Appendix 1: Extract from adopted Lewes District Local Plan 2003

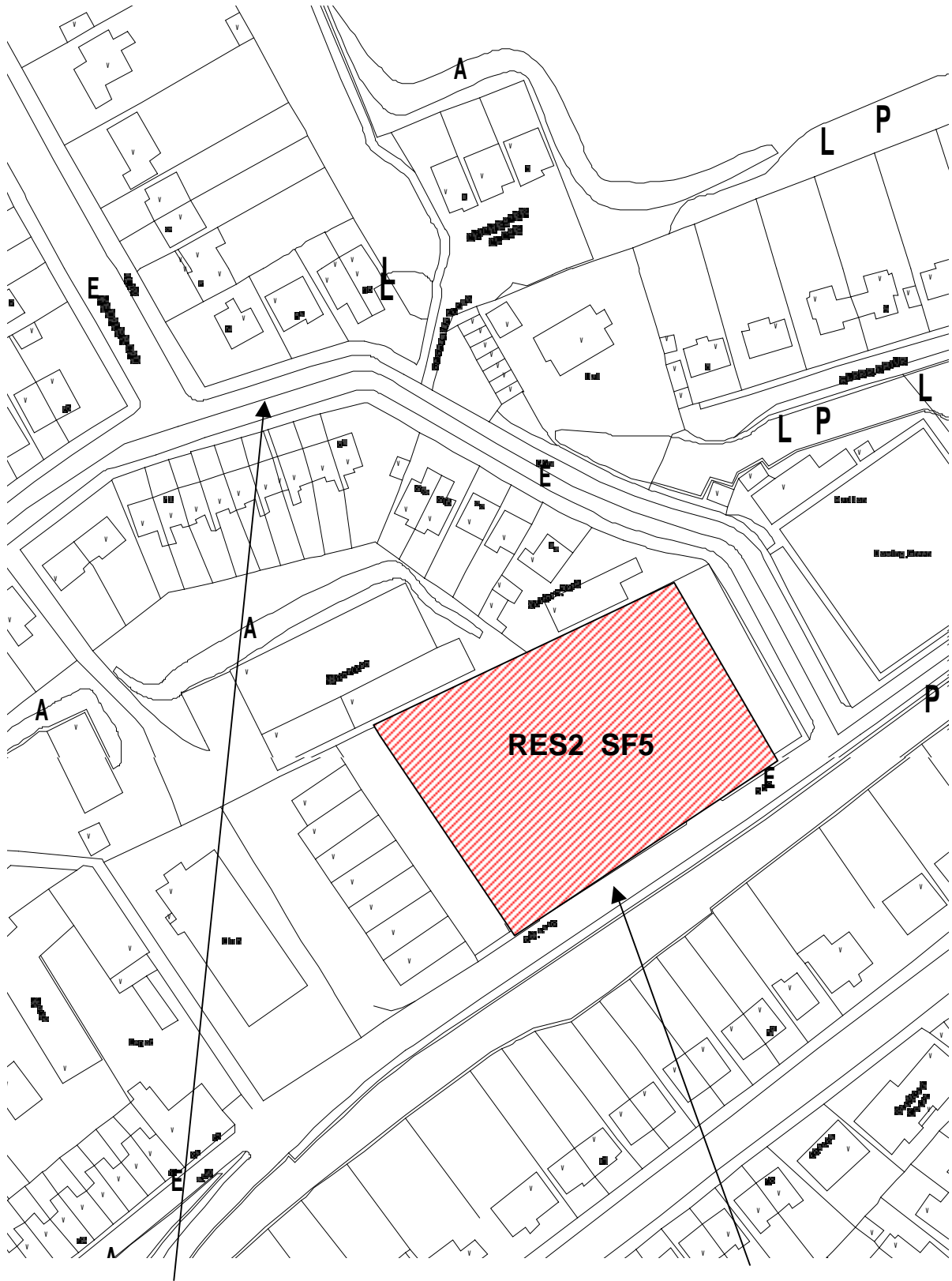
Gas Works, Blatchington Road

SF5 Land at the former Gas Works site, Blatchington Road (0.34 ha), as identified on Inset Map No 4, is allocated for residential development at a target minimum of 30 dwellings subject to compliance with all appropriate District Wide policies.

14.16 The former gas works site is now surplus to requirements. It is within an area of mixed uses but is considered to be suitable for residential development. It can accommodate a target minimum of 30 dwellings of which around 8 should be affordable to meet local needs.

14.17 As the site is in proximity to public transport nodes there may be the opportunity to relax parking standards and seek a contribution, in lieu, towards appropriate mitigation measures such as a contribution towards the improvement of public transport facilities.

14.18 Due to the previous use of the land, it is important to ensure that any potential contamination issues will be dealt with appropriately. Therefore all the general principles in relation to derelict or contaminated land, as stated in Policies ST22, ST23 and ST24 and their associated paragraphs, must be applied to this development, as relevant.



Chichester Road

Blatchington Road

Appendix 2: Location of Gas Works, Blatchington Road

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: Developer Contributions

Developer contributions towards Outdoor Playing Space Requirements

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 Salts Recreation Ground or Crouch Gardens.	Leisure Services will use £ for off site recreation provision and maintenance at Salts Recreation Ground or Crouch Gardens.	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

Developer contributions towards Education Requirements

Primary education	£1409
Secondary education	£1315

Appendix 5: Other useful documents

Lewes District Local Plan – April 2003. Produced by Lewes District Council. Cost £40 plus £10 p&p. (also available on CD Rom £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 - Cost £2.50 plus p&p

Appendix 6: 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	Steve Howe Area Team Leader Southern Area	as above Tel: (01273) 484422 E-mail: steve.howe@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 – Transport and Environment	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	East Sussex County Council County Hall St Anne's Crescent Lewes, BN7 1UE Tel: (01273) 482277 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