



**Lewes District Council**

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# **Supplementary Planning Document: Development Principles for MEECHING QUARRY, NEWHAVEN**



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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. Newhaven Town Council, the Newhaven Community Development Association, 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 period between 2<sup>nd</sup> April to 14<sup>th</sup> May (6 weeks). The document was available in public offices and the library in Newhaven and was sent to relevant local bodies and organisations. In total, some 12 bodies/departments/ organisations were directly consulted on the draft brief. In addition the document was available on the Council's web site.

In total 3 responses were received. They were considered and where appropriate the draft SPD amended accordingly.

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

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## **1. The Site**

- 1.1 The site comprises 6.30ha and is situated on the south-western side of Newhaven, adjoining the existing built up area.
- 1.2 Newhaven is situated in proximity to the conurbations of Brighton and Eastbourne and the county town of Lewes.

### **Purpose of the Document**

- 1.3 The purpose of this Brief is to:
  - Amplify the existing policies in the adopted Lewes District Local Plan. In particular this Document is `linked` to Policy NH8 (Meeching Quarry) in the adopted Lewes District Local Plan.
  - Promote the development of the site
  - Ensure that the new development meets a high design quality that takes full advantage of the prominent location of the site.
  - Ensure that the new development on the site contributes to the overall regeneration of Newhaven.

### **Status of the Document**

- 1.4 An earlier draft of the Document has been published by Lewes District Council for the purposes of public consultation. The approved brief will be a material consideration when considering a planning application for the site.

### **Policy Background**

- 1.5 The Lewes District Local Plan (a statutory development plan) allocates housing sites in the District in the most sustainable, mainly urban, locations to meet the County Structure Plan's housing land requirements by 2006. Newhaven was considered to be one of the most sustainable settlements in the District as it has good transport links (e.g. railway, A26 and the A259 South Coast Road), a developing network of cycle paths, available brown field sites and employment opportunities.
- 1.6 Meeching Quarry has a longstanding consent for the extraction of chalk. Despite changes in legislation to control such development quarrying would be environmentally damaging, both in terms of visual impact and the impact in terms of dust and noise in such proximity to residential properties. Therefore, it was considered that the alternative of housing development would be less damaging to the environment than quarrying. However, if planning permission is granted for residential development the consent for chalk extraction should be rescinded by an appropriate legal agreement.
- 1.7 Consequently, Meeching Quarry was allocated in the adopted development plan for residential development in phase 1 i.e. the period 2001 – 2006 (see Appendix 1 for Policy NH8 and supporting text from adopted Local Plan and extract from proposals map). However, the Inspector at the second Local Plan

Inquiry considered that it was unlikely (based on past trends) that all the residential sites allocated in Newhaven would be completed by 2006. Therefore, based on the Inspector's recommendation it is assumed that in reality not all of the sites may come forward for development by 2006 and hence it is also listed as a site to be considered for Phase 2(i.e. 2006-2011).

However, if the market is buoyant, and there is the demand, there are no infrastructure reasons why all of the site could not be developed by 2006.

- 1.8 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 future planning application.

### **Overall vision for site**

- 1.9 Newhaven is subject to an ongoing, sustainable, regeneration programme to provide a mixture of new residential development, opportunities for new business and leisure and enhanced community facilities/services. New, high quality and well designed residential development is a critical part of the overall regeneration of the town.
- 1.10 The overall vision for this particular site is to provide a well designed pedestrian friendly housing development with good pedestrian and cycle links to the adjoining area, as well as paying particular attention to sustainable methods of construction and design.
- 1.11 With the recent development along Court Farm Road and the proposed enhancement of the recreational facilities at Fort Road and the residential development at The Marina there is the scope for the development of Meeching Quarry to be part of an overall enhancement of this south-western quartile of Newhaven.

## **2. Background information**

### Location

- 2.1 Meeching Quarry (some 6.30ha) is on the south western edge of Newhaven in proximity to the town, coast and countryside. Most of the main town facilities are within 20 minutes walk of the site. The secondary school is immediately adjoining the site. The town centre is approximately 1.5km away and the railway station just over 2km away. (See Appendix 2 for location of site in relation to immediate surrounding area).
- 2.2 There is currently an hourly bus service that links Gibbon Road/Fort Road to the town centre.

### Surrounding development

- 2.3 The north and south of the site is surrounded by two storey residential development. The northern development is predominantly semi-detached

properties built in the 1960's. The properties to the south are more recent (within the last decade) and are mainly detached properties. To the east of the site is Quarry Industrial Estate, which is set into the part of the quarry that has already been worked out (i.e. the industrial estate floor is at a much lower level than the development site). There are a variety of uses within the Industrial Estate including car repairs, artex processing plant and fresh fish processing.

- 2.4 To the north west of the site is Tideway Secondary School, which was built in the 1970's, and its associated playing fields.
- 2.5 To the west of the site is countryside that forms part of an important gap between the western edge of Newhaven and the eastern edge of Peacehaven.

#### Views into and through site

- 2.6 The site is in a very visible location, particularly when viewed from the east (from the Seaford direction), where it appears as a green wedge penetrating the built up area of Newhaven.



View of site from Castle Hill

- 2.7 Long distance views out of the site towards Seaford Bay, and short distance views to Castle Hill and the Fort, are an asset for this site and should be exploited.

#### Existing land use

- 2.8 At the moment the land use is rough scrub. In addition, there is also an area of semi-natural vegetation, a large gully and a steeply sloping strip of rough grass and scrub.

### 3. Development Principles

- 3.1 A design appraisal will be required as part of any planning 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 regeneration of Newhaven.
- 3.3 This site is in a very prominent location. Currently, built development does not notably 'creep' over the ridge from the Gibbon Road area, albeit that the large buildings of Tideway school are a major focal point in the view. However, the relationship between the school buildings and the green open space foreground places them in a countryside setting on the urban edge. Development of the proposed site could have a major suburbanising influence upon the setting of the school and the character of the area. The development must, therefore, be designed to minimise this impact.

#### 3.4 Scale

- A residential development of a target minimum of 125 units would be appropriate representing a density of 20 dwellings per hectare. It is recognised that this density is below that recommended in Planning Policy Guidance Note 3 (Housing) but it was considered that due to the steep gradient of this site that, realistically, it may be difficult to achieve higher densities that are visually acceptable. However, if the developer can design a scheme at a higher density, that is acceptable in design terms, then this is acceptable under the existing policy as it is a minimum target level.
- The density of the development should be varied to strengthen the local identity and optimise development opportunities. Higher density development should be focused on the north-east of the site gradually reducing to the west and south-west with a corresponding increase in new vegetation cover (see also section on Landscaping).

#### 3.5 Layout

- The layout of the housing development must integrate well into its surroundings. The surrounding area consists of a mixture of house styles and ages. Because of its prominence, the site should make the most of the gradients of the site and utilise them to form an imaginative layout.

#### 3.6 Design

- There is a need for a mix of buildings and street layout types with strongly defined frontages, incorporating focal points and open spaces. A mix of types and tenures must be achieved, including the integration of affordable housing into the overall scheme.

- As highlighted above the surrounding development is generally semi or detached in style, the development could incorporate elements of this but there is no reason to copy the style of the surrounding residential areas. Innovative and interesting design will be encouraged.
- The use of features such as brick detailing will be encouraged to add interest and character. However, the design should not be too cluttered with design paraphernalia – a relatively simple design solution would be most appropriate in this location.
- 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.

### 3.8 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, sizes and tenures (including affordable housing) 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 125 units, it is expected that 31 affordable units should be provided on this site (see also para 4.2).

- It is important that the affordable housing is fully integrated into any scheme.

### 3.9 Ecology

- There is evidence of badgers, and reported sightings of other protected species such as slow worms and lizards, on the site. Therefore, a detailed ecological baseline survey should be carried out, by the developers of the site, before a planning application is submitted. Depending upon the outcome of the survey there may be the need for the creation/retention of ecological buffers/ areas within the proposed development.

### 3.10 Landscaping

- The site is sensitive because of its open ridge aspect on the urban edge, visible from coastal paths, open space and heritage areas and a part of a

wider area of downland open space of Harbour Heights. The development must therefore incorporate:

- A ridge top woodland buffer on the northern boundary and the fenceline approximately parallel with Gibbon Road, at least 15m wide.
- A valley crest open space with planting on the southern boundary, at least 25m wide.
- A quarry edge buffer at least 15m wide.
- Planting of a hedge and copses on the western edge of the development access road to provide a 'soft' urban edge to the town's development.
- An open space/ woodland feature within the development to reflect the landscape character and open space continuum of the Harbour Heights ridge.
- Tree features within the development to strengthen landscape character, create local identity of the housing zones and 'soften' the visual effect of development.
- Due to its exposed maritime location, attention will be paid to the types of landscaping and the need to ensure that they are salt/wind tolerant species
- The developers of the site will be responsible for the provision and future maintenance of the landscaping within the site. This could be provided by either the establishment of a management trust to ensure the continued future maintenance or, alternatively, by a commuted payment to the District Council.

### 3.11 Open Space

- There is a shortfall of public open space in Newhaven and, therefore, development contributions will be sought to address this shortfall (see para 4.3)
- An equipped children's play space will need to be provided within the development site, (in conformity with the NPFA standards). The space provided should be around 0.08ha depending upon the size of dwellings within the scheme. This facility will be for toddlers and young children within the site.
- With regard to the other two components of the overall playing space provision (outdoor sports and casual/informal children's play space) it is more appropriate for financial contributions to be made towards the proposed new facilities at the Fort Road recreation area.

### 3.12 Access

- Developers would also be expected to undertake a Traffic Impact Assessment (TIA) for this site and to implement any improvements to the local highway network that are recommended. In particular, the TIA should address the linkages via Gibbon Road and Court Farm Road on to South Way (i.e. the ring-road) and ways to mitigate against overloading the existing road network and the safety issues associated with any proposals.
- The main access to the site will be from Court Farm Road. Because of the contours of the site the road access into the site then needs to be achieved along the `dry` valley to the west of the site before actually entering the development site (see Plan in Appendix 1). No development will be allowed along this exit/egress to the development site.
- A second vehicular access should also be provided from Gibbon Road, or otherwise. For example, providing that existing Local Plan policies are not compromised (i.e. Policy E1 – retaining land in employment uses) then consideration will be given to an additional access through the existing Quarry Industrial Estate.
- The existing road network provides a circuitous route (i.e. along Court Farm Road and along Fort Road) to the town centre and many of the other facilities. Therefore, pedestrian, cycle and bus access should be provided from Gibbon Road into the site. This access should be well surfaced and lit.
- There should also be safe, and convenient, pedestrian and cycle routes links to Tideway Secondary School from the proposed development (including good links from any bus routes).

### 3.13 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.
  - The opportunity to use communal parking is encouraged, this does not necessarily mean that it is not secure and overlooked (see picture 1 & 2 below). Communal parking also reduces the need for garages giving the opportunity for more efficient use of the land.

Photo 1: Example of non-car dominant parking environment



Photo 2: Example of car dominant design



The parking requirement for any development is set out in the County Council's 'Parking Standards for Development' (2002). This site falls into Zone 4 that requires 75-100% of the following parking standards:

Type of development	Maximum car parking standards and service provision	Minimum cycle parking standards
Flats, maisonettes, bedsits	1 spaces per unit plus 1 space per 3 units for visitors	1 long term space if no garage or shed provided
Small houses (less than 3 beds) and affordable housing	1 spaces per unit plus 1 space per 3 units for visitors	1 long term space if no garage or shed provided
Large dwelling houses	2 spaces per unit plus 1 space per 3 units for visitors	1 long term space if no garage or shed provided

- The Highway Authority is currently promoting the creation of 'residential streets' that favour pedestrians and cyclists over cars. Potential developers of this site should refer to the IHIE publication 'Home Zone Design Guidelines' which outlines the principles that the Highway Authority would wish to see applied to this site.

### 3.14 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 for flushing toilets, the use of porous paving, energy efficiency, and suitable drainage methods such as soakaways, infiltration trenches, grassed swales and attenuation ponds. 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 such as demolition waste for fill and hardcore

- Whenever feasible, 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

### 3.15 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 must 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.

## 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 offsetting 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 Plan at least 25% of the development of this site should be affordable (i.e. 31 units).

- The mechanism for delivering this affordable housing is set out clearly in the `Supplementary Planning Guidance (SPG) 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 (NPFSA) there is a recognised shortfall of public open space within the town as follows;

Outdoor playing space –	13.05 ha
Informal play space -	5.19 ha
Equipped play space -	2.97 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`.
- Appendix 4 of this Brief sets out the contributions required from the developer, based on the SPG.

#### 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 developer’s 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 "Supplementary Planning Guidance – A New Approach to Developer Contributions (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.
- 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 and public transport. It is anticipated for 125 units on the site that the Highway Authority will be looking for a contribution of around £1000 per flat/ maisonette, £1800 for 3-4 bed house and £2500 per large house (5 or more bedrooms).
- In particular, with regard to this site, access by bus should be improved. At present the bus service does not penetrate Court Farm Road which over recent years has seen an increase in residential development. The secondary access on to Gibbon Road could be used as a bus gate and buses could enter the development site at this point and leave via Court Farm Road (and/or vice versa). The developer will be expected to contribute towards such improvements including the provision of a bus gate and road network (within the site) designed to the satisfaction of the Highway Authority. In addition the developer will be expected to contribute towards other infrastructure such as bus shelters/ stops.

#### 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. Appendix 5 shows the contribution that will be sought.
- However, as at November 2003 there is adequate capacity in the schools in Newhaven. Therefore, no contributions would be expected at present. But, if circumstance change then the contributions above would be sought.

(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. Other Issues

- 5.1 The proposed site is located in the middle chalk formation. This is classified as a Major Aquifer under the Environmental Agency's 'Policy and Practice for the Protection of Groundwater'. This is a sensitive groundwater area and appropriate pollution prevention measures will have to be incorporated into any surface water drainage system.

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

### **West of Meeching Quarry**

**NH8** *Land to the west of Meeching Quarry, as defined on Inset Map No 2, is allocated for residential development at a target minimum of 125 dwellings, provided that:*

- a) the buildings and layout are designed to respect the prevailing gradients on the site*
- b) the proposals take account of the findings of an ecological baseline assessment and impact study of the site, providing appropriately for the retention of any protected species and including any necessary ecological mitigation measures*
- c) the proposals provide for the design and implementation of any engineering works necessary to prevent slumping of the western face of the existing quarry*
- d) landscaped areas planted with suitable indigenous species are provided on the northern, eastern and southern boundaries of the site, and in the rectangular area set aside for access to the site, west of the allocated area*
- e) the primary access to the site is from Court Farm Road across the area defined on the Proposals Map, to the west of the area allocated for residential development*
- f) a second access is provided onto Gibbon Road or otherwise*
- g) provision is made within the layout for the possibility of pedestrian and cycle routes into Tideway School*
- h) the proposal complies with all relevant District-Wide Policies.*

12.33 Meeching Quarry and the area to the west is not a priority site for housing development in environmental terms. It is in need of special environmental consideration because it is a prominent site in an exposed position on the downs on the edge of the town which materially affects consideration of its use for housing. Consent was granted in 1947 for the extraction of chalk from the area which is now known as Meeching Quarry, together with an area to the west. Despite changes in legislation to control such development quarrying would be environmentally damaging. Therefore it was considered that the alternative of housing development would be less damaging to the environment. However, prior to the granting of planning permission for residential development the consent for chalk extraction should be rescinded by an appropriate legal agreement.

12.34 The site is regarded as "sustainable" in terms of accessibility to services and facilities, such as shops, schools and public transport. In addition, this site is now surrounded on three sides by residential development. Therefore, the use of this area for residential development is considered to be an optimum use and one whose impact on the landscape would be less than quarrying.

### **Design**

12.35 Any residential development should respect the open character of this site and its visibility in long views from the south and east. In order to provide a development which

blends into the existing form of development and landscape, it may be appropriate for some limited excavation to be carried out in the land form.

### Landscaping

12.36 The site is sensitive in landscape terms because it forms a prominent undeveloped part of a ridge which is visible from the coastal path and from other open spaces and heritage areas. The development should therefore include areas set aside for planting with indigenous species at the top of the ridge next to the boundary with Tideway School/Gibbon Road, above and upon the steeply sloping valley crest overlooking Court Farm Road, at the top of the quarry face and in the dry valley west of the allocated area. The latter area should be used to provide a soft edge to the development of the town. In addition, appropriate planting should be undertaken within the developed parts of the site to strengthen landscape character, create local identity zones and soften the visual effect of development in this exposed position.

### Ecological Factors

12.37 There is evidence of occupation of the site by badgers and possibly by protected reptiles such as slow worms and lizards. Parts of the site have become, or are in the process of becoming, semi-naturalised. The Council will therefore require that an ecological baseline assessment and impact study be carried out. Development proposals must provide for the appropriate protection of protected species and show what provision is being made for other features of interest, either by retention or mitigation measures.

### Capacity

12.38 It is estimated that this area could accommodate around a target minimum of 125 dwellings of which around 31 should be affordable to meet local needs. However, a Development Brief should be prepared which will assess in greater detail the environmental capacity of the site.

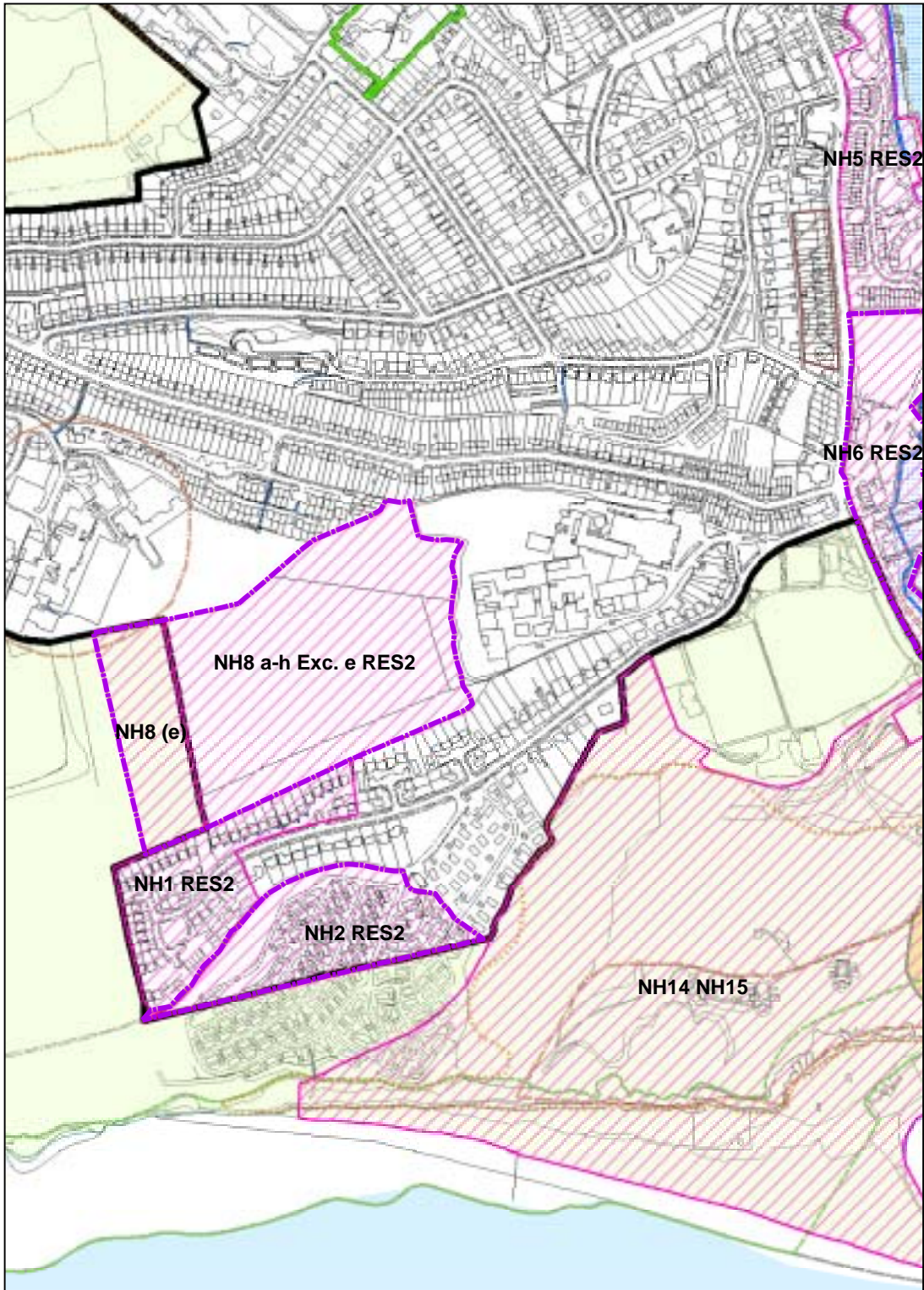
### Access

12.39 The main vehicular access to the site should be achieved from Court Farm Road with a second access road on to Gibbon Road or otherwise, possibly serving a restricted function, taking account of the requirements of emergency access, public transport, pedestrians, cyclists and other road users and of conditions on surrounding roads.

12.40 Developers should discuss with the Education Authority the opportunities of providing pedestrian/cycle routes from the site directly into Tideway School.

### Shops and other facilities

12.41 Subject to accordance with District-Wide Policies in respect of neighbourliness, the incorporation of proposals for neighbourhood services, such as shops, surgeries etc, would be welcomed.



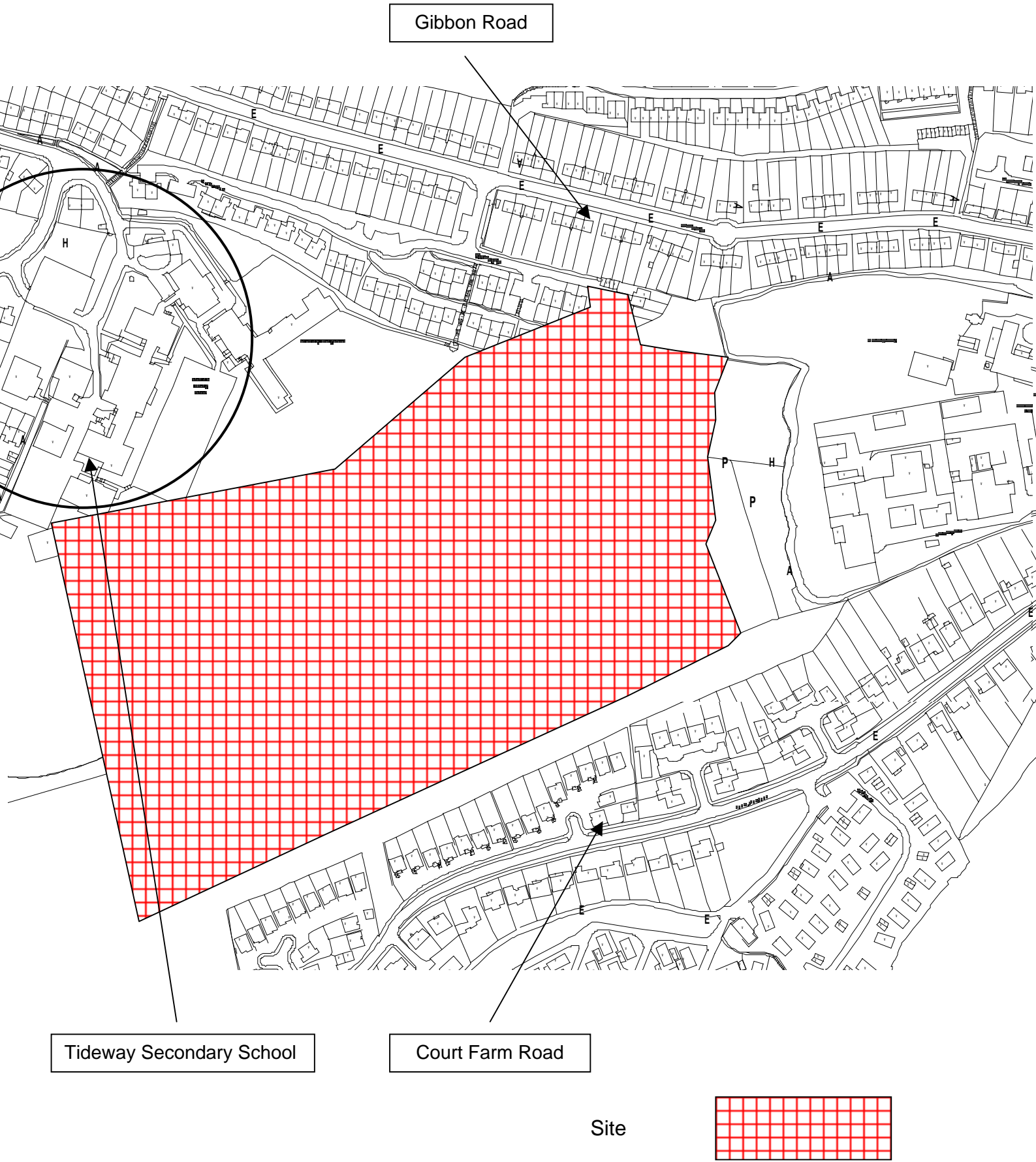
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**Appendix 1**  
**Extract from Newhaven Proposals Map**

**J**



# Appendix 2: Location of site in relation to immediate surrounding area



### Appendix 3: 2003 –2004 Guidance for Affordable Housing Contributions

		1	2	3	4	5	6	7
Unit Size M <sup>2</sup>	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 required for Outdoor Playing Space**

<b>Size of Size dwelling in area of shortfall</b>	<b>Outdoor Sports Element of NPFA Standard</b>	<b>Casual/Informal Children's Play Space Element of NPFA Standard</b>	<b>Equipped Children's Play Area Element of NPFA Standard</b>
<b>2 bedroom dwelling (3 persons)</b>	<b>£801</b>	<b>£396</b>	<b>£1686</b>
<b>3 bedroom dwelling (4 persons)</b>	<b>£1068</b>	<b>£528</b>	<b>£2248</b>
<b>4 Bedroom dwelling (5 persons)</b>	<b>£1335</b>	<b>£660</b>	<b>£2810</b>

## **Appendix 5: Financial Contributions towards Education Requirements**

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

## **Appendix 6: 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)

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 7: Useful Contacts**

Planning Policy	Debbie Portchmouth Principal Planner	Planning & Policy Lewes District Council Southover House Southover Road Lewes, BN7 1AB Tel: (01273) 484410 E-mail: <a href="mailto:debbie.portchmouth@lewes.gov.uk">debbie.portchmouth@lewes.gov.uk</a>
Development Control	Steve Howe Principal Planner	as above Tel: (01273) 484422 E-mail: <a href="mailto:steve.howe@lewes.gov.uk">steve.howe@lewes.gov.uk</a>
Noise, contamination, pollution, recycling	Tim Bartlett Senior Environmental Health Officer	as above Tel: (01273) 484345 E-mail: <a href="mailto:Tim.Bartlett@lewes.gov.uk">Tim.Bartlett@lewes.gov.uk</a>
Affordable Housing	Roger Moore Policy & Development Officer	Affordable Housing Lewes District Council Council Offices Fisher Street Lewes, BN7 2DG Tel: (01273) 484016 E-mail: <a href="mailto:Roger.Moore@lewes.gov.uk">Roger.Moore@lewes.gov.uk</a>
Development Control – Highways	Mark Amis	East Sussex County Council County Hall St Anne's Crescent Lewes, BN7 1UE Tel: (01273) 482277 E-mail: <a href="mailto:Mark.Amis@eastsussexcc.gov.uk">Mark.Amis@eastsussexcc.gov.uk</a>
Public Transport	Owen South	As above Tel: (01273) 482123 E-mail: <a href="mailto:Owen.south@eastsussexcc.gov.uk">Owen.south@eastsussexcc.gov.uk</a>
Technical Specialist – Planning Liaison	Edward Sheath	Environment Agency Saxon House Little High Street Worthing West Sussex BN11 1DH Tel: (01903) 215835 E-mail: <a href="mailto:Edward.Sheath@Environment-Agency.gov.uk">Edward.Sheath@Environment-Agency.gov.uk</a>
Newhaven Regeneration Issues	Emily Mottram Newhaven Regeneration Manager	Hillcrest Centre Newhaven East Sussex Tel: (01273) 517657 Email: <a href="mailto:Newhavensn@easynet.co.uk">Newhavensn@easynet.co.uk</a>