



Newlands Planning Application - Public Consultation

Frequently Asked Questions



5th April 2017

We have collated the most frequently raised issues and queries following the latest stage of consultation. This briefing note provides further information in response and seeks to address or provide more clarity on those common concerns.

Neighbourly Issues

Q1 Will I have windows from the new development overlooking my garden?

The detail of where windows will be located will be agreed during the reserved matters planning stage. However, it is standard practice to ensure that the private amenity of residents is protected which includes carefully positioning windows to ensure that there is no unacceptable overlooking.

Once final designs are proposed, these will be subject to public consultation as part of the reserved matters planning application process and residents will be invited to view and provide comment on the plans before they are considered by Lewes District Council.

Q2 Will I be overshadowed by the new homes and suffer loss of light?

Details of the proposed dwellings, their positioning and orientation will be agreed at the reserved matters planning stage. However, the Council and applicant will ensure adequate separation distances are proposed between the new dwellings and the existing dwellings to prevent any unacceptable overbearing impact.

Once the layout design is proposed, it will be subject to further public consultation as part of the reserved matters planning application process where residents are able to view and comment on the plans before they are considered by the Council.

Q3 How will the Manor Road North pedestrian/cycle/emergency access operate? Will cars use it as a short-cut?

Emergency accesses typically use a lockable bollard or the access is gated. The key or combination code to open the access is held by the emergency services so that it can be operated if emergency access is required.

At all other times, the access will prevent all vehicular access, whilst allowing cyclist and pedestrians entry. The detail of the bollard or gate is yet to be agreed with the emergency services. Guidance will be taken from them and the final detail and design will form part of a future reserved matters application.

Q4 Who would be responsible for the maintenance of the boundary / buffer landscaping?

A management company will be employed to maintain all communal areas and landscaping. This company will be funded by the development by way of an annual landscape maintenance charge for each property.

A Landscape Management Plan will be included in future detailed applications and will be subject to local resident's input and feedback.

Q5 How will any disruption from the construction be minimised?

Prior to the commencement of any works, a detailed Construction Management Plan/Method Statement will be prepared and submitted to the Council. This will require agreement from the Council and provide an opportunity for local residents and the general public to provide input and comments and will also involve input from the Council's Environmental Health department.

The Plan will include a host of measures to ensure that any disruption is kept to a minimum. It will include restricted working hours and other measures such as for the control of noise, contractor vehicle parking, materials delivery, perimeter fencing (and any artwork), vehicle wheel washing, local road sweeping and cleaning etc.

Traffic / Highways

Q6 The school created traffic, but how will this development impact the local Highway network?

Schools typically have two main peak times in the day for traffic movements, whereas residential development has a much more phased and dispersed pattern of vehicular movement to suit the varied behavioural patterns of the residents.

Through the preparation of our planning application we employed a professional team of Highways Consultants to assess the traffic that the school generated against the proposed traffic that the development would create. The findings are included within the submitted Transport Statement (and subsequent addendum reports) which shows that there will be fewer vehicle movements created by the residential development than the site generated when it was operating as a school.

Q7 How does the proposed access arrangement work and how will it be an improvement over the existing access?

We are proposing a new and upgraded access to the site to ensure that vehicles can enter and exit safely and with minimal disruption to the wider highway network. The main two changes that we are proposing is firstly, to move the access point to the west to ensure that clear visibility splays are available to vehicles exiting the site. Secondly, we are proposing a right turn 'ghost island' in the main road to allow vehicles to safely wait in a turning lane in the centre of the road before turning right into the site. This will ensure that the main flow of traffic is not held up whilst people wait to turn into the site.

Affordable Housing

Q8 I'm unclear what affordable housing means? Who will live in these houses?

The Affordable properties are homes within the development that will be available to people who cannot afford to rent or purchase housing in Seaford at open market values.

For rented properties, prices are set at a discount to local market rents and the properties are owned and managed by a Housing Association.

In addition shared ownership homes will be available, which offers the chance to buy a share of a property (typically between 25% and 75%) and pay rent on the remaining share. Later on, the remaining share of the property can be bought when the homeowner can afford to.

We are experiencing strong interest in the prospect of shared ownership properties at Newlands, with a number of local young professionals and families registering an interest with us.

Following early discussions, there are five Housing Associations interested in working with us on the Newlands site to help address the shortage of affordable housing in Seaford.

Housing Density & Layout

Q9 How does the density compare to the planning rules?

The Council's planning policies require new development within urban areas (where this site lies) to provide new residential development at a density of between 47 and 57 dwellings per hectare. The policy also requires new development to respect the character of existing surrounding properties.

Both locally and across Seaford, the housing stock is typified by larger and detached dwellings. A proposal for more of the same would not meet the local housing need, nor would it likely be supported by the Councils current planning policies.

Through detailed negotiations with the Council's planners it was agreed to include an area of lower density to the front of the site to allow for the visual appearance of the proposed development to reflect that of the surrounding area. The density then increases towards the rear of the site in line with the Councils planning policy requirements to ensure that an appropriate mixture of houses is provided. The resultant gross density across the site is 29 dwellings per hectare.

This approach ensures that 1, 2 and 3 bedroom properties can be accommodated on site to cater for the demand for starter homes, smaller family homes and downsizers, whilst also providing 4 and 5 bedroom homes to ensure that there are also options for larger families.

Q10 Will I still be able to see the main school building from the road?

The concept layout of the site has been specifically designed to ensure that views from the main road up towards the main Newlands building are retained. The detailed design that will be agreed during the later reserved matters stages will need to follow the parameters set out in this Concept Framework Plan, which will ensure that this view is retained.

Public Open Space & Play Pitch

Q11 How will the green area/sports pitch be used and managed?

The formal arrangements will be defined in a 'Management Plan', which will form part of a future 'Reserved Matters' application. The developer will engage with the general public and local sports clubs to ensure that the green open space is put to the best use for the benefit of the local community.

It is envisaged that for the majority of the time, all of the public open space will be available to local residents and the public for their enjoyment. The area shown as a sports pitch will be available for hire to local clubs at times when there are pinch points in local sports pitch availability, such as at weekends.

The green areas and landscaping will be maintained by a management company in line with the Management Plan mentioned above.

Q12 Will there be floodlights?

No. The land will remain green and open space. The area which includes the play pitch also serves the purpose of providing clear views across from the nearby Sutton House, which is a listed building. No buildings or structures are envisaged at all in this area, except for the areas set aside for car parking and changing rooms; and the children's play area.

Q13 Will the facility cause local parking problems, which is what previously happened?

No. A traffic report will accompany future details submitted to Lewes District Council, so that the car park associated with the public open space is sized appropriately to accommodate its use, including the play pitch use. We are aware through the public consultation process that neighbouring residents experienced parking problems in relation to the previous sports uses at Newlands, so we will ensure that all related parking is contained within the site.

Q14 How do we know that it won't be used by youths for anti-social behaviour?

The way new developments are designed and managed plays a major role in reducing anti-social behaviour, crime and the fear of crime. The detailed proposals at Newlands will be designed in conjunction with input from Sussex Police and will include a host of measures to discourage and prevent anti-social behaviour.

Infrastructure

Q15 How will the development of these new homes contribute to local services and infrastructure? I've heard of CIL, but how do we ensure it is used for improvements in Seaford?

In addition to the on-site provision of affordable housing, public open space/sports pitches and a fully equipped play area, considerable financial contributions will be made by the developer through Community Infrastructure Levy (CIL) payments.

This Government scheme came into force Nationally in April 2010 and allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money will be used by the Local Authority to fund improvements to local infrastructure and facilities needed as a result of the development. Note that Seaford Town Council will also receive 15-25% of this funding money to spend on local improvements and facilities.

In particular, the Council has identified the following infrastructure projects that may be partly or wholly funded by developer contributions, including those from Newlands:-

- Junction Improvement Projects (four initiatives identified on the A259 and A26)
- New Road and Road Improvement Projects
- Pedestrian and Cycle Improvement Projects (footpath / cycle routes linking new developments to facilities)
- Public Transport Improvement Projects (seven separate initiatives)
- Education Facilities Projects (including Early Years Places at Seaford. Primary School - One form of entry - expansion at Seaford. Secondary School - One form of entry – expansion at Seaford. Further Education College Provision - Additional Places at Sussex Downs College Lewes Campus, additional Places at Plumpton College

- Healthcare Facilities Projects (Capital improvements in healthcare facilities)
- Green Infrastructure Projects (Equipped children's play space, children's casual play space, outdoor sports facilities)
- Community Infrastructure Projects
- Emergency Services Infrastructure Requirements
- Community Safety Projects

It is at the discretion of Lewes District Council and the Town Councils to decide exactly how their shares of the financial contributions are distributed to new and existing facilities in the area. Further details can be found at

http://www.lewes.gov.uk/Files/plan_Adopted_Regulation_123_Nov2015.pdf

Q16 Will there be issues with the capacity of utilities and sewerage?

The Newlands site is connected to the local utility and sewerage network. Engineers assessed the technical utility and sewerage requirements of the original scheme proposed of 238 new homes. Based on typical residential use and the efficiency requirements dictated by modern Building Regulations, it was found that there was unlikely to be any additional utility/sewerage requirements of a new development of 238 units, but in all likelihood, there would be a significant reduction compared to the previous use of the site as a school with boarding students.

With the subsequent 23% reduction in the numbers of new homes proposed to 183, there is likely to be a significant net reduction in the utility and sewerage requirements from the site.

Town Centre & Local Economy

Q17 What will this development do for the town centre and local economy?

New residential development has the potential to provide significant economic benefits to a local economy. Following a high level economic

analysis, we have approximated the effects that the Newlands development could have, as follows:-

- The annual household expenditure could reach £5,000,000 - £6,000,000. Residents could choose to spend this at local shops and on local services, providing a significant boost to the local economy.
- The development would create approximately 170 full time equivalent temporary jobs (construction and associated) per year of construction.
- The resultant economic output (gross value added) of providing the construction jobs could equate to £34,000,000.
- A development up of to 183 dwellings could provide up to 200 economically active residents in employment in the local and surrounding area.
- Assuming an average band D for Council tax, the development could generate an annual Council tax payment of £320,000 for the Council.

We hope that you found this briefing note useful. If you have any further queries, please contact the project team via Henny Handley at Pegasus Group henny.handley@pegasuspg.co.uk