

# Planning Committee Meeting

13 April 2017

## Agenda Item 10

### Planning Application SDNP/16/06072/FUL

**Change of use of land, erection of twelve holiday lodges and a reception lodge, construction of internal access paths and parking for guests**

**Barn West of Swanborough Fishing Lakes, Newhaven Road, Swanborough, East Sussex**



# Considerations

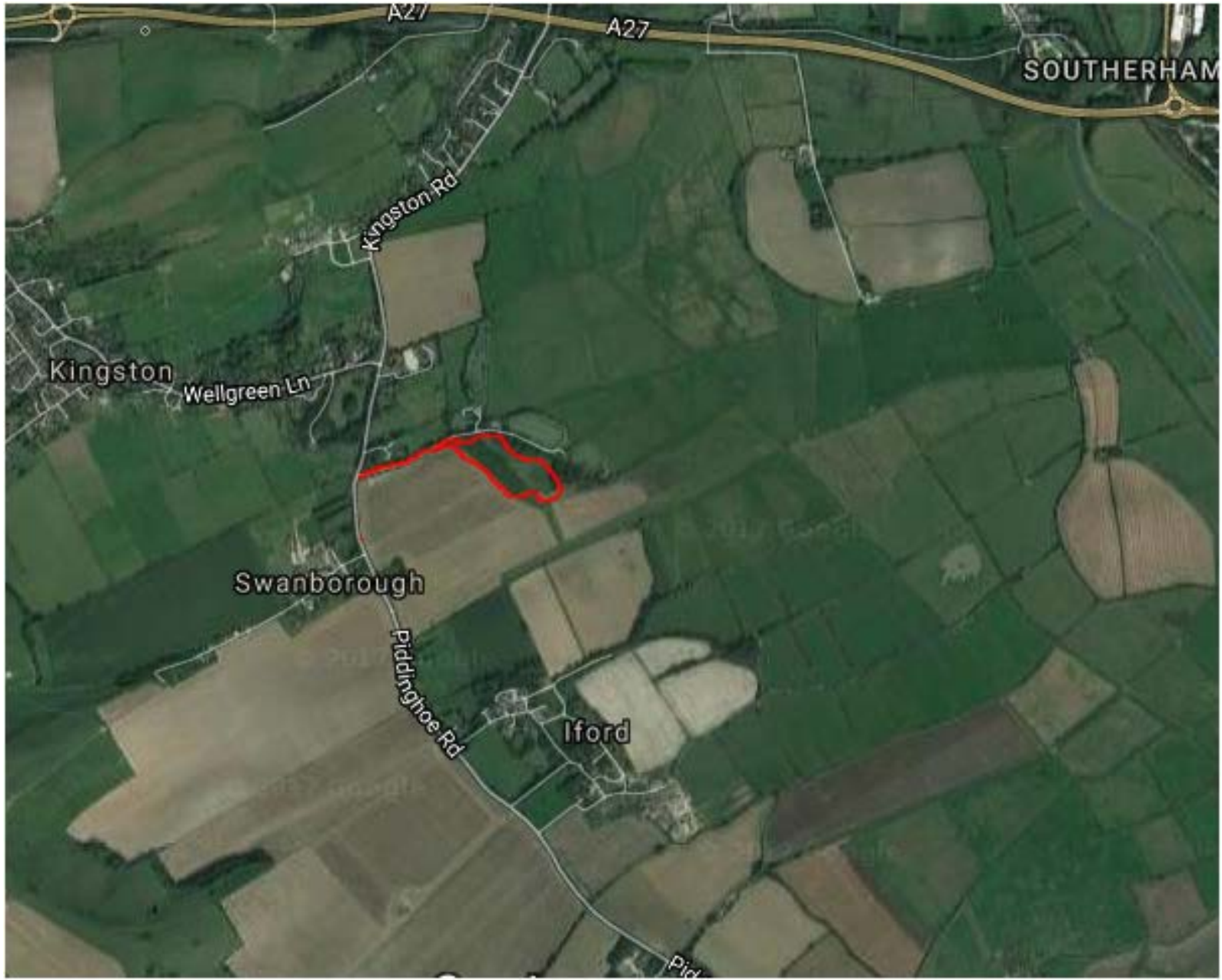
- **Landscape**
- **Access**
  - Road
  - Foot & Cycle
  - Negotiation & agreement
- **Amenities**
- **Ecology**
- **Drainage**

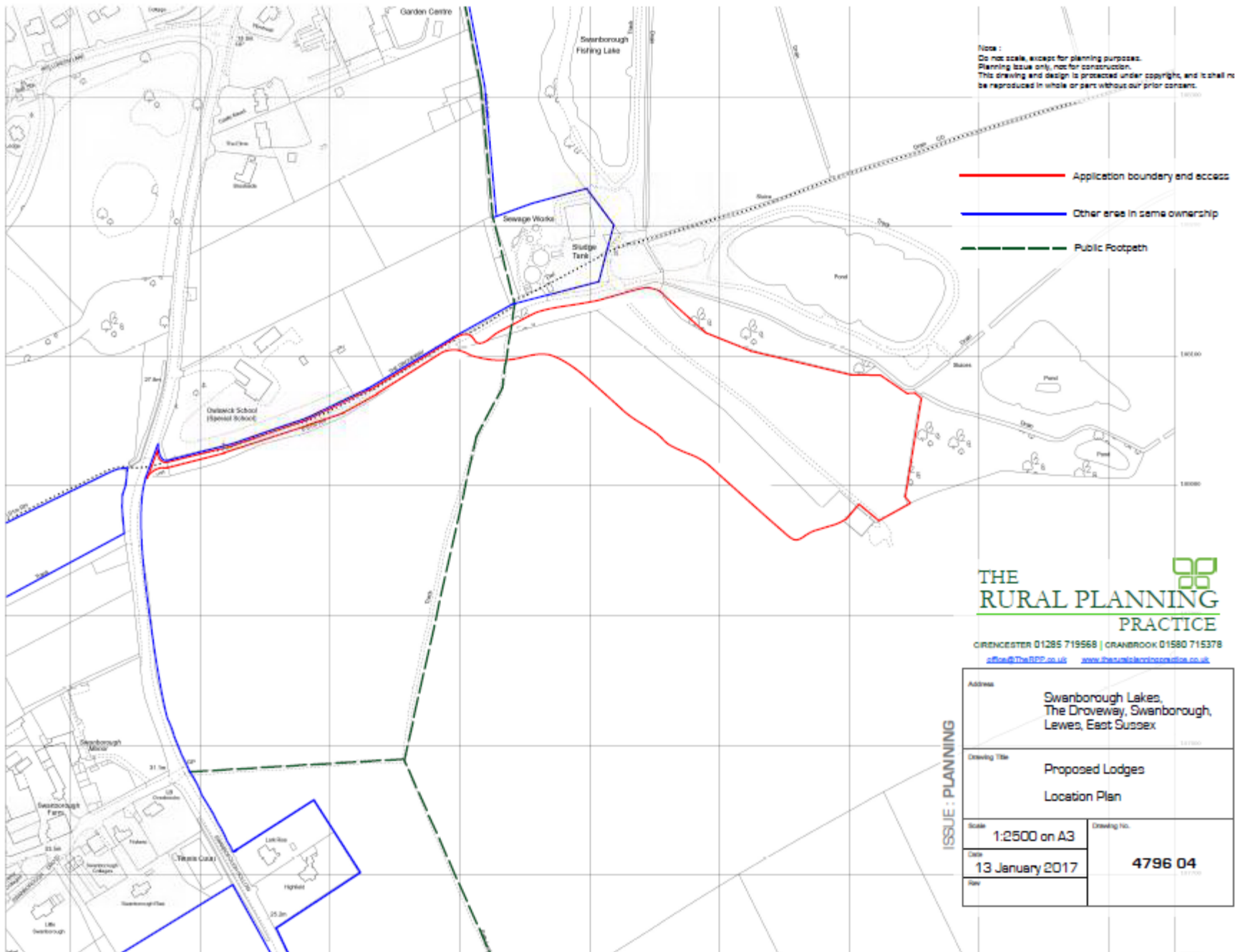


# Location

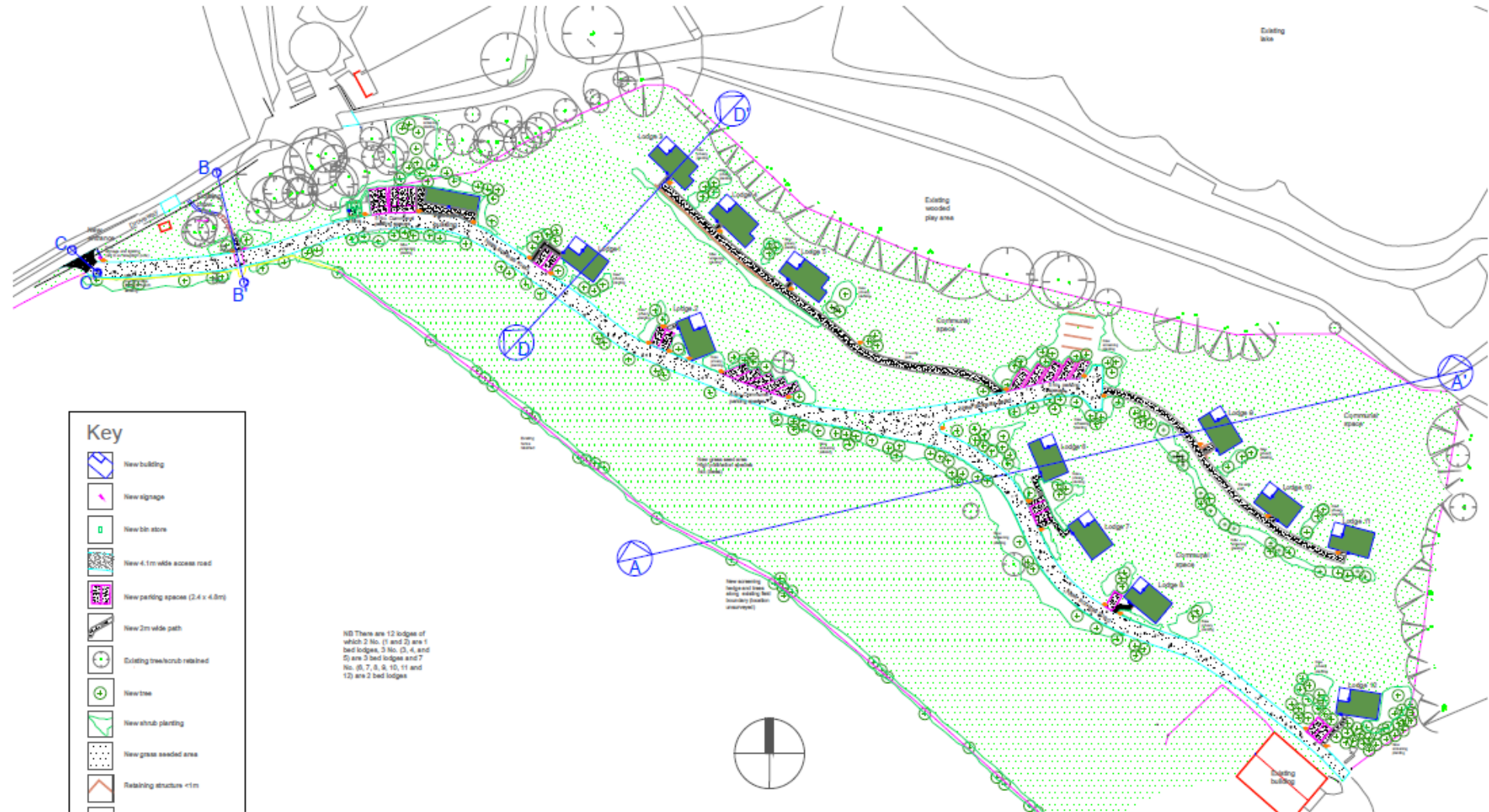


# Location



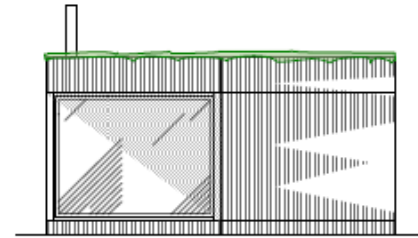
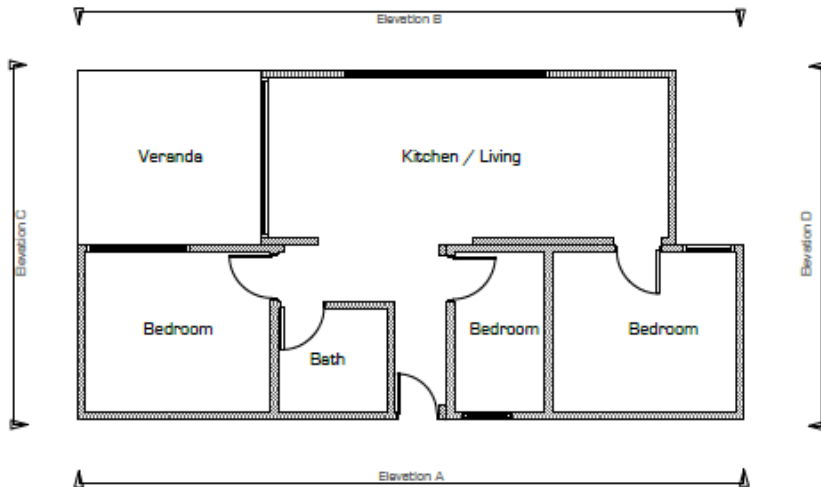


# Proposed Layout

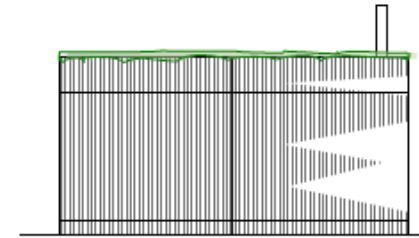


# Lodge – Typical Elevation & Plan

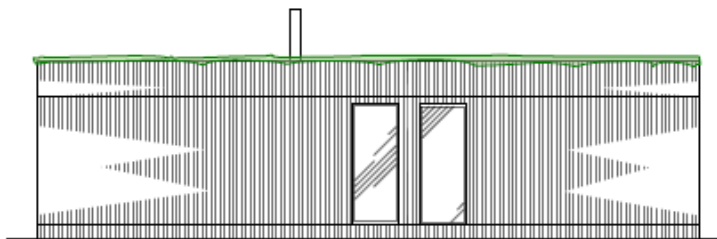
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Elevation C

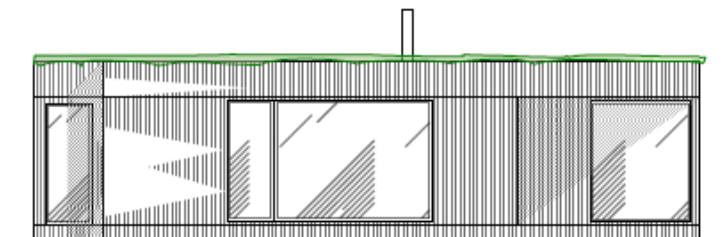


Elevation D



Elevation A

Timber clad lodge with a wildflower green roof standing on proprietary plinth support system



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PRACTICE

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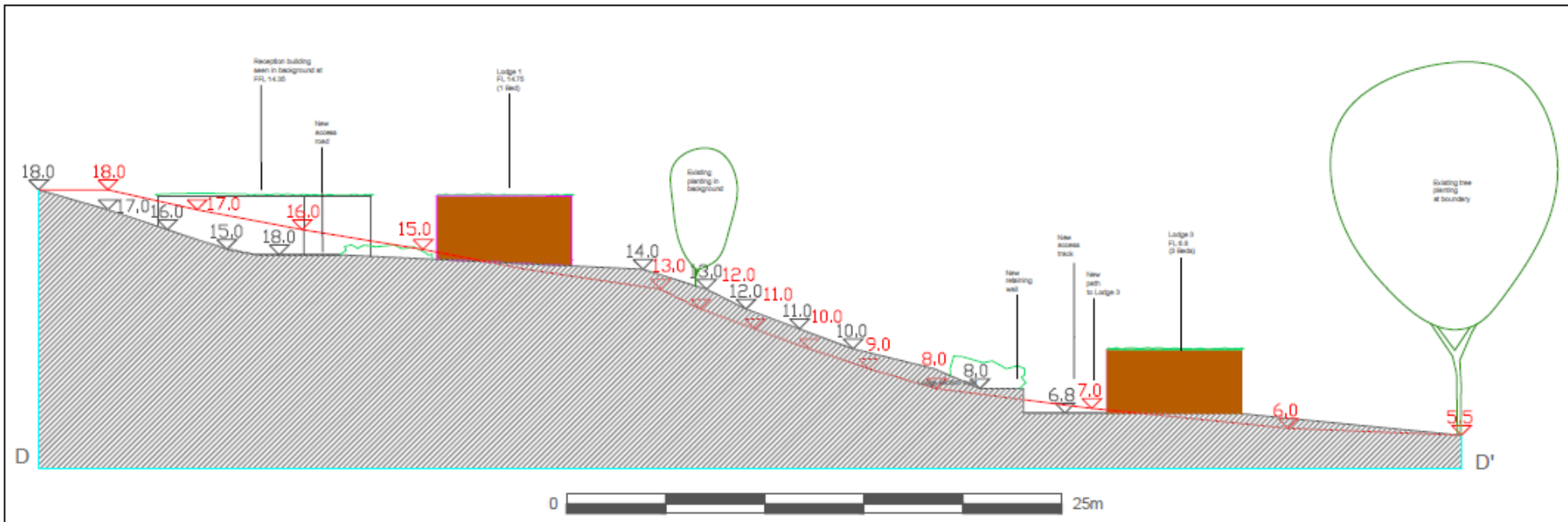
: PLANNING	Address	Swanborough Lakes, The Droveaway, Swanbor Lewes, East Sussex
	Drawing Title	Proposed Lodges Three Bed - Plan and Elev

# Design Type (but no deck)

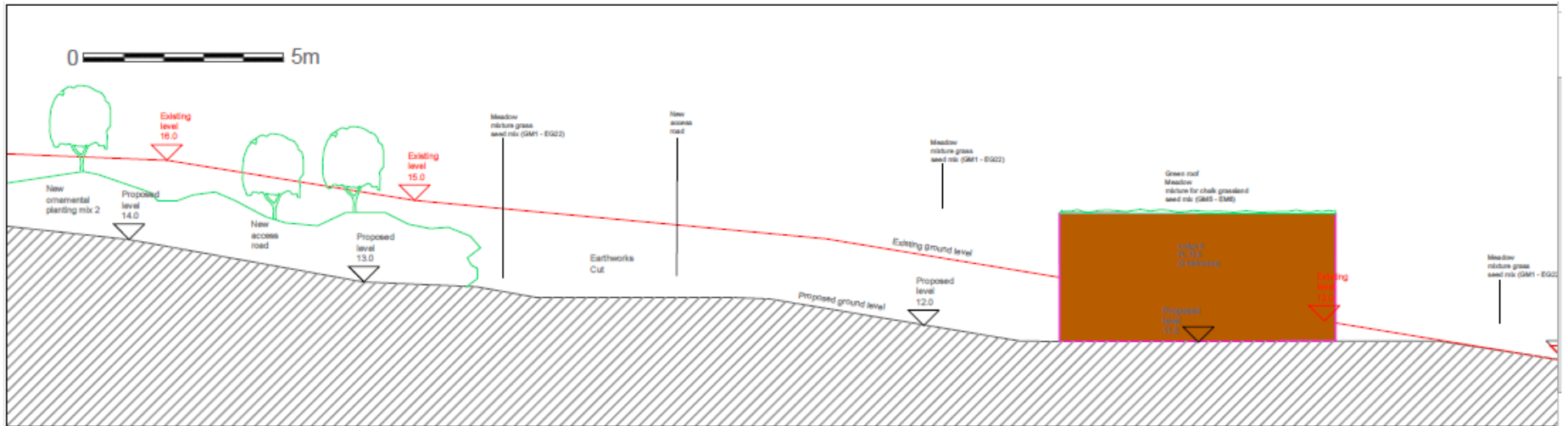




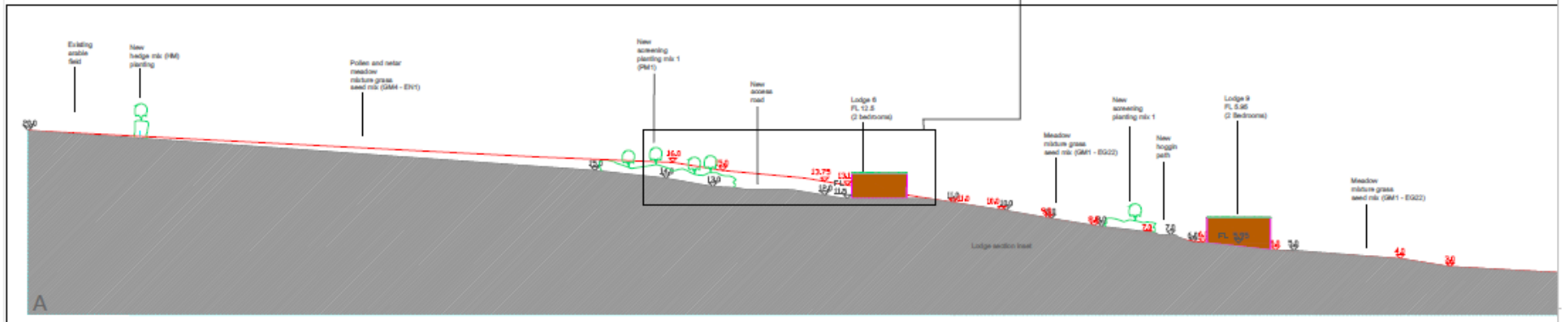
# Section – Proposed (north)



# Sections – Proposed (south)

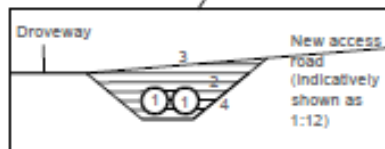
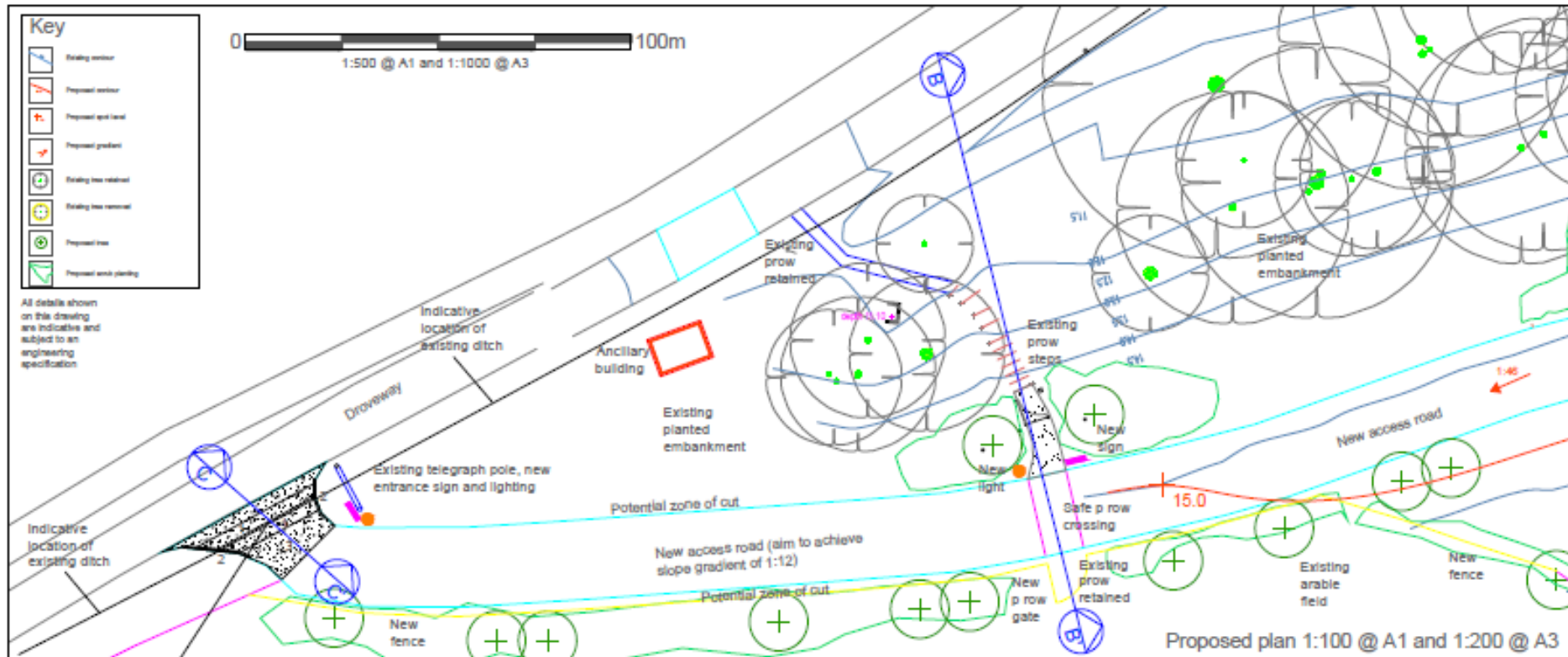


Lodge Section 1:50 @ A1



A

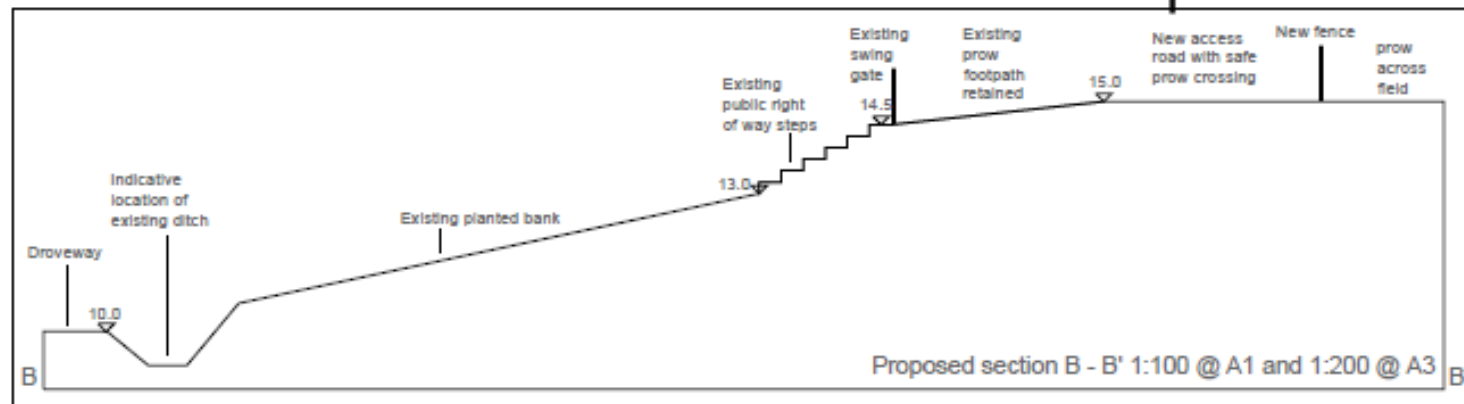
# New Access



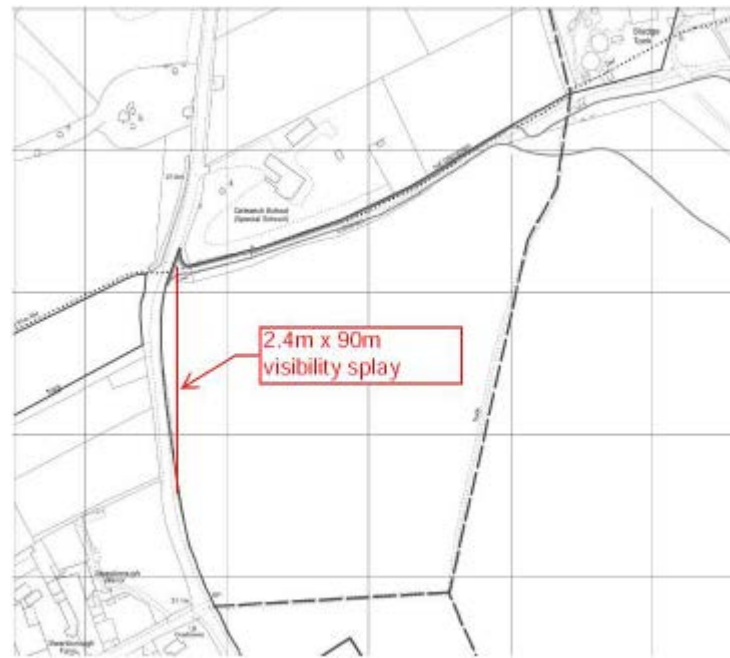
Indicative section C - C' over existing drainage ditch below access road 1:50 @ A1 1:100 @ A3

## Key

- 2 No 600mm dia HDP carrier pipes (or to engineers spec)
- Treated timber sleeper headwalls either end
- New concrete surfaced bridge across ditch (to engineers specification)
- Existing ditch profile



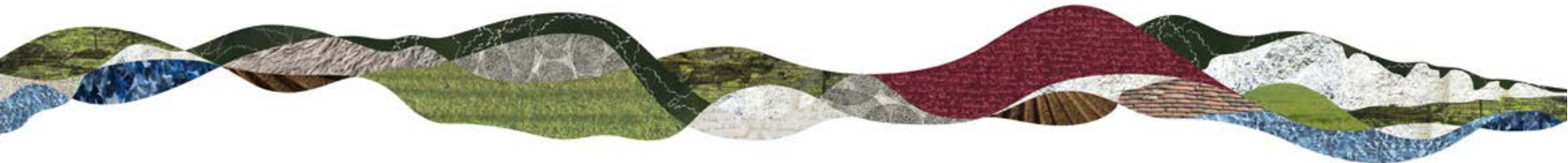
# Visibility



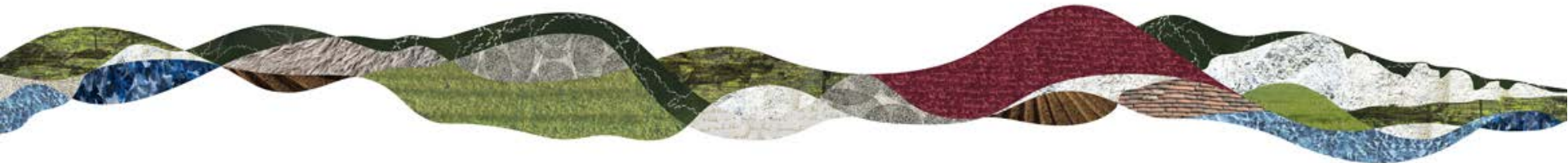
# The Droveway – new access



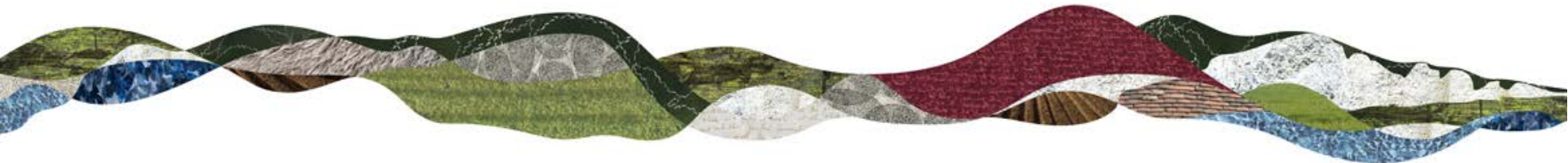
# North West corner – access point



# North – access and reception cabin

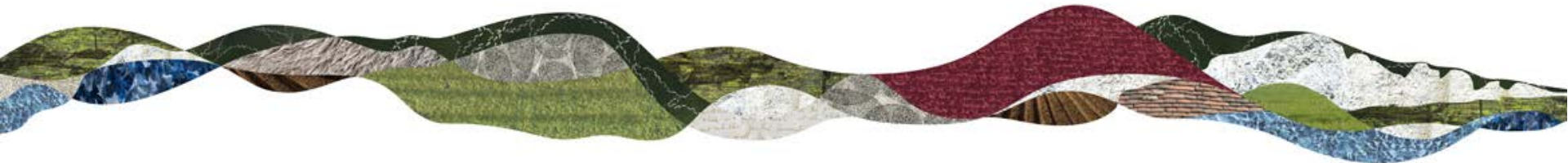


# North-east to Lewes

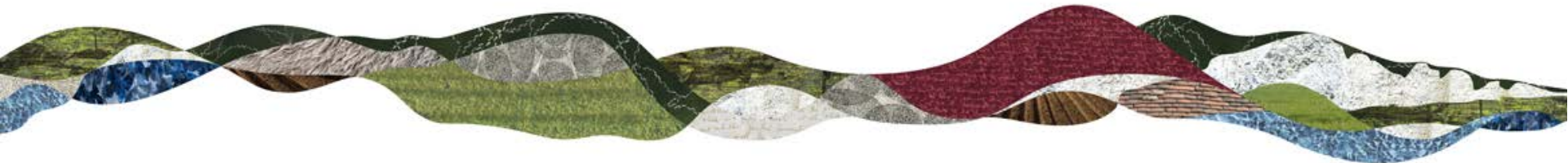




# Lower area



# East – to Mount Caburn



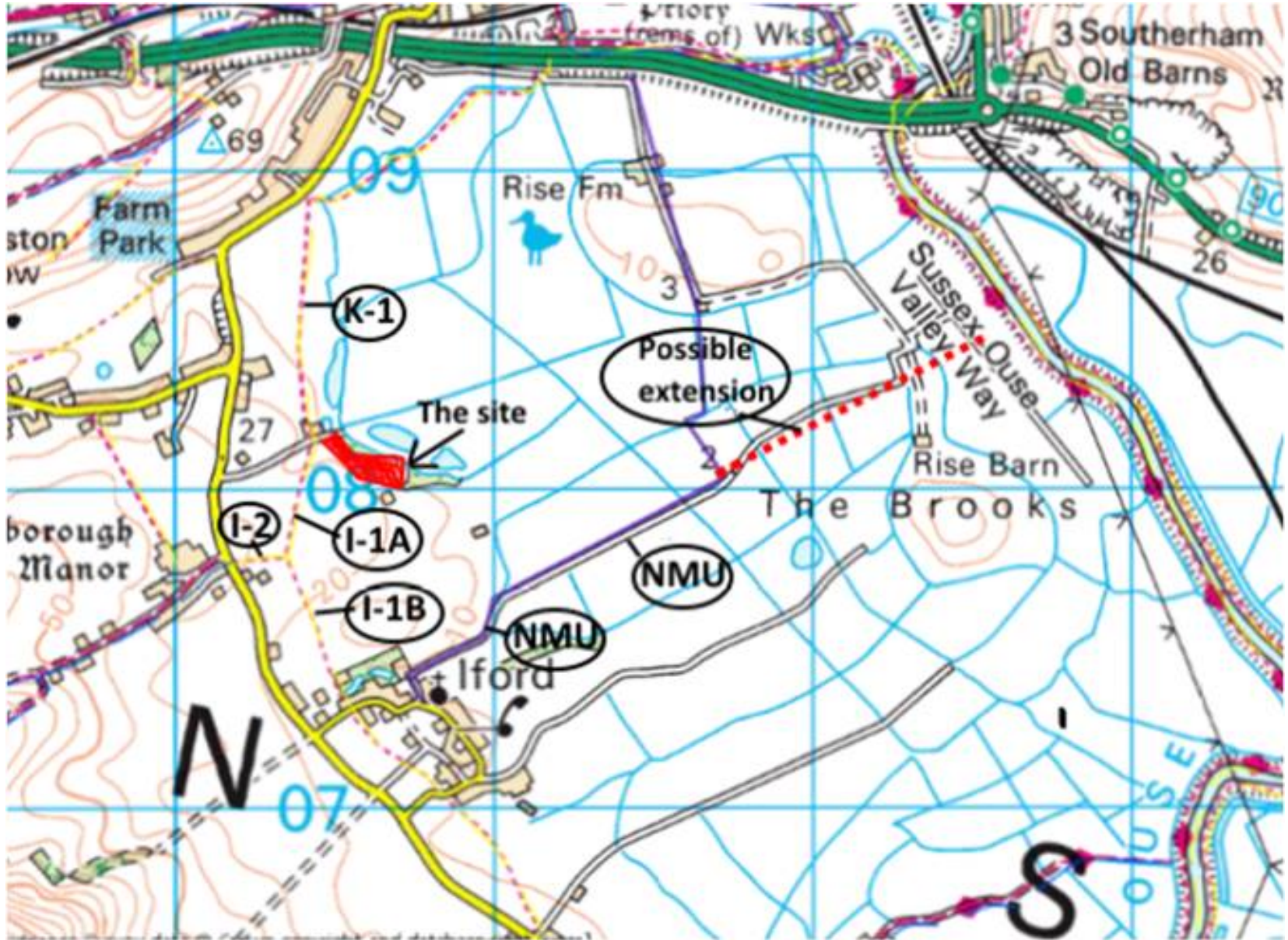
# South



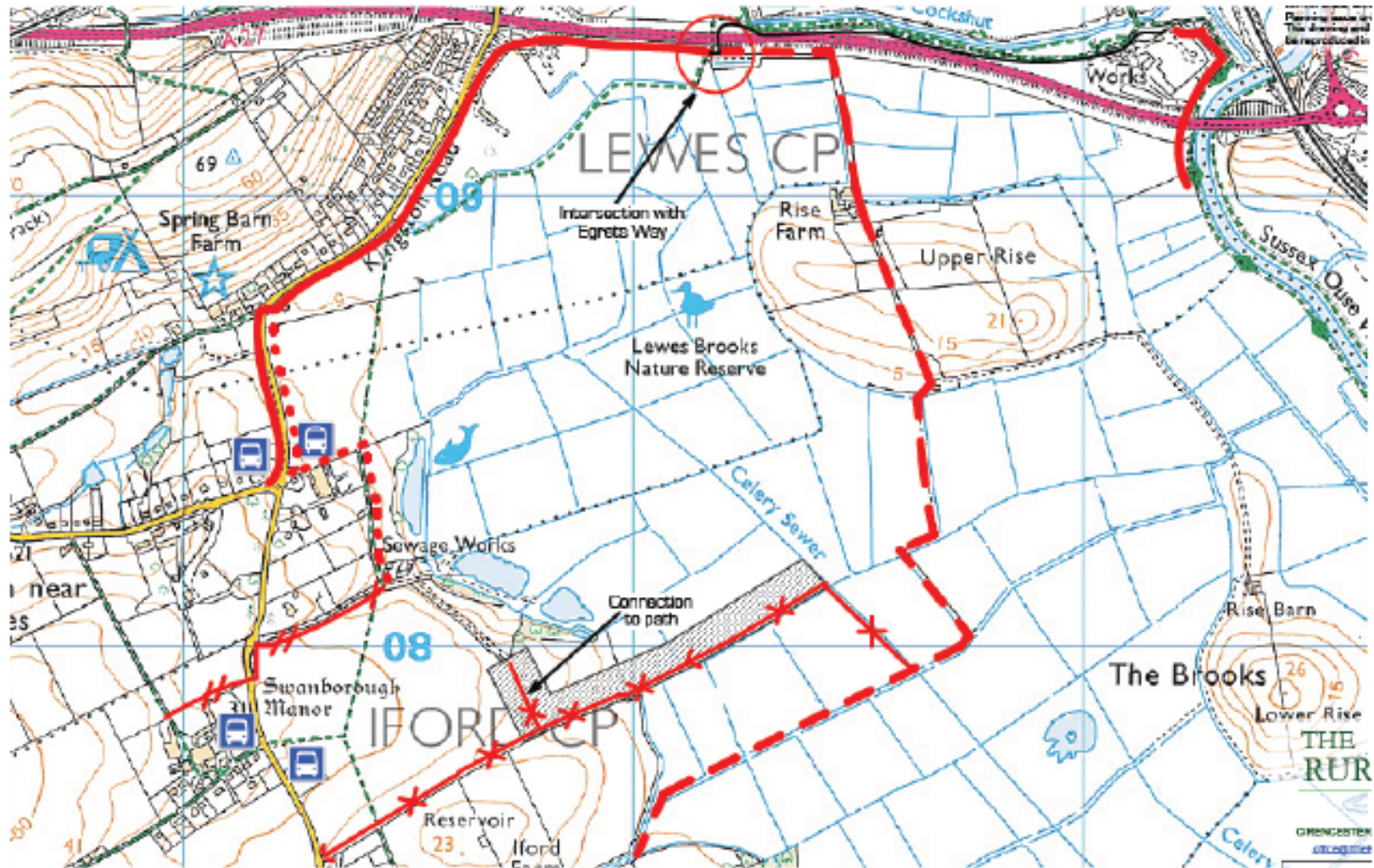
# Footpath to north (K1)



# Paths - officer report



# Paths - applicant



-  Existing Public Footpaths and Bridleways
-  Egrets Way
-  Existing permissive path
-  Existing path well used by local residents
-  Connection to Egrets Way
-  Route to South Downs Way

-  Airstrip
-  Bus stop

ISSUE: PLANNING

Client	JL
Date	9 11 11
Project	P
Drawing title	L
Scale	Not to
Date	March

# Recommendation

**1) That delegated Authority be granted to the Director Planning in consultation with the Deputy Chair of the Committee to grant planning permission subject to:**

- Conclusion of satisfactory footpath and cycle provisions including a link to the Egrets Way and including a requirement to enter into a s.106 agreement to secure delivery, and**
- Final comments of the highway officer being addressed satisfactorily, and**
- The conditions substantially in the form of those set out in Paragraph 10.1 of this report.**

**2) That authority be delegated to the Director of Planning to refuse the application, with appropriate reasons if the S106 agreement is not completed or sufficient progress has not been made within 3 months of the 13 April Planning Committee meeting.**



End Slide



# Surfacing



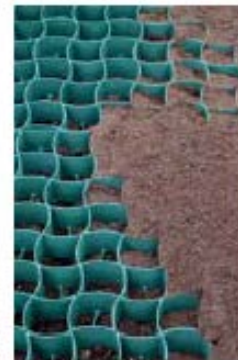
## INTRODUCTION TO SUREGREEN PP50

SUREGREEN PP50 is a porous paver that can provide a solution to a wide range of trafficking needs, especially in providing a stable, hardworking free draining surface for grassed or gravel areas. The application might be a busy car park, driveway, or an emergency access route. SUREGREEN PP50 plastic paving grid for ground reinforcement has been designed using carefully selected recycled plastics to be used in demanding circumstances. This heavy duty polymer and its interlocking nature provides a robust surface able to withstand the dynamic & lateral loads that vehicles impose on it.

The ever increasing urbanization of the UK combined with our glorious British weather has forced councils and the government to review the products and practices used in the ground stabilization and reinforcement sector. Thus the Sustainable Urban Drainage Systems (SuDS) legislation was created with the aim of using permeable solutions that allow natural, environmentally friendly drainage. Suregreen have been dedicated to providing robust solutions that are not only SuDS compliant but also help retain the natural beauty of Britain's natural areas.

SUREGREEN PP50 porous plastic paving grids have been designed to meet the demands laid down by local government regarding flood alleviation and SuDS requirements (Sustainable Urban Drainage Systems). PP50 pavers provide a porous / permeable pavement surface that allows rainwater / flood water to infiltrate through the paver surface and fill material into the subgrade below. SUREGREEN PP50 can be used as part of a source control layer within a SuDS design.

The PP50 pavers have a 50mm deep cellular design which provides excellent interlock with the gravel or grass contents, resisting and negating dynamic and lateral loadings so the contents and paver remains in situ with little or no maintenance requirements. The paver is supplied in easy to handle square grids and each grid also has integral fixing clips that provide additional support and negate lateral displacement which is key where moving vehicles are in operation.



# South upper



# East north east



# Location

