

# Planning Committee Meeting

## 10 August 2017

Agenda Item 10:

**SDNP/17/00387/FUL Land at Southdowns Road, Lewes, East Sussex**

**22 dwellings and 2 ground floor office units (comprising total 170sqm) with associated parking and landscaping and construction of acoustic boundary fence at east boundary, (partial amendment of development approved under SDNP/15/01303/FUL) including relocation of bicycle store to basement level and subdivision of 1 flat within approved flatted complex to create 1 additional flat.**







0 1 km





0

500 m





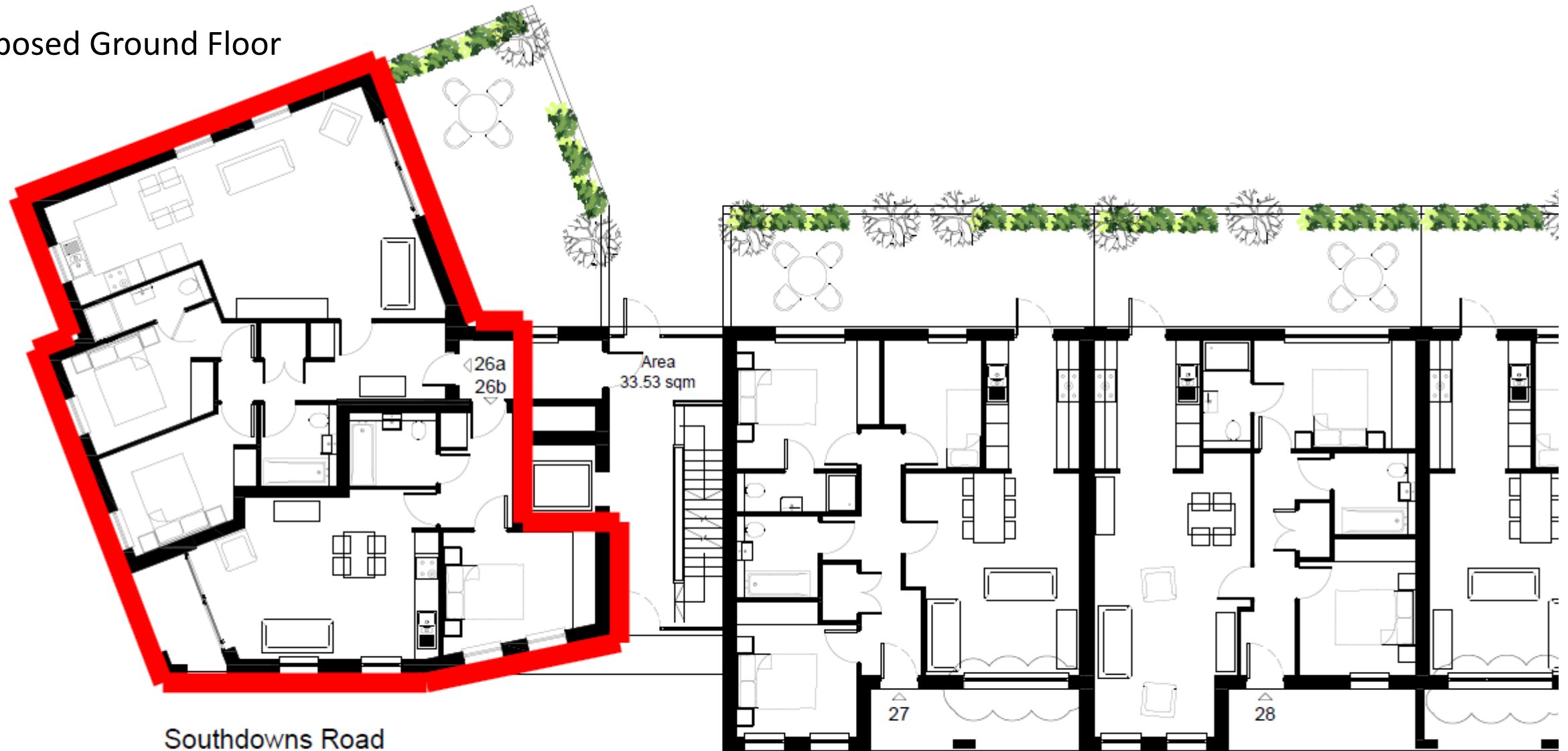


**South Downs Road**





## Proposed Ground Floor

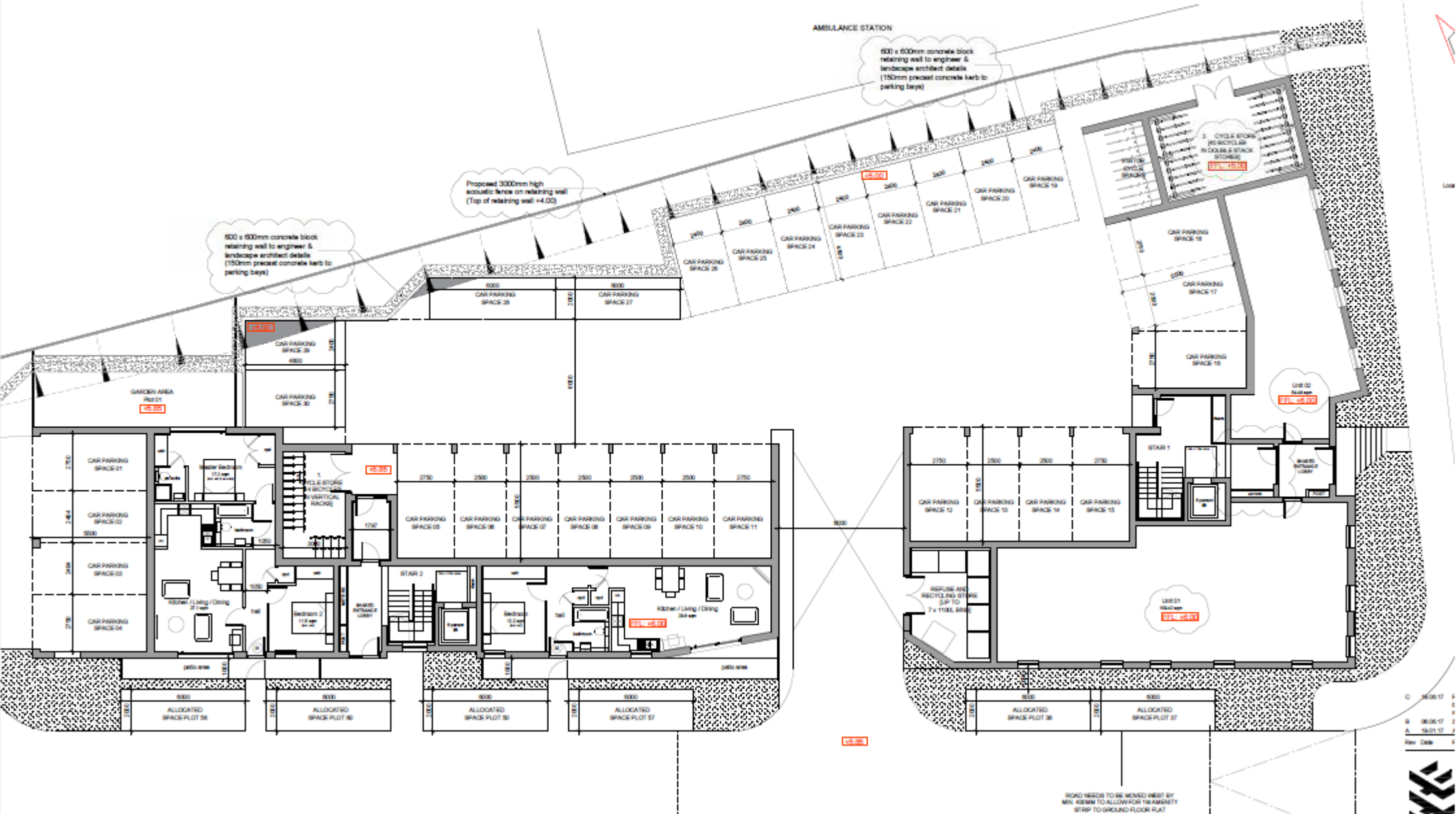


Southdowns Road  
Ground Floor

Note:

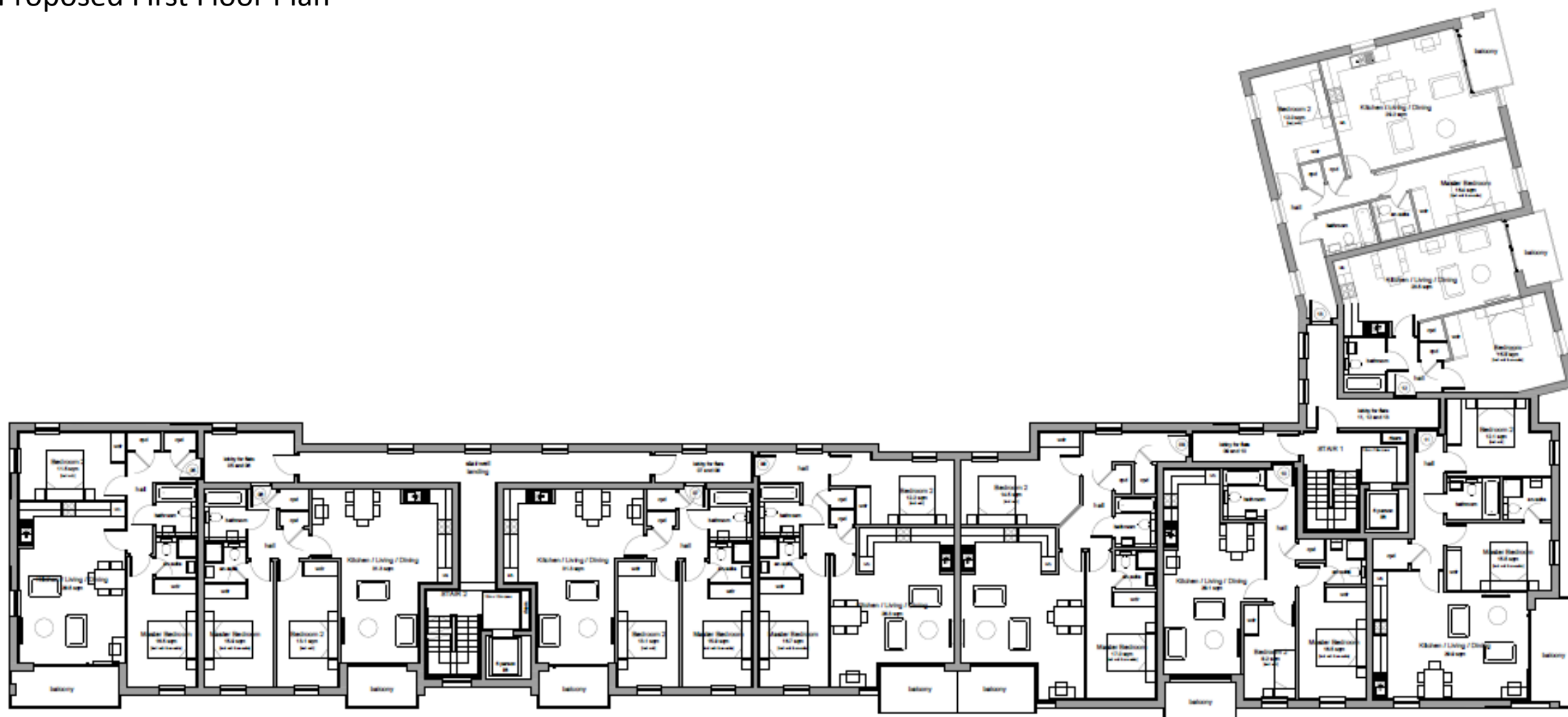
*LAYOUTS ARE SUBJECT TO ELEVATION  
REVIEW & STRUCTURAL COMMENTS*

# Proposed Ground Floor Plan





## Proposed First Floor Plan



Proposed (west)



Approved (west)







Proposed (south)



Approved (south)

Proposed (east)

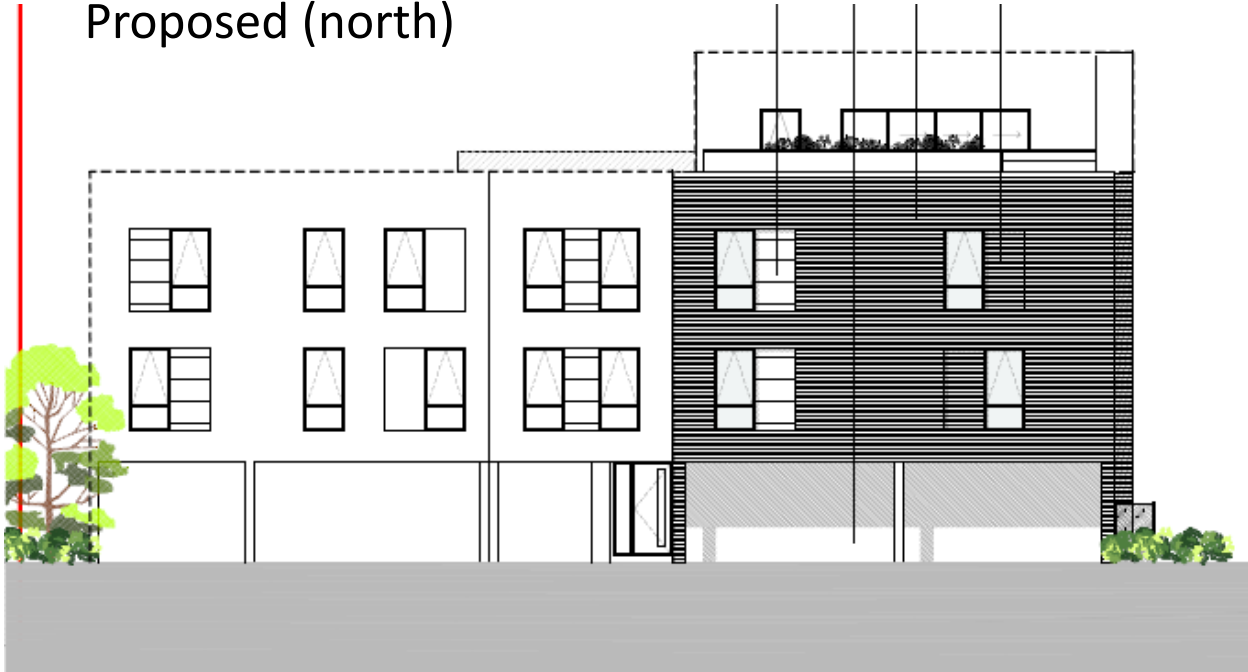


Approved (east)





Proposed (north)



Approved (north)



# Site – from south





# Site and Neighbouring site (east)





# Neighbouring site (east)







# Recommendation ( 1 of 2)

I) That delegated Authority be granted to the Director of Planning to grant planning permission subject to:

a) The completion of a legal agreement to secure the following, which is delegated to the Director of Planning:

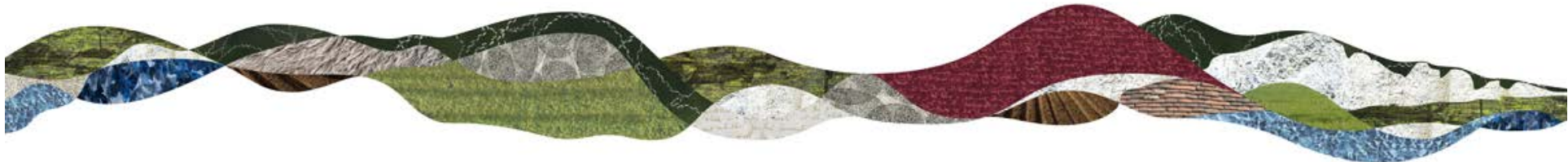
- i) Transport, travel and highway obligations contained within the legal agreement attached to SDNP/15/01303/FU
- ii) Relevant future management and maintenance obligations contained within the legal agreement attached to SDNP/15/01303/FUL
- iii) A future viability review to assess affordable housing provision if the development is not completed such that the 22 flats hereby approved are ready for occupation and the offices have been provided to at least shell, ready for fitting out within 3 years of the date of this permission ((SNP/17/00387/FUL) and to secure suitable provision according to the outcome of the review, and



# Recommendation ( 2 of 2)

b) The conditions set out in Paragraph 10.1 of this report and the August update sheet.

2. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the legal agreement is not completed within 3 months of the 10 August 2017 Planning Committee meeting.



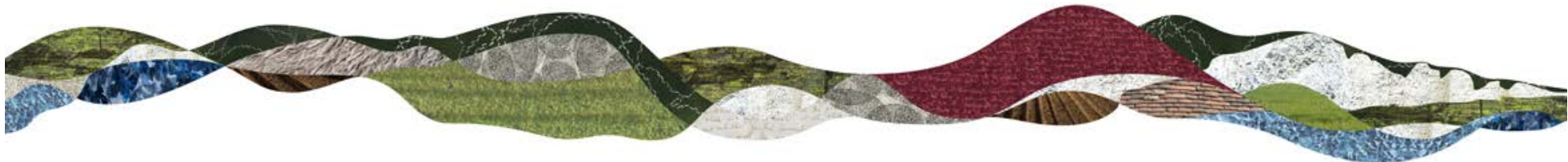
## Recommendation:

**1) That delegated Authority be granted to the Director of Planning to grant planning permission subject to:**

- a) The completion of a legal agreement to secure the following, which is delegated to the Director of Planning:**
- b) Transport, travel and highway obligations contained within the legal agreement attached to SDNP/15/01303/FUL**

**ii) Relevant future management and maintenance obligations contained within the legal agreement attached to SDNP/15/01303/FUL**

**Amendment**

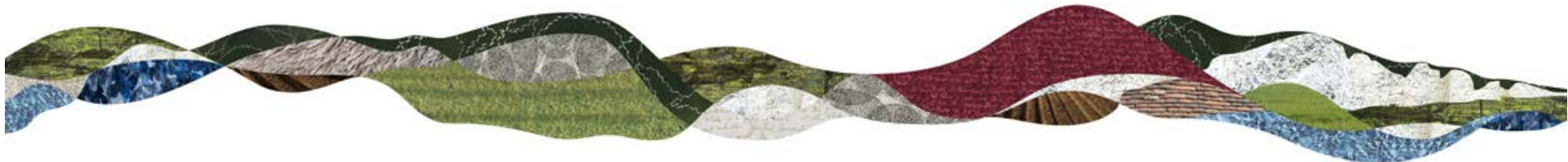




**End Slide**

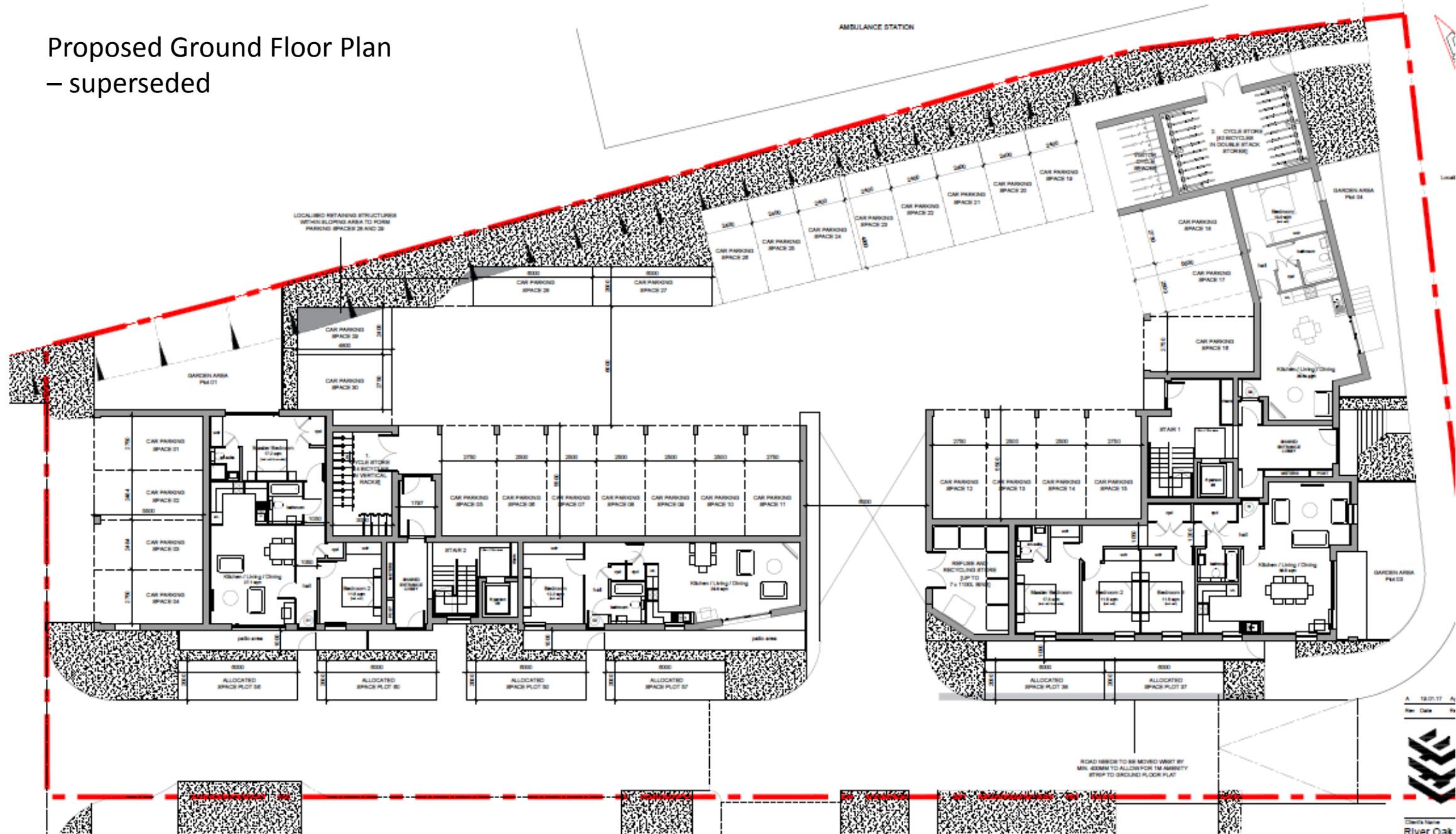
# The main issues in the determination of the development proposal are:

1. Xx
2. Xx
3. Xx
4. xx

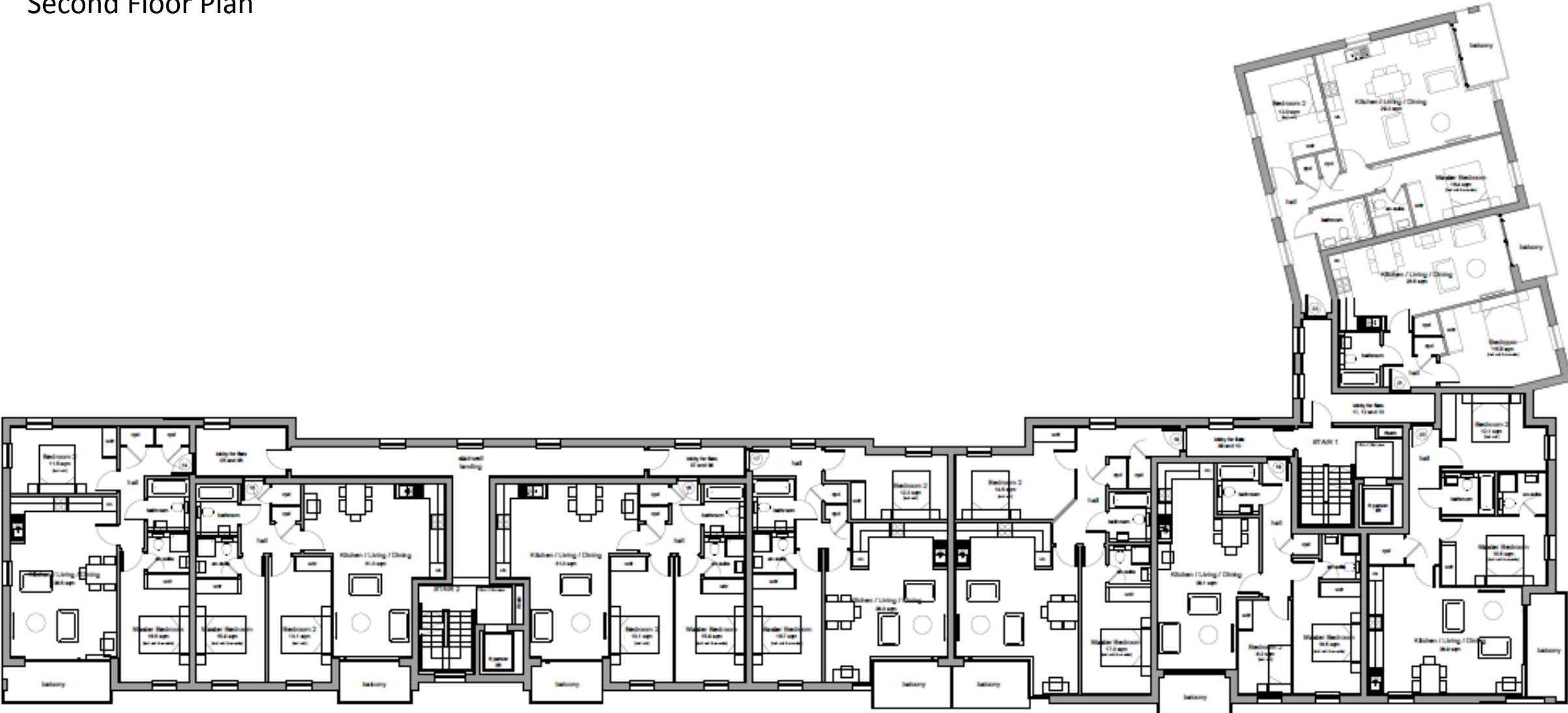




## Proposed Ground Floor Plan – superseded



Second Floor Plan







**Oakley**

New Offices 20,000sqft [oakleyproperty.com](http://oakleyproperty.com)  
TO LET / FOR SALE 01273 688882

Small white notice pinned to the fence.

Third Floor Plan

