

Lewes District Council
Local Plan Part 2 Background Paper

Employment Sites

December 2018



Lewes District Council

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1.0 Purpose of the Background Paper

- 1.1 A number of background papers have been produced during the preparation of the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies. The purpose of these papers is to provide further information relating to either certain policy areas or procedures undertaken in developing the Local Plan Part 2 (LPP2). This background paper provides the evidence in support of the Employment Site Allocations identified within the LPP2 Submission Document.

2.0 Introduction

- 2.1 Lewes District Council has already set out its spatial strategy for development across the district in the Local Plan Part 1: Joint Core Strategy, prepared jointly with the South Downs National Park Authority and adopted by both authorities in 2016. A key objective of this strategy is to stimulate and maintain a buoyant and balanced local economy, both through the regeneration of the coastal towns and support for the rural economy.
- 2.2 Spatial Policy 1 (*Provision of housing and employment land*) of the Local Plan Part 1 identifies the level of employment floorspace to be provided within the district over the period between 2012 and 2031. Core Policy 4 (*Encouraging Economic Development and Regeneration*) sets out the Council's approach to supporting sustainable economic growth by safeguarding existing employment sites¹, promoting mixed-use developments, and supporting the intensification, upgrading and redevelopment of existing employment sites for employment purposes.
- 2.3 Whilst Core Policy 4 contains a presumption in favour of retaining the unimplemented employment site allocations from the Lewes District Local Plan 2003, it also commits the Council to reviewing these allocations in order to ensure that they are not being unnecessarily or inappropriately retained for employment use. A number of the unimplemented employment site allocations have been or will be reviewed through Neighbourhood Plans, but others have been reviewed as part of the preparation of the LPP2.
- 2.4 This paper sets out the findings of the LPP2 review of unimplemented employment site allocations and provides the supporting evidence for the employment site allocations set out in Policies E1 and E2 of the Submission document.

¹ In the context of the Core Policy 4, 'employment sites' are sites that are in office, industrial or warehousing use

3.0 National Policy Context

- 3.1 The National Planning Policy Framework (NPPF) sets out the Government's commitment to "*ensuring that the planning system does everything it can to support sustainable economic growth*" (para.19) and states that "*... local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century*"(para.20).
- 3.2 The Government expects local planning authorities to set a clear vision and strategy for their area which positively and proactively encourages sustainable economic growth and to identify priority areas for economic regeneration (para.21). However, they should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of the site being used for that purpose (para.22).
- 3.2 The NPPF states that local planning authorities should assess the needs for land or floorspace for economic development and the sufficiency and suitability of the existing and future supply of sites to meet identified needs. The Government expects reviews of land available for economic development to be undertaken at the same time as Strategic Housing Land Availability Assessments and include a reappraisal of the suitability of previously allocated land (para.161).
- 3.3 The NPPF encourages collaborative working on strategic priorities across local boundaries, including co-operating with county and neighbouring district authorities, and working with Local Enterprise Partnerships and the business community to understand their needs (paras.160, 179 and 180).

4.0 Local Economic Context

- 4.1 The Lewes District Employment and Economic Land Assessment (EELA) 2010, and the partial update published in 2012, were undertaken on behalf of the District Council and the South Downs National Park Authority by Nathaniel Lichfield & Partners. The EELA and its update were produced in accordance with national guidance on employment land reviews and provide substantial background evidence on the district's socio-economic context, local property market conditions, and business and other stakeholder views, including East Sussex County Council and neighbouring authorities.
- 4.2 The EELA demonstrates that Lewes town is the district's main employment centre, with over 36% of all jobs, followed by Newhaven with 16%, Seaford with 14% and Peacehaven/Telscombe with 9%. It identifies a general lack of demand for additional employment floorspace in Newhaven, Seaford,

Peacehaven and Telscombe, although it recognises that there is a shortage of improved/modernised premises on existing employment sites across the district. Many of these employment sites are acknowledged to be under-utilised, accommodating poor quality and dated premises, particularly in Newhaven.

- 4.3 Lewes District Council is a member of two Local Enterprise Partnerships (LEPs) - the Coast to Capital LEP and the South East LEP. The Coast to Capital LEP covers an area from Brighton to Croydon, whilst the South East LEP comprises East Sussex, Kent, Essex and the Thames Gateway. Both LEPs published their Strategic Economic Plans in 2014, setting out proposed programmes of investment in critical infrastructure, together with additional measures to help deliver business growth across their areas.
- 4.4 Within Lewes district, Newhaven is identified as a priority growth location in the Strategic Economic Plans of both the Coast to Capital LEP and the South East LEP. In addition, the Greater Brighton City Deal, a partnership between the public and private sectors, identifies Newhaven as one of a network of 'Growth Centres' that are intended to act as anchors for the growth of high value business across an area covered by Brighton & Hove City and the districts of Lewes, Adur, Worthing and Mid Sussex. The City Deal has achieved substantial backing from the private sector and is being pursued by the Greater Brighton Economic Board and Coast to Capital LEP.
- 4.5 'Team East Sussex', a sub-board of the South East LEP, has also published the East Sussex Growth Strategy, *Doing Business Brilliantly*, 2014 – 2020. This Growth Strategy identifies a number of sectors where there is a base of businesses and employment on which to build and enhance prospects for growth, including environmental technologies sector ('Clean Tech'). Within Lewes district, the 'Newhaven Clean Tech and Maritime Corridor' is identified as one of a number of growth corridors with the greatest capacity to unlock major commercial and residential development.
- 4.6 Newhaven currently accommodates a number of businesses in the clean technology and renewable energy sector, including Veolia's Energy Recovery Facility and the operations and maintenance base for the Rampion Offshore Wind Farm. The LEP Strategic Economic Plans and the Greater Brighton City Deal recognise this emerging environmental technologies cluster at Newhaven, together with the existing maritime activities at the port and opportunities to further develop passenger and freight services. The City Deal also recognises that the provision of high quality jobs in Newhaven will reduce pressure to create jobs in the city of Brighton & Hove and ensure that good quality employment opportunities are spread across the City Region.

- 4.7 The Strategic Economic Plans of the LEPs and the Greater Brighton City Deal have already succeeded in attracting investment from the Government's Local Growth Fund and the European Union for a programme of projects to transform business growth and infrastructure across their areas. At Newhaven, £10m of Growth Deal funding has been secured to deliver the new Port Access Road (supported by an additional £13m from East Sussex County Council) that will connect land at the southern end of the port with the trunk road network.
- 4.8 £9m of Growth Deal funding has also been secured to enable the completion of new flood defences at Newhaven, which will provide a 1-in-200 year standard of protection and enhance investor confidence and the viability of employment development in this location. Enterprise Zone status has also been achieved on 79ha of land across eight sites within the town. The East Sussex Growth Strategy recognises that there is a need to maximise these opportunities to ensure that suitable new business space continues to be developed to attract new firms and support existing business growth across the county.

5.0 Lewes District Local Plan Part 1: Joint Core Strategy

- 5.1 The Local Plan Part 1 was adopted in 2016 and sets the high-level strategy for promoting sustainable economic development across the district. Spatial Policy 1 provides the strategic approach to the supply of employment land and premises, whilst Core Policy 4 provides the strategic policy framework for encouraging economic development and regeneration. These policies are reproduced below:

Spatial Policy 1 - Provision of housing and employment land

In the period between 2010 and 2030, a minimum of 6,900 net additional dwellings will be provided in the plan area (this is the equivalent of approximately 345 net additional dwellings per annum).

A review of Spatial Policies 1 and 2 will be undertaken by the District Council and National Park Authority on completion of cross-authority working to consider longer-term options for strategic development both within the Sussex Coast Housing Market Area and in adjoining areas if any of these options are demonstrated to be deliverable within Lewes District.

In the period between 2012 and 2031, in the region of 74,000 square metres of employment floorspace (B1, B2 and B8) will be provided in the plan area. 60,000 square metres of this floorspace will be as industrial space (B1c, B2 and B8), and 14,000 square metres will be as office space (B1a).

Core Policy 4 – Encouraging Economic Development and Regeneration

In order to stimulate and maintain a buoyant and balanced local economy through regeneration of the coastal towns, support for local and key strategic businesses and the rural economy and ensuring that the district's economy does not become reliant on one or two sectors, the local planning authority will take a flexible and supportive approach to economic development through the following measures:

- 1. When and where appropriate, identify sufficient sites in sustainable locations to provide for a flexible range of employment space to meet current and future needs. Within the South Downs National Park the pursuit of National Park Purposes will be paramount.**
- 2. Safeguard existing employment sites from other competing uses unless there are demonstrable economic viability or environmental amenity reasons for not doing so. This will include:**
 - i. A demonstrated lack of tenant/occupier interest.**
 - ii. A demonstrated lack of developer interest.**
 - iii. Serious adverse environmental impacts from existing operations.**
 - iv. Where the site is otherwise unlikely to perform an employment role in the future.**
 - v. Where the loss of some space would facilitate further/improved employment floorspace provision.**

Guidance on the interpretation of i. and ii. in the determination of planning applications is set out in paragraph 7.45 of the supporting text.

In such circumstances, there will be a strong preference for a mixed use alternative development in order to facilitate the retention or delivery of an appropriate element of employment use on the site.

There is a presumption in favour of retaining the unimplemented employment site allocations from the Local Plan (2003) towards meeting the District's employment land requirements over the plan period. However, if there are clear economic viability or environmental amenity reasons for not doing so then such sites will be de-allocated or considered for alternative uses through the Site Allocations and Development Management Policies DPD or the SDNPA Local Plan.

- 3. Support the appropriate intensification, upgrading and redevelopment of existing employment sites for employment uses. Where appropriate, mechanisms such as Local Development Orders and 'value added' mixed use schemes will be used.**
- 4. Support the delivery of new office space to meet modern requirements.**
- 5. Encourage and support small, flexible, start-up and serviced business units (including scope for accommodating business expansion). This would**

include support for economic growth in rural areas through the conversion of existing buildings and appropriate, well designed new buildings for suitable business uses and for sustainable tourism developments. In addition, support will be given for farm diversification schemes and enterprises that help maintain the viability of farm businesses engaged in sustainable land management.

- 6. Promote the development of sustainable tourism, including recreation, leisure, cultural and creative sectors, and having particular regard to the opportunities provided by the South Downs National Park, both within and outside the National Park boundary.**
- 7. Support the continued use of Newhaven port for freight and passengers including plans for expansion and modernisation of the port as identified in the port authority's Port Masterplan. Support will also be provided to the delivery of onshore infrastructure and support services for the Rampion offshore windfarm.**
- 8. Promote modern and high speed e-communications and IT infrastructure.**
- 9. Encourage sustainable working practices (e.g. homeworking and live/work).**
- 10. Support opportunities for the improvement of the skills and educational attainment levels of the district's labour supply, including new education and training facilities.**

5.2 Spatial Policy 1 and Core Policy 4 were informed by the conclusions of the Lewes District Employment and Economic Land Assessment (EELA) 2010, and the partial update in 2012. The EELA and its update were undertaken on behalf of the District Council and the South Downs National Park Authority by Nathaniel Lichfield & Partners, in accordance with the NPPF and national guidance on employment land reviews. Whilst the latter has since been replaced by Planning Practice Guidance for housing and economic development needs assessments, the key elements of the methodology and outputs remain essentially the same. The requirements of Spatial Policy 1 and Core Policy 4 are therefore still considered to be consistent with national policy.

5.3 Whilst national economic growth forecasts have varied since the adoption of the Local Plan Part 1, it will be appreciated that the employment floorspace requirements identified in Spatial Policy 1 are also influenced by the district's housing delivery target, which is unchanged, and by demographic forecasts, which are little changed. The EELA and its update provided robust evidence that at the point the EELA update was undertaken, the potential supply of employment floorspace within the district was sufficient to meet the employment floorspace requirement of 74,000 square metres identified in

Spatial Policy 1. This position is illustrated by Table 3 of the Local Plan Part 1, which is reproduced below:

Employment floorspace requirements (to meet a quantitative need)

	Gross Floorspace requirement (sq metres)	Existing potential supply (sq metres) ¹⁶	Residual requirement (sq metres)
Industrial	60,000	69,500	0
Office	14,000	16,900	0
Total	74,000	86,400	0

¹⁶ The supply figures are taken from the 2012 update of the Employment and Economic Land Assessment and indicates the 'worst case' for supply on the basis that certain sites are discounted from this potential supply due to significant constraints on development. The supply figures are as at June 2012.

- 5.4 The identified potential supply will allow the employment needs of the district to be met on existing employment land and premises (including unimplemented site allocations) with a modest allowance for market choice to allow for the changing needs of business and the possibility of a greater than expected level of local economic growth. Accordingly, the Local Plan Part 1 does not identify a requirement to allocate additional sites for employment purposes over the plan period.
- 5.5 Nevertheless, the EELA recognised that the district has a shortfall in modern, flexible office and industrial space, with a particular qualitative need for premises in or near Lewes town. Spatial Policy 3 (*North Street Quarter and adjacent Eastgate area, Lewes*) therefore allocates a 9 ha brownfield site for a mixed use development, including at least 5,000sq.m. of B1a office floorspace and/or B1c light industrial floorspace. The Local Plan Part 1 states that opportunities to deliver this qualitative need on non-strategic sites will also be explored through the South Downs Local Plan and/or relevant Neighbourhood Plans.
- 5.6 Spatial Policy 7 (*Land at Harbour Heights, Newhaven*) is also allocated for a mixed-use development of residential and employment units. Within the area covered by the site allocation, there is an existing run down and under-utilised industrial estate where redevelopment offers an opportunity to meet the need identified in the EELA for smaller, high quality employment premises in Newhaven.
- 5.7 In order to help maintain an adequate supply and choice of employment sites, the Local Plan Part 1 also retains a number of employment sites allocated by the 'saved' policies of the adopted Lewes District Local Plan 2003. These

retained employment site allocations are listed in Appendix 2 of the Local Plan Part 1 and are set out below:

Lewes Town

Policy LW3: Land at Malling Brooks West (Use Classes B1, B2, and B8)

Policy LW4: Land at Malling Brooks East (Use Classes B1, B2, and B8)

Newhaven

Policy NH10: Eastside Business Area (Use Classes B1 and B8)

Policy NH20: Land at East Quay and East Beach (uses associated with the upgrading and expansion of the port)

Policy NH21: Railway Quay (Mixed development comprising residential and Use Classes B1, D2, A3 or a factory outlet centre)

Policy NH24: North Quay (Use Classes B1-B8 port-related)

Peacehaven & Telscombe

Policy PT5: Land north of Keymer Avenue (Use Class B1)

Policy PT6: Land south of Hoyle Road (Use Classes B1 and B8)

Seaford

Policy SF8: Cradle Hill Industrial Estate (Industrial development)

Rural Parishes

Policy BG1: Balcombe Pit, Glynde (Use Classes B1 and B2)

Policy CH1: Chailey Brickworks, South Chailey (Use Classes B1 and B2)

Policy HY1: Hamsey Brickworks, Hamsey (Use Classes B1, B2 and B8)

Policy NW2: Woodgate Dairy, Sheffield Park (Use Classes B1, B2 and B8)

6.0 Future Employment Land Requirements and Supply

- 6.1 As described above, the employment floorspace requirement of 74,000 sq.m. over the period 2012 – 2031 identified in the Local Plan Part 1 is informed by the findings of the EELA 2010 and its subsequent update in 2012. It is based on a forecast that projects forward past trends in completions of employment floorspace, with adjustments to reflect these rates changing in future.
- 6.2 In addition to the basic employment floorspace need forecast, the requirement also made allowances for:
- Safety Margin – an allowance equivalent to the average time for a site to gain planning permission and be developed. This is an amount equivalent to two years of net completions to allow for factors such as delays in sites coming forward for development.

- Vacancy – a 10% allowance was added to the basic requirement to reflect a normal level of vacancy in the new employment space.
- Replacement of Losses – an allowance was made for replacement of losses of B Class employment space to non B Class uses to ensure that the requirement is a gross estimate of needs. Losses of employment to other non B Class uses can be expected to happen, and the planning requirement needs to be a gross figure in order to ensure that appropriate compensation can be planned for. This allowance is based on past recorded losses, but also takes into account that not all losses would need to be replaced as some will be part of restructuring in the economy. The allowance was set at 1,000 sq.m. per annum.

6.3 Standard plot ratios were applied to convert floorspace requirements into an indicative land requirement. These plot ratios were 0.4 for industrial uses, 0.8 for business park offices and 2.0 for town centre offices, with 80% of office space assumed to be located within business parks. Table 1 below identifies how the floorspace requirement in Spatial Policy 1 was determined.

Table 1: Employment Floorspace and Land Requirements 2012-2031

	Basic Floorspace Requirement (sqm)	Additional Allowances (sqm)			TOTAL Floorspace requirement (sqm)	TOTAL Land requirement (ha)
		Vacancy	Safety Margin	Losses		
Industrial	36,000	3,500	3,500	17,000	60,000	15.1
Office	10,000	1000	1,000	2,000	14,000	1.3
TOTAL	46,000	4,500	4,500	19,000	74,000	16.4

Note: Figures rounded to nearest 100

6.4 The 74,000 sq.m. requirement set out in Spatial Policy 1 is a requirement for the whole of the Lewes district, including the area within the South Downs National Park. It has not been possible to disaggregate the requirement between the area covered by the LPP2 and the National Park, so floorspace requirements and supply have continued to be assessed on a district-wide basis. This is considered appropriate because the submission version of the South Downs National Park Local Plan (2017) states that the employment requirements identified in the Park plan build upon the evidence supporting employment policies in other joint plans, including the Lewes Joint Core Strategy, and therefore should be consistent.

6.5 The Local Plan Part 1 identified an existing potential supply of 86,400 sq.m., which was made up of existing permissions and already identified/allocated sites. This included 30,000 sq.m. of existing permissions, and 56,600 sq.m. on identified/allocated sites. The sites making up the supply of 86,400 sq.m. in the Joint Core Strategy is identified in Table 2 below.

Table 2: Employment Land Supply as at 2012

	Industrial	Office	TOTAL
Permissions (at 2012)	13,900	16,100	30,000
Brooks Road/Daveys Lane Depot, Lewes (ELW24)	1,600	0	1,600
Land at Cradle Hill Industrial Estate, Seaford (ELW9)	3,400	0	3,400
Eastside, Newhaven (ELW3)	1,900	0	1,900
Land adj to East Quay and East Beach, Newhaven (ELW5)	40,600	0	40,600
Land adj to Keymer Avenue, Peacehaven (ELW10)	5,300	0	5,300
Meridian and Enterprise Estates, Peacehaven (ELW38)	2,800	0	2,800
Police Station, Lewes (ELW23)	0	800	800
TOTAL	69,500	16,900	86,400

6.6 The supply of identified/allocated sites did not include sites south of Pinwell Road and at the bus station in Lewes town ('saved' Policies LW6 and LW12), Balcombe Pit ('saved' Policy BG1), Hamsey Brickworks ('saved' Policy CH1), or Woodgate Dairies ('saved' Policy NW2). These sites were discounted due to significant constraints on development, as identified in para 5.50 of EELA 2010 and para 3.7 of the EELA update 2012.

Completions since 2012

6.7 Since 2012, a total of 102 developments have been completed involving a change in the amount of employment floorspace provided, which has provided a gross amount of employment floorspace of 16,693 sq.m. Table 3 shows that this was made up of 12,046 sq.m. of industrial floorspace and 4,647 sq.m. of office floorspace.

6.8 Gross additions of industrial space have mainly come about through changes of use from non-B Class uses, including the creation of Class B8 use sites of 2,460 sq.m., 1,610 sq.m. and 1,230 sq.m. respectively. Similarly, gross additions to office space are mainly due to changes of use from non-B Class uses. However, the largest increase in office space of 827 sq.m. was delivered through an extension to the Newhaven Enterprise Centre in 2016.

6.9 A full list of completed developments is provided at Appendix 1.

6.10 As the Spatial Policy 1 requirement makes an allowance for loss of Class B uses to other non B Class uses, it is necessary to identify developments where there has been a loss of Class B space to non-B Class uses ('pure losses'), and remove them from the completions calculations to ensure that losses are not double counted. This will also allow a comparison of pure losses against the allowance made in the requirement to understand whether the allowance continues to be set at an appropriate level or if further compensation is required.

Table 3: Employment completions since 2012 (sq.m.)

	Office			Industrial			TOTAL		
	Gross	Net	Pure Loss	Gross	Net	Pure Loss	Gross	Net	Pure Loss
2012/13	257	257	475	422	422	429	679	679	904
2013/14	1,337	1,337	1,447	3,128	1,241	1,060	4,465	2,578	2,507
2014/15	11	11	618	171	28	193	182	39	811
2015/16	2,093	1,810	3,192	5,514	5,298	2,414	7,607	7,108	5,606
2016/17	211	211	3,525	2,709	1,910	2,532	2,919	2,120	6,057
2017/18	738	738	1,136	102	102	8,752	840	840	9,888
TOTAL	4,647	4,364	10,393	12,046	9,001	15,380	16,693	13,365	25,773

Gross = the total amount of class B floorspace developed

Net = the net amount of class B floorspace developed when gains from existing class B uses are discounted (*for example, demolition of 1,000sqm of class B floorspace and replacement with 2,000sqm of class B floorspace would be a net addition of 1,000 sqm*).

Pure loss = the total amount of class B floorspace lost to non-B class uses

6.11 Table 3 confirms that there has been a net addition of 13,365 sq.m. of Class B floorspace once pure losses have been discounted. This net additional of employment floorspace is made up of 9,001 sq.m. of industrial floorspace and 4,364 sq.m. of office floorspace. It also confirms that there was a pure loss of employment space of 25,773 sq.m. over the period, which averages 4,296 sq.m. of pure losses per year.

6.12 Losses in employment space have been impacted by the introduction in 2013 of Permitted Development Rights (PDR) that consent the change of use from office (Use Class B1a) to residential without the need to obtain planning permission. This has had the effect of increasing the amount of office space lost, with the years 2015/16 and 2016/17 seeing significant losses of office space. The data underlines a two year time lag between the PDR coming into force and conversions of office space actually taking place.

- 6.13 The majority of these losses were relatively small in scale, with the exception of Bevan Funnell House, Newhaven (accounting for a loss of 1,200 sq.m.) and Reprodex House, Newhaven (loss of 1,800 sq.m.). Excluding these two larger sites, the average amount of office space lost per development was 170 sq.m.
- 6.14 However, the number of PDR office to residential conversions has decreased since this peak and there are very few office to residential conversions with prior approval that are yet to be completed, suggesting that the majority of office blocks that were suitable for conversion to residential have now been converted.
- 6.15 Another change to permitted development rights was the consent for change of use from light industrial (Use Class B1c) to residential in 2016. This is restricted to buildings with an existing gross floor space of 500 sq.m., and does not seem to have had any impact in Lewes district so far.
- 6.16 The EELA update 2012 identifies that not all losses need to be replaced as some losses of obsolete space need to be accepted as part of the restructuring of a local economy.
- 6.17 The forecast made a loss replacement allowance of 1,000 sq.m. per year, which was based on recorded losses over past years averaging 6,600 sq.m. per year (EELA 2012 para 2.11).
- 6.18 As average annual losses since 2012 have been 4,296 sq.m per year, which is less than the past average of 6,600 sq.m. used to calculate the loss allowance, it is not considered that any additional requirement needs to be added to the Spatial Policy 1 requirement to compensate for losses at this point.
- 6.19 When the net completions (with pure losses discounted) are subtracted from the requirement set out in Spatial Policy 1, the residual requirement until the end of the plan period is 60,635 sq.m., of which 50,999 sq.m. is industrial floorspace and 9,636 sqm is office floorspace, as shown in Table 4 below.

Table 4: Residual employment space requirement to end of plan period

	SP1 Requirement	Completions	Residual
Industrial	60,000	9,001	50,999
Office	14,000	4,364	9,636
TOTAL	74,000	13,365	60,635

Current Floorspace Supply

- 6.20 As at 1st April 2018, there were extant permissions for 44,910 sq.m. of gross employment floorspace. The net amount of employment floorspace committed (with pure losses discounted) is 28,614 sq.m; consisting of 20,424 sq.m. of industrial space and 8,190 sqm of office space as illustrated in Table 5 below.
- 6.21 Continued losses of employment space to non-B class uses, albeit at a lower rate than previously completed, means that there will be a pure loss of 7,221 sqm.

Table 5: Permissions involving class B space as at 1st April 2018

	Permitted Floorspace (sq.m.)		
	Gross	Net	<i>Pure Loss</i>
Industrial	36,082	20,424	4,785
Office	8,828	8,190	2,436
TOTAL	44,910	28,614	7,221

- 6.22 A full list of permissions is provided at Appendix 2.
- 6.23 The identified/allocated sites that made up the supply in 2012 have been re-assessed to identify whether or not it is still appropriate that they are included in the supply calculation:
- Brooks Road/Daveys Lane Depot, Lewes (ELW24) – the site has an extant permission for industrial uses, and therefore the site is now accounted for in the supply through ‘permissions’.
 - Land at Cradle Hill Industrial Estate, Seaford (ELW9) is an undeveloped site allocated by ‘saved’ Policy SF8. The EELA considered that the site could provide 3,400 sq.m. of employment floorspace. The site is identified for employment development within the emerging Seaford Neighbourhood Plan (Policy SEA11), and therefore it is appropriate that it continues to form part of the supply.
 - Eastside, Newhaven (ELW3) – the site had an outline planning permission (LW/11/0635) for development, mainly consisting of retail with a small amount of industrial floorspace (1,900sqm), which was reflected in the supply situation in Table 3 of the Local Plan Part 1. The site is allocated for employment development by ‘saved’ Policy NH10, although the outline permission is not consistent with the allocation in terms of quantum of employment space to be provided. As the outline permission has now lapsed, the site has not been included within the supply.

- Land adjacent to East Quay and East Beach, Newhaven (ELW5) – a site previously allocated by ‘saved’ Policy NH20, it is proposed to carry forward part of the allocation as *Policy E1: Land at East Quay, Newhaven Port* in the LPP2. Some parts of the site have already received permission for industrial uses, and this is accounted for in the supply through ‘permissions’. The remaining area of the allocation contributes towards the supply through the category ‘identified/allocated sites’. This allocation is discussed further in Section 7 of this paper.
 - Land adjacent to Keymer Avenue, Peacehaven (ELW10) – this site has been developed for residential uses so no longer forms part of the employment supply.
 - Meridian and Enterprise Estates, Peacehaven (ELW38) – this site now has planning consent for a Use Class B8 development, so is accounted for in the supply through ‘permissions’.
 - Police Station, Lewes (ELW23) - this site has been developed for residential uses so no longer forms part of the employment supply.
- 6.24 Other sites that are identified for employment development in adopted or emerging plans are discussed below.
- 6.25 The strategic site allocation at North Street Quarter and adjacent Eastgate area, Lewes town (Spatial Policy 3 of the Local Plan Part 1), which has been carried forward in the Submission South Downs National Park Local Plan as Strategic Site Policy SD57, has an unimplemented planning permission and is therefore accounted for in the supply through ‘permissions’.
- 6.26 The strategic site allocation at Harbour Heights, Newhaven (Spatial Policy 7 of the Local Plan Part 1) has been subject to pre-application discussions which indicate that around 7,800 sq.m. of employment floorspace will be provided as part of the development. However, this is likely to involve the redevelopment of the existing Meeching Quarry Industrial Estate that accommodates around 5,500 sq.m. of existing employment space. A net addition of 3,300 sq.m. from this site is therefore attributed to the supply.
- 6.27 The Submission South Downs National Park Local Plan carries forward an existing employment allocation at Malling Brooks in Lewes town, which is allocated for the development of 7,040 sq.m. of employment uses. However, this allocated site already has a planning permission and is therefore accounted for in the supply within the ‘permissions’.

- 6.28 Policy 6.1 of the ‘made’ Ringmer Neighbourhood Plan identifies sites to retain or develop for employment use. Site EMP7 (Broyle Business Centre) includes an area with potential for extension beyond the present planning boundary to the east. The site is approximately 1.57 ha, which could accommodate around 6,200 sq.m. of industrial development. However, this site was examined as a potential option through the Local Plan Part 1, and although there are no obvious constraints that would preclude its development, it was not possible to demonstrate its deliverability, particularly in terms of attractiveness to the market. Hence the site was not identified as contributing to the potential supply of employment floorspace in Table 3 of the Local Plan Part 1. There is no evidence to suggest this situation has changed, and therefore the site has not been included in the supply.
- 6.29 The Submission LPP2 proposes to allocate land adjacent to the American Express Community Stadium, Village Way, Falmer for B1a (offices) and/or D1 (health/education) uses (Policy E2). The site is 0.65 ha in size, and if the site were to be developed for office uses at a standard plot ratio of 0.8, this could deliver 5,200 sq.m. of office floorspace. The site straddles the administrative boundary between Lewes District and Brighton & Hove City Council but it is not possible to disaggregate the potential floorspace between the two local planning authorities. This proposed allocation is discussed further in Section 7 of this paper.
- 6.30 The total supply at 1st April 2018 is therefore estimated to be 71,600 sq.m., comprising of 58,300 sq.m. of industrial space and 13,300 sq.m. of office space, as illustrated in Table 6 below.

Table 6: Employment Land Supply at 1st April 2018 (sq.m.)

	Industrial	Office	Total
Permissions	20,400	8,200	28,600
Identified/Allocated Sites:			
Land at Cradle Hill Industrial Estate, Seaford	3,400	0	3,400
Land at Harbour Heights, Newhaven	3,300	0	3,300
Land at East Quay, Newhaven Port	31,200	0	31,200
Land adjacent to AMEX Community Stadium	0	5,100	5,100
TOTAL	58,300	13,300	71,600

Note: Figures rounded to nearest 100

- 6.31 When existing completions are added to the supply, and this is compared against the requirement in Spatial Policy 1 of the Local Plan Part 1 (Table 6), it shows there is sufficient supply of employment land to meet the overall

employment floorspace requirements, and the individual industrial and office requirements respectively.

Table 6: Completions and supply compared against requirement (sq.m.)

	Completions	Supply	Requirement	Balance
Industrial	9,000	58,300	60,000	+7,300
Office	4,400	13,300	14,000	+3,700
TOTAL	13,400	71,600	74,000	+11,000

- 6.32 The surplus in the supply against the requirement provides a headroom of approximately 15%, which is similar to the headroom provided in the Local Plan Part 1.
- 6.33 This headroom provides a number of benefits: it provides flexibility within the choice and range of sites that can be developed; it provides a contingency against permitted sites not being built out; it enables circulation within the market by allowing business to move and free up sites for redevelopment and re-provision; and, it can provide compensation for future losses over and above the allowance if the amount of ‘pure losses’ increases in the future.
- 6.34 In summary, completed developments have delivered 13,400 sq.m. of employment floorspace towards the Spatial Policy 1 requirement since 2012. Losses of Class B floorspace to non-Class B uses (pure losses) have not exceeded the annual average that was used to inform the loss allowance of 1,000 sq.m. per year; therefore this allowance continues to be relevant.
- 6.35 As at 1st April 2018, permissions were expected to deliver 28,600 sq.m. of employment space, whilst allocated sites, including sites proposed in the Submission LPP2, provide an additional supply of 43,000 sq.m., equating to a total supply of 71,600 sq.m.
- 6.36 When the completions are added to this supply, this shows that the Spatial Policy 1 requirement would be exceeded by 15%, which is considered to be an appropriate level of headroom to provide flexibility and choice in supply, and will provide a contingency against sites not coming forward and/or any increase in the rate of losses in the future.

7.0 Draft Lewes District Local Plan Part 2: Site Allocations and Development Management Policies

- 7.1 The LPP2 supports and seeks to deliver the strategic objectives and spatial strategy of the Local Plan Part 1 by allocating additional sites to meet identified development growth and setting out more detailed development management policies. Importantly, the LPP2 will only apply to the area of Lewes district covered by the Lewes District Planning Authority (i.e. excluding the area within the South Downs National Park).
- 7.2 The preparation of the LPP2 included detailed consideration of the continued suitability of existing employment site allocations, as well as the potential for the allocation of further employment sites, in accordance with Core Policy 4 of the Local Plan Part 1 and para.22 of the NPPF.
- 7.3 A formal 'Call for Sites' took place as part of the regulation 18 consultation on the LPP2 'Issues & Options' Topic Papers in 2013/14. Further opportunities for individuals and organisations to suggest potential sites were provided through the annual updates of the District Council's Strategic Housing and Economic Land Availability Assessment and the publication of the Consultation Draft LPP2 in 2017/18.
- 7.4 A detailed assessment of the characteristics and quality of existing and allocated employment sites and their suitability to meet future employment development needs was initially carried out as part of the EELA in 2010. A total of 40 employment sites were assessed, including all the 'saved' employment site allocations listed in para.5.7 above, against the following criteria:
- strategic and local road access
 - accessibility to public transport and services
 - adjoining land uses
 - site size, characteristics and development constraints
 - market attractiveness, including vacancies and market activity
- 7.5 Other factors taken into account included the site's suitability for specific uses, potential barriers to the delivery of employment uses, and sustainability and sequential preference considerations where appropriate. Since 2010, site details have been regularly updated through the Strategic Housing & Employment Land Availability Assessment to take account of any changes in local circumstances, including engagement with landowners, developers and their agents.

- 7.6 It should be noted that the South Downs National Park Authority (SDNPA) is preparing its own local plan² and existing allocated employment sites or potential new sites within the National Park have therefore been omitted from consideration for inclusion within the LPP2. The existing allocated employment sites in the Local Plan Part 1 comprise Malling Brooks West ('saved' Policy LW3) and Malling Brooks East ('saved' Policy LW4) in Lewes town, as detailed in para.5.7 above. The strategic mixed-use allocation at the North Street Quarter and adjacent Eastgate area in Lewes town (Spatial Policy 3), as described in para.5.5 above, now has planning permission.
- 7.7 It should also be noted that the District Council is not proposing to allocate employment sites or identify site specific policies in areas where a town or parish council is preparing a neighbourhood plan that will include site allocations for specific uses, as set out at paras.1.5 – 1.8 of the Submission LPP2. These areas comprise the designated neighbourhood areas of Newhaven, Peacehaven/Telscombe, and Seaford. Existing employment site allocations within these areas will therefore continue to be 'saved' until the relevant neighbourhood plan has been approved at referendum.
- 7.8 The employment site allocations that will be 'saved' until the relevant neighbourhood plan has been approved comprise Eastside Business Area, Newhaven (Policy NH10), Land south of Hoyle Road, Peacehaven (Policy PT6) and Cradle Hill Industrial Estate, Seaford (Policy SF8), as detailed in para.5.7 above. Land north of Keymer Avenue, Peacehaven (Policy PT5) has now received planning consent and development is complete; consequently Policy PT5 has been listed as a 'superseded' 2003 Local Plan policy in Appendix 2 of the Submission LPP2.
- 7.9 Section 3 of the Submission LPP2 introduces the proposed employment site allocations, which are described in more detail below.

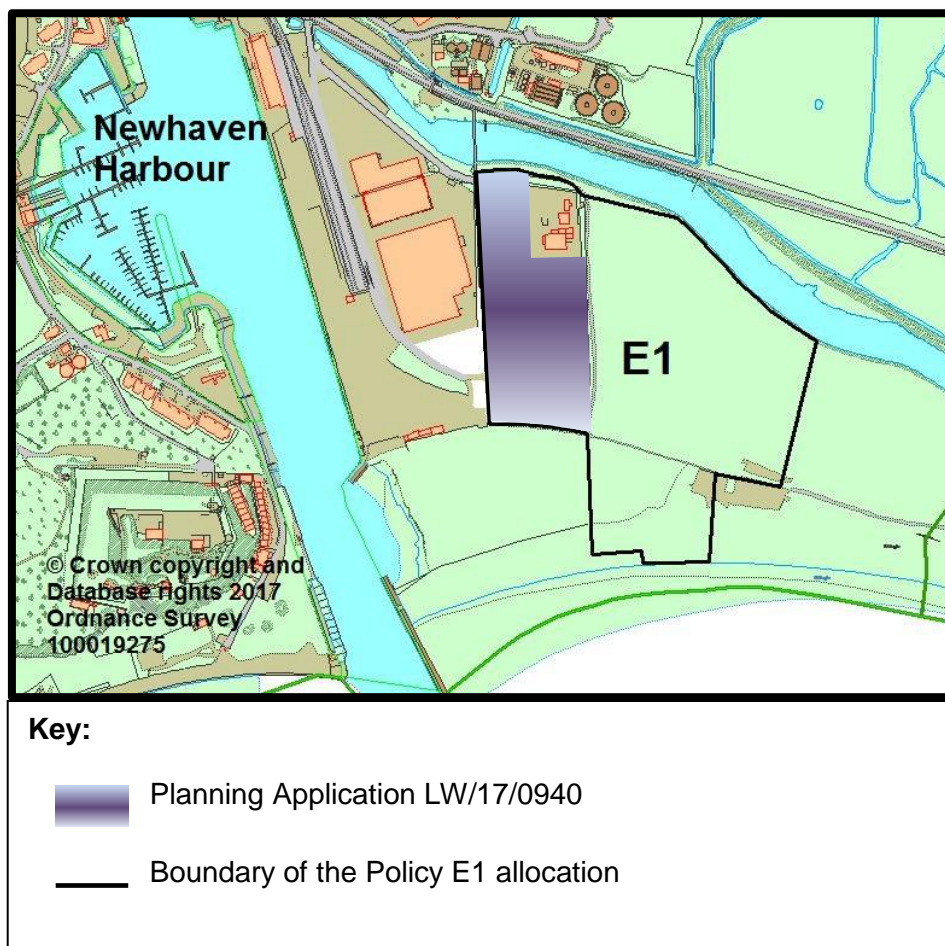
Policy E1: Land at East Quay, Newhaven Port

- 7.10 This site, as shown in Figure 1 below, is proposed to be allocated by LPP2 Policy E1 for employment uses that are associated with Newhaven Port. The allocation comprises mainly undeveloped, level land that is located to the east of the existing port facilities and associated uses, including the Rampion Wind Farm operations and maintenance base. All the land is within the ownership of Newhaven Port & Properties Ltd, who is the Statutory Harbour Authority responsible for the management of Newhaven Port.

² The South Downs National Park Authority Local Plan is currently at examination - <https://www.southdowns.gov.uk/planning/planning-policy/national-park-local-plan/>

- 7.11 Policy E1 essentially carries forward ‘saved’ Policy NH20 of the Lewes District Local Plan 2003, which was retained when the Lewes District Local Plan Part 1 was adopted. The characteristics of the site and its suitability to meet future employment development needs were assessed as part of the EELA, where it was described as ‘Land at East Quay and East Beach’ (Site ref. ELW5) and categorised as an ‘average’ quality employment site. ‘Saved’ Policy NH20 and the relevant extract from the Proposals Map are reproduced at Appendix 3.
- 7.12 It will be noted that Policy E1 covers a significantly reduced area in comparison with ‘saved’ Policy NH20. This is because the area subject to Policy E1 excludes the existing operational port land and buildings and the land that received planning consent in 2016 for the construction of a new berth, slip way, and associated offices, warehouses and workshops, together with a new nature reserve (Application ref. LW/15/0034). This development is now under construction and the area covered is illustrated in Appendix 4.
- 7.13 It should also be noted that part of the site allocated by Policy E1 has now received planning consent for an aggregate processing plant, which will utilise marine dredged aggregates landed at Newhaven Port (Application ref. LW/17/0940). This part of the site is illustrated in Figure 1 below. However, as construction has not yet commenced, it is considered appropriate to include this part of the site within the proposed employment allocation.

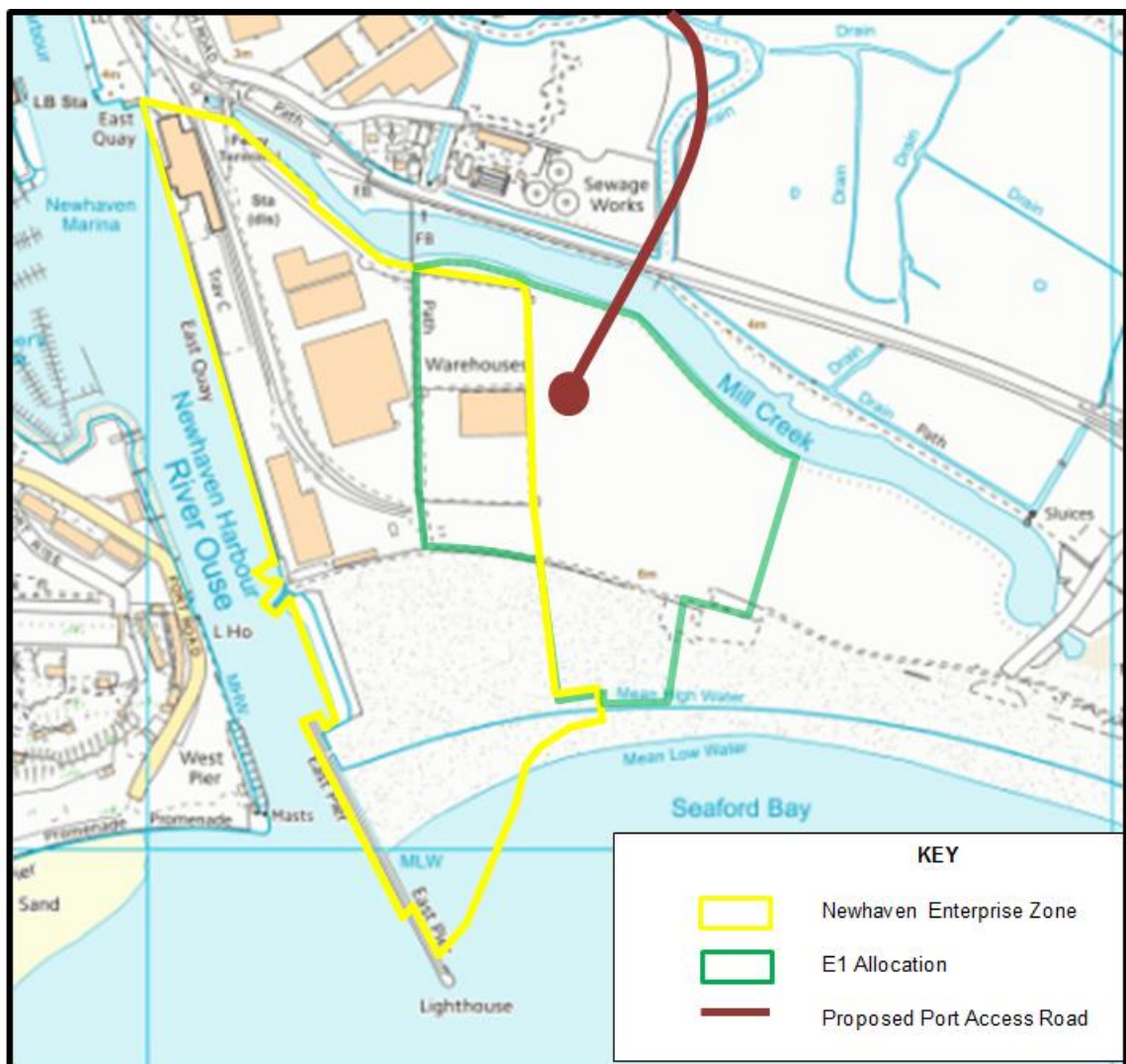
Figure 1 – Policy E1: Land at East Quay, Newhaven Port



- 7.14 It is anticipated that, in addition to the 3,280 sq.m of floorspace being provided by the aggregate processing plant (Application ref. LW/17/0940), the remaining 7.8 ha of the allocation could accommodate around 31,200 sqm of employment floorspace.
- 7.15 Policy E1 was not proposed within the Consultation Draft LPP2 published in November 2017. However, representations were received on the Consultation Draft document from East Sussex County Council, Newhaven Port & Properties, and Newhaven Town Council, all of whom expressed concern about a potential planning policy vacuum in relation to the port land. In order to help address these concerns, Policy E1 was subsequently included as a replacement to 'saved' Policy NH20 within the Pre-Submission LPP2.
- 7.16 Policy E1 is consistent with and supports the vision and priorities for encouraging sustainable economic growth identified the Strategic Economic Plans of the Coast to Capital LEP and the South East LEP, the East Sussex Growth Strategy, and the Greater Brighton City Deal, as identified in Section 4 of this paper. It also accords with Core Policy 4 of the Local Plan Part 1 which states that the local planning authority will 'support the continued use of Newhaven port for freight and passengers including plans for expansion and modernisation of the port as identified in the port authority's Port Masterplan.'
- 7.17 The Newhaven Port Masterplan was published by Newhaven Port & Properties in 2012. It provides a strategic framework for the development of the port over the next 20-30 years and was developed in accordance with Government guidelines through extensive stakeholder and community consultation. Lewes District Council, East Sussex County Council and Newhaven Town Council have all agreed to work with Newhaven Port & Properties to achieve the implementation of the Port Masterplan.
- 7.18 The Port Masterplan identifies East Quay, including the land proposed as an employment site allocation by Policy E1, as the primary focus of Newhaven Port & Properties' proposals to attract new manufacturing, storage and distribution uses to deliver the long-term economic growth and new jobs required to secure a sustainable future for Newhaven. This area is illustrated diagrammatically at Appendix 5.
- 7.19 It is acknowledged that the land subject to Policy E1 has remained undeveloped since it was first allocated for development in the Lewes District Local Plan 2003. However, development of this land has previously been constrained by its distance from the A26 trunk road and its poor vehicular access via Railway Road and Beach Road. In 2020, it is anticipated that the completion of the new Newhaven Port Access Road will unlock capacity for new employment space in this location and significantly enhance the development potential of the Policy E1 allocation, as described in para.4.7.

- 7.20 The final phase of the Newhaven Port Access Road will carry traffic by a bridge over the Newhaven to Seaford railway line and Mill Creek, providing a direct vehicular access from the A26/A259 junction to both the E1 allocation and the remainder of the port land. It is currently under construction and will eventually terminate at a roundabout within the Policy E1 allocation, as illustrated in Figure 2 below.
- 7.21 Part of the Policy E1 allocation also achieved Enterprise Zone status in 2017 as part of a partnership venture between Lewes District Council and the Coast to Capital LEP aimed at creating new business opportunities and encouraging growth and investment in Newhaven, The relevant area is also illustrated in Figure 2.

Figure 2 - Policy E1 in relation to the Enterprise Zone and Port Access Road



- 7.22 The viability of employment development on the site will be further enhanced through the current investment in new Newhaven flood defences by the Environment Agency and the Coast to Capital and South East LEP, as

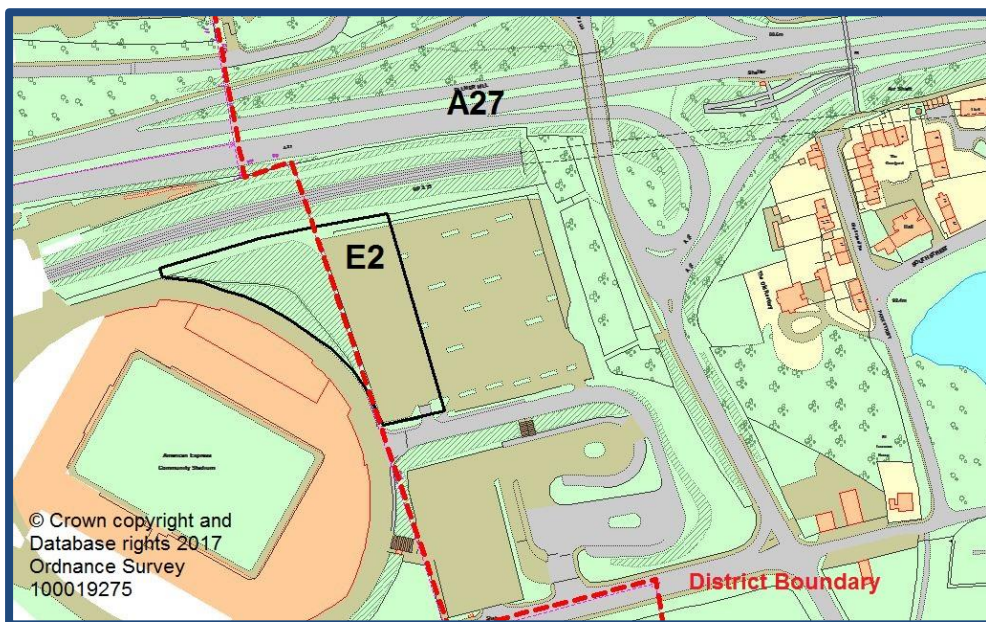
described in para.4.8. This flood alleviation scheme will provide a 1-in-200-year standard of protection for the town and the port, taking into account the effects of climate change, and is due to be completed by the autumn 2019.

- 7.23 The majority of the site is located within the Tide Mills Local Wildlife Site, a non-statutory designation made in 1993 in recognition of the value of the coastal and floodplain grazing marsh and coastal vegetated shingle. These habitats are now included on the Government's list of habitats of principal importance for biodiversity conservation in England. Any development would therefore be required to ensure that any loss or damage to the nature conservation interest of the site can be mitigated to achieve a net gain in biodiversity, in accordance with Draft Policy DM24 (*Protection of Biodiversity and Geodiversity*) of the LPP2. The extent of the Local Wildlife Site is shown at Appendix 6.
- 7.24 Due to the open nature of the coastline in this location, development would also be likely to have an impact upon the setting of the South Downs National Park. Development proposals would therefore be required have due regard to Core Policy 10 (*Natural Environment and Landscape Character*) of the Local Plan Part 1, which seeks to conserve and enhance the landscape quality and scenic beauty of the Park, and be informed by the South Downs Integrated Landscape Character Assessment accordingly.
- 7.25 Development of the site would also have the potential to affect the setting of the Newhaven Fort Scheduled Monument, across the River Ouse to the west, and the Tidemills Archaeological Notification Area to the east. The remains of a WW1 seaplane base fall partially within the site and development proposals would therefore need to be accompanied by a heritage impact assessment and an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest, in accordance with Draft Policy DM33 (*Heritage Assets*) of the LPP2 and Core Policy 11 (*Built and Historic Environment and High Quality Design*) of the Local Plan Part 1.
- 7.26 A public footpath, which forms part of the proposed England Coast Path, runs through the site, and is illustrated at Appendix 7. Any development proposals would therefore be required to mitigate any harmful impact on the convenience, safety and amenity of this right of way, in accordance with Draft Policy DM35 (*Footpath, Cycle and Bridleway Network*) of the LPP2.
- 7.27 All development on the site would require an appropriate Flood Risk Assessment, in accordance with Core Policy 12 (*Flood Risk, Coastal Erosion, Sustainable Drainage and Slope Stability*) of the Local Plan Part 1.

Policy E2: Land Adjacent to American Express Community Stadium, Falmer

- 7.28 This site, as shown in Figure 3 below, is proposed to be allocated by Policy E1 for B1a (offices) and/or D1 (health/education) uses associated with the American Express Community Stadium and/or Sussex and Brighton Universities. It forms part of a larger site that straddles the administrative boundary between Lewes District Council and Brighton & Hove City Council. Policy SSA7 of the Draft Brighton and Hove City Plan Part 2³ also proposes to allocate that part of the site within its own administrative area for the uses set out within Policy E2 of the LPP2.

Figure 3: Policy E2 - Land Adjacent to American Express Community Stadium



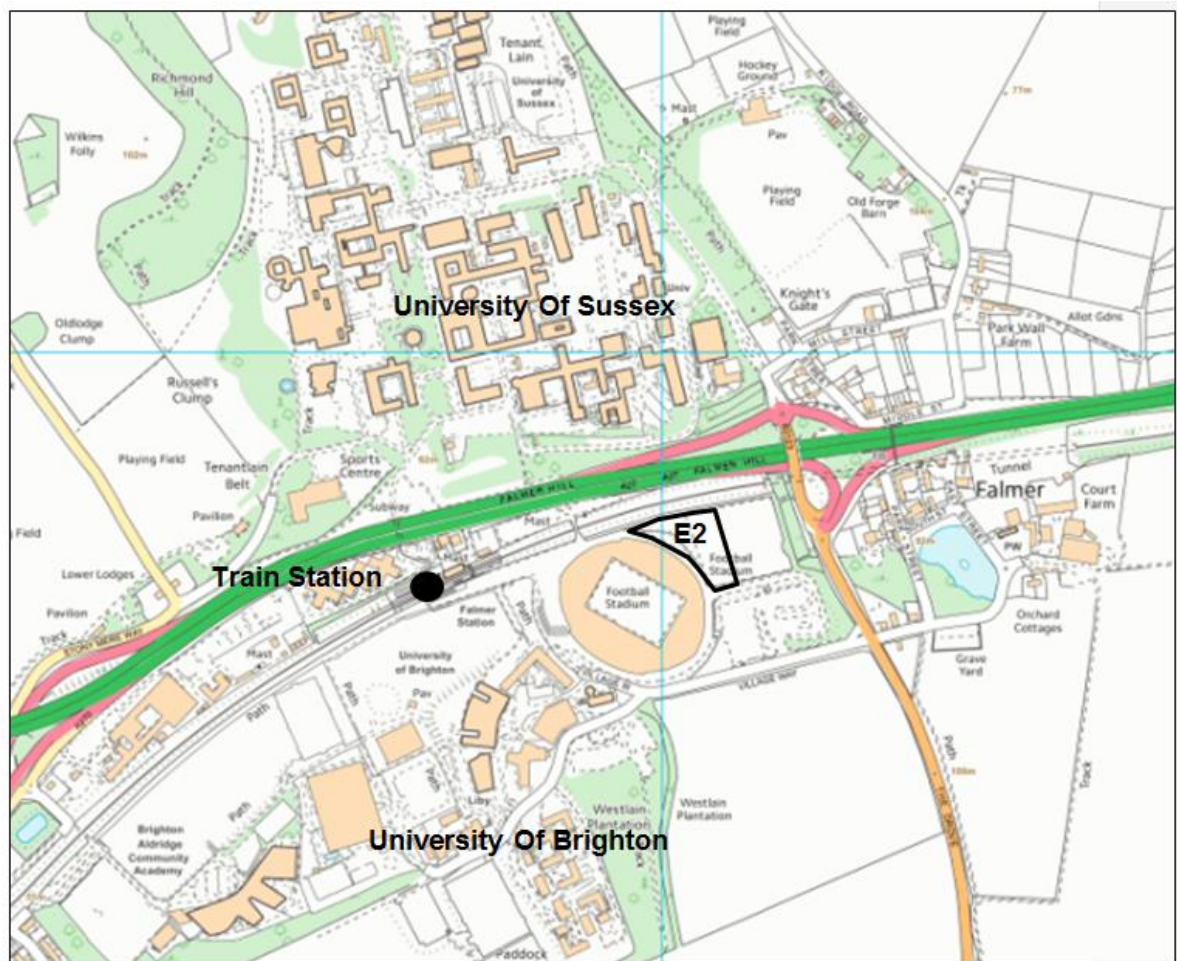
- 7.29 Policy E2 was not proposed within the Consultation Draft LPP2 published in November 2017, as the site had not been suggested for employment development at that stage. Subsequently, however, the agents acting on behalf of the Community Stadium Ltd contacted the District Council seeking the allocation of the site for a mix of B1 (offices) / D1 (health/education) uses associated with the Stadium or Universities, or A1 (shop/ticket office) / A3 (restaurant/bar) uses which would be ancillary to the Stadium.
- 7.30 The site is located a highly sustainable location, on the edge of Brighton & Hove City with good access the A27 trunk road, Falmer train station and local bus services. Regular and frequent train services run from Falmer station to Brighton, Lewes, Eastbourne, and Hastings. Bus services run from the train station to the centre of Brighton every 5/7 minutes during the day and frequent

³ <https://www.brighton-hove.gov.uk/content/planning/planning-policy/city-plan-part-two>

bus services are also available to Brighton Marina (23), Portslade (25/25X), Hollingbury (5B), Lewes, Uckfield, Crowborough and Tunbridge Wells (28, 29, 29B, 29X).

- 7.31 A segregated cycle path also runs from the centre of Brighton to the Community Stadium and the campuses of both Sussex and Brighton Universities are within a few minutes walk of the site (in the case of Sussex University, via a pedestrian/cycle underpass below the A27). The location of the site in the context of Falmer train station and the two university campuses is illustrated in Figure 4 below.

Figure 4: Policy E2 in relation to Falmer train station and the Universities



- 7.32 Within Lewes district, the site currently comprises existing car parking serving the Community stadium, whilst the part of the site within Brighton & Hove is occupied by a landscaped bund around the exterior of the stadium building itself. It is considered that the allocation provides an opportunity to enhance the stadium facilities with offices or health/education facilities. The EELA considered the needs of economic sectors other than B Use Classes and identified a modest requirement for health and fitness facilities within Lewes

district, which it was anticipated could be met by redeveloping brownfield sites.

- 7.33 Lewes District Council and Brighton & Hove City Council do not consider that it is appropriate to permit A1 or A3 uses within the allocated employment site, as proposed by the Community Stadium Ltd. This is because the site is in an out-of-centre location and the stadium is considered to have sufficient ancillary retail and hospitality provision to support its current use.

8.0 Employment Site Allocations Not Carried Forward By LPP2

- 8.1 As described in Section 7 above, the employment site details have been regularly updated through the Strategic Housing & Employment Land Availability Assessment to take account of any changes in local circumstances, including engagement with landowners, developers and their agents. As a result of the latest information available, it has been concluded that the following sites are no longer suitable as employment allocations.

Land at Balcombe Pit ('Saved' Policy BG1)



- 8.2 The site is allocated for development within Use Classes B1 and B8 by 'saved' Policy BG1 of the 2003 Lewes District Local Plan, which was carried forward by the Local Plan Part 1. The site is located on the south-eastern edge of Glynde village and now falls partially within the South Downs National Park. It is an irregular shaped, partially developed site with a difficult access, formed by an informal track on a tight bend on the main road through the

village. There has been no developer interest since the site was first allocated in 2003.

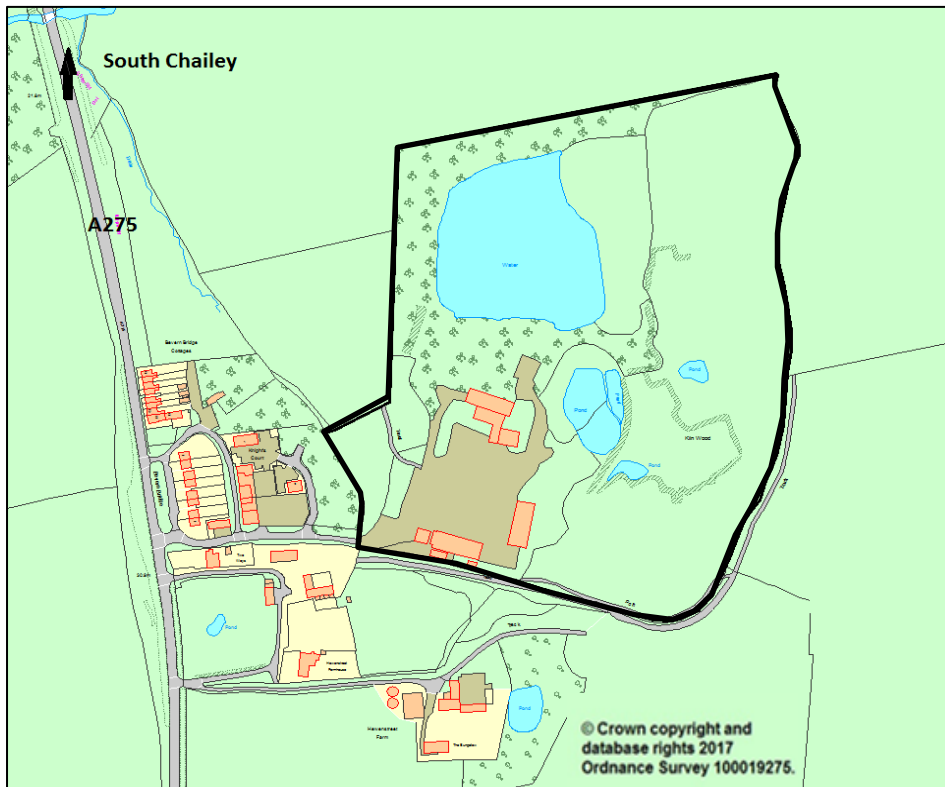
- 8.3 The EELA concluded that the site does not have a good prospect of delivering employment floorspace and it was therefore not included in the existing potential supply of employment floorspace identified in Table 3 of the Local Plan Part 1. As the site currently in employment use, albeit low key, it is not considered appropriate to carry forward the allocation in the LPP2, as any future development proposals would be supported in principle by Draft Policy DM11 (*Existing Employment Sites in the Countryside*).

Chailey Brickworks ('Saved' Policy CH1)



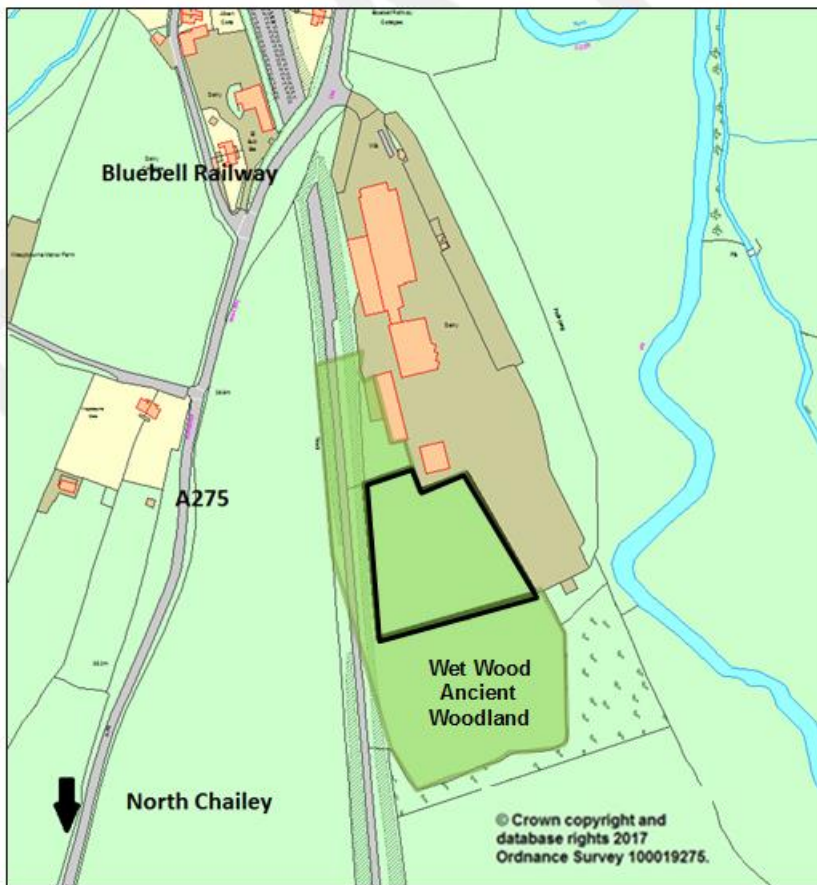
- 8.4 The site is allocated for development within Use Classes B1 and B2 by 'saved' Policy CH1 of the 2003 Lewes District Local Plan, which was carried forward by the Local Plan Part 1. The site is located on the northern edge of South Chailey village, about 10km from Lewes town. The whole site remains in active use as a brickworks and, whilst the lifespan of the raw materials is clearly time-bound, the owner has confirmed that the current use is not expected to cease during the plan period. Consequently it is not considered appropriate to carry forward the allocation in the LPP2.

Hamsey Brickworks ('Saved' Policy HY1)



- 8.5 Land at Hamsey Brickworks is allocated for development within Use Classes B1, B2 and B8 by 'saved' Policy HY1 of the 2003 Lewes District Local Plan, which was carried forward by the Local Plan Part 1. The site is located between South Chailey and Cooksbridge, about 6.5 km north of Lewes town. It was once a brickworks and clay extraction site but is now used as a waste management centre for the storage, treatment and recycling of liquid waste and waste transfer.
- 8.6 The site is relatively isolated with poor strategic and local highway access, exacerbated by a shared access road with adjacent residential properties. The EELA concluded that the site does not have a good prospect of delivering employment floorspace and it was therefore not included in the existing potential supply of employment floorspace identified in Table 3 of the Local Plan Part 1.
- 8.7 In 2015, planning permission was obtained for a mixed-use development, comprising eight business units (Use Class B1) and 49 dwellings. As this development is expected to commence shortly, it is not considered appropriate to carry forward the employment site allocation in the LPP2.

Woodgate Dairy, Sheffield Park ('Saved' Policy NW2)



- 8.8 Land for an extension of the former Woodgate Dairies site is allocated for development within Use Classes B1, B2 and B8 by 'saved' Policy NW2 of the 2003 Lewes District Local Plan, which was carried forward by the Local Plan Part 1. Woodgate Dairies was once a thriving milk packaging business and this land was originally allocated to enable the firm to expand beyond its existing site.
- 8.9 Woodgate Dairies has since left the site and the allocated land has been identified as part of a wider area of Ancient Replanted Woodland, known as a 'Wet Wood' (Natural England Ancient Woodland Inventory ID 1547). The site is also subject to a Tree Preservation Order that was confirmed in 2016. The relevant Lewes District Council report is attached as Appendix 8.
- 8.10 The EELA concluded that the site does not have a good prospect of delivering employment floorspace and it was therefore not included in the existing potential supply of employment floorspace identified in Table 3 of the Local Plan Part 1. In the light of the Ancient Replanted Woodland classification and the Tree Preservation Order, it is not considered appropriate to carry forward the employment site allocation in the LPP2.

APPENDIX 1 - Completed developments involving class B uses since 2012

Year	Site address	Proposal	Application number	B1			B1a			B1b			B1c			B2			B8			Mixed B			TOTAL			
				Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gr	Loss	Net	Gros	Loss	Net	
2012-13	Building Rear of 1 Bevernbridge, South Road, South Common, South Chailey,	Erection of a replacement raised roof and inclusion of partial mezzanine floor and change of use from garages and office to all office for hypnotherapy centre with meeting space	LW/08/0547	0	0	0	125	0	125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	0	125
2012-13	Ditchling Museum, Church Lane, Ditchling	Conversion and change of use of existing cart lodge into new museum entrance, including bookshop, café and ticket desk, partial removal of first floor of cart lodge and creation of opening in north masonry wall	LW/09/0784	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64	-64	0	0	0	0	0	0	0	64	-64
2012-13	Coombe Court, 137 - 139 Malling Street, Lewes	Demolition and change of use of office/storage buildings (Class B1/B8) to retail pet shop and storage (Classes A1 and B8) and veterinary surgery (Class D1) and alterations to building elevations and parking.	LW/12/0214/NP	0	0	0	0	240	-240	0	0	0	0	0	0	0	0	325	-325	0	0	0	0	0	0	0	565	-565
2012-13	Units 5 and 6, 34 - 36 Cliffe High Street, Lewes	Change of use from B2 (light ind) to A1 (retail) with ancillary A3 usage (vegetarian healthfood shop and café)	LW/10/1287/NP	0	0	0	0	0	0	0	0	0	0	0	40	-40	0	0	0	0	0	0	0	0	0	40	-40	
2012-13	223 & 225 South Coast Road, Peacehaven	Section 73A retrospective application for the continued change of use of first floor from B1 office to residential (ground floor to remain B1 office & second floor to remain residential)	LW/12/0546	0	0	0	0	130	-130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	130	-130	
2012-13	129 South Coast Road, Peacehaven	Change of use from first floor offices and ground floor shop and flat to a single private dwelling and erection of side extension (demolition of existing conservatory)	LW/11/0055	0	0	0	0	105	-105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	105	-105	
2012-13	Marlie Farm, The Broyle, Ringmer	Replacement Industrial Buildings and storage container	LW/07/0692	0	0	0	132	0	132	0	0	0	0	0	0	110	0	110	312	0	312	0	0	0	554	0	554	
2013-14	Unit B1, Bluebell Business Estate, Railway Lane, Sheffield Park, North Chailey	Demolition of existing unit and erection of replacement unit and extension to existing workshop	LW12/0925	0	0	0	0	0	0	0	0	0	595	0	595	0	0	0	0	0	0	0	0	0	595	0	595	
2013-14	Site of 12-17, Bluebell Business Estate, Railway Lane, Sheffield Park, North Chailey	Erection of new building for the storage, maintenance and repair of raised access platforms and associated equipment	LW/08/1402	0	0	0	0	0	0	0	0	0	0	0	499	0	499	147	0	147	0	0	0	646	0	646		
2013-14	Unit 2, Delanair Estate, Brooks Road, Lewes	Change of use of premises to use class A1 (retail) and associated external alterations.	SDNP/13/0322/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	657	-657	0	0	0	0	0	657	-657		
2013-14	211 High Street, Lewes	Internal and external alterations to create a single dwelling house	SDNP/13/01905/LIS	0	0	0	0	387	-387	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	387	-387		
2013-14	Units 5 and 6 E Plan Estate, New Road, Industrial Estate	Change of use from B1 to a gym	LW/13/0430	0	906	-906	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	906	-906		
2013-14	Units S & U Rich Industrial Estate, Avis Way, Newhaven	Section 73A retrospective application for change of use of Units S & U from B8 to B2	LW/13/0598	0	0	0	0	0	0	0	0	0	0	0	600	0	600	0	600	-600	0	0	0	600	600	0		
2013-14	Unit 1, Oak Estate, New Road Industrial Area	Change of use from Class B1 (Business) to Class B8 (storage or distribution)	LW/13/0523	0	0	0	0	0	0	0	0	0	0	0	856	-856	856	0	856	0	0	0	856	856	0			
2013-14	59 - 65A Seaview Avenue	Section 73A retrospective application for the erection of eight terraced two and a half storey dwellings (following outline approval)	LW/13/0645	0	0	0	0	0	0	0	0	0	0	0	403	-403	0	0	0	0	0	0	0	0	403	-403		

Year	Site address	Proposal	Application number	B1			B1a			B1b			B1c			B2			B8			Mixed B			TOTAL		
				Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gr	Loss	Net	Gros	Loss	Net
		LW/11/0860)																									
2013-14	Suite 1 7C, Edith Avenue, Peacehaven	Conversion of first floor office suite into two x one bedroom flats	LW/08/0912	0	0	0	0	76	-76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76	-76	
2013-14	7C Phyllis Avenue, Peacehaven	Change of use of premises from a taxi office to an Ambulance Community Response Post (sui generis use).	LW/13/0527	0	0	0	0	49	-49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49	-49	
2013-14	St Helena Farm, St Helena Lane, Plumpton	Change of use of agricultural barn to B1 use, re-roofing and re-cladding existing agricultural barns and proposed B1 building with olive green box profile sheeting, and new access drive from St Helena Lane to farm yard to serve existing farm and proposed B1 units.	LW/12/0722	0	0	0	0	0	0	0	0	0	431	0	431	0	0	0	0	431	-431	0	0	0	431	431	0
2013-14	Farm Buildings, Upper Wellingham Farm, Wellingham Lane	Change of use of redundant milking parlour building into four B1 business units, including replacement window, doors, and parking	LW/05/0960	283	0	283	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	283	0	283	
2013-14	Broyle Place Farm, Laughton Road, Ringmer	Change of use of barn and compound for the storage of salt and road gritting vehicles	LW/09/1037	990	0	990	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	990	0	990	
2013-14	18 Church Street, Seaford	Change of use from wellness centre to takeaway outlet	LW/13/0725	0	0	0	0	29	-29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	-29	
2013-14	First and second floors, 26 Sutton Park Road, Seaford	Change of use of first and second floors from residential (A1) to offices (B1)	LW/13/0779	0	0	0	64	0	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64	0	64	
2014-15	Building at rear of 1 Bevernbridge, South Road, South Common, South Chailey	Change of use of office building from B1 to C3 use including erection of boundary walls, cycle shed and parking area	LW/13/0422	0	0	0	0	132	-132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	132	-132	
2014-15	Drivepoint Ltd, Ditchling Common Industrial Estate, Folders Lane, Ditchling	Change of use from B1 and B8 uses to B1, B8 and B2 uses and installation of steam vent extraction.	LW/13/0260	0	0	0	0	0	0	0	0	0	0	143	-143	0	0	0	143	0	143	0	0	0	143	143	0
2014-15	Temple House, 25 - 26 High Street, Lewes	Change of use from B1 to A1 on the ground floor and to A3 on the lower ground floor and front and rear extensions.	LW/11/0932/N P	0	0	0	0	345	-345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	345	-345	
2014-15	221C South Coast Road Peacehaven	Section 73A retrospective application for change of use from office to residential	LW/14/0396	0	0	0	0	66	-66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66	-66	
2014-15	Ham Farm, Ham Lane, Ringmer	Conversion of redundant agricultural buildings to form a mixed commercial (B1) & single residential unit (resubmission of LW/05/2450)	LW/06/0813	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0	28	28	0	28
2014-15	3 Warwick Road, Seaford	Change of use from storage building to church meeting rooms	LW/08/1146	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	165	-165	0	0	0	0	165	-165
2014-15	20-21 Clinton Place, Seaford	Change of use from offices to four x one bedroom self contained flats (Renewal of extant permission LW/10/0009)	LW/13/0148	0	0	0	0	75	-75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	-75	
2014-15	Ronald Simson House 24 Sutton Avenue Seaford	Demolition of Cheney's Care Home and extensions to Ronald Simson House to provide extra care accommodation of 35 one and two bed flats and communal/support facilities, plus office accommodation and associated car parking and highways alterations	LW/11/0407	0	0	0	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	11	
2014-15	416 South Coast Road, Telscombe Cliffs	Change of use of ground floor rear storage area to self contained studio flat	LW/12/0762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	-28	0	0	0	0	28	-28	

Year	Site address	Proposal	Application number	B1			B1a			B1b			B1c			B2			B8			Mixed B			TOTAL		
				Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gr	Loss	Net	Gros	Loss	Net
2015-16	Unit Y Tidys industrial estate, Folders Lane	Change of use of industrial unit into D2 Assembly and Leisure:Gymnasium use.	LW/14/0301	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,00	-	0	0	0	0	2,00	-	
2015-16	Drivepoint Ltd, Ditchling Common Industrial Estate, Folders Lane, Ditchling	Change of use from B1 and B8 uses to B1, B8 and B2 uses and installation of steam vent extraction.	LW/13/0260	0	0	0	0	0	0	0	0	0	0	0	143	0	143	0	0	0	0	143	-	143	143	0	
2015-16	The Old Dairy, The Street, Glynde	Change of use from B1 offices and storage to B2 manufacturing, offices and warehouse	LW/11/0459/NP	0	0	0	0	283	-283	0	0	0	0	0	0	283	0	283	0	0	0	0	0	0	283	283	0
2015-16	Ground floor Left, Station House, Cooksbridge Road, Cooksbridge	Change of use from shop (A1) to photographic studio (B1)	LW/14/0905	51	0	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51	0	51	
2015-16	Parking Bays Upper Stalls, The Street, Iford	Section 73a retrospective application for the conversion of Unit 2 to B1 use.	SDNP/15/01248/FUL	0	0	0	93	0	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93	0	93	
2015-16	St John Ambulance Headquarters, Timberyard Lane, Lewes	Erection of four x three storey terraced town house dwellings.	SDNP/13/02755/FUL	0	0	0	0	161	-161	0	0	0	0	0	0	0	0	0	160	-160	0	0	0	0	321	-321	
2015-16	Thebes Annexe, 32 High Street	Change of use from B1 (office use) to D1 (education)	SDNP/14/05876/FUL	0	0	0	0	300	-300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	-300	
2015-16	Lewes Patterns LTD, South Street, Lewes	erection of a detached four bedroom dwelling (demolition of light industrial building)	LW/08/1199	0	0	0	0	0	0	0	0	0	105	-105	0	0	0	0	0	0	0	0	0	0	105	-105	
2015-16	57A High Street, Lewes	Change of use of first floor office to residential flat with alterations to internal partitions/doorways	SDNP/13/00900/FUL & SDNP/13/00901/LIS	0	0	0	0	100	-100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	-100	
2015-16	85a High Street	Change of use of first floor offices (B1a) to flats (C3)	SDNP/15/00523/PNCOUO	0	0	0	0	83	-83	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83	-83	
2015-16	15 Market Street	Change of use of office to residential.	SDNP/14/00486/DCOUPN	0	0	0	0	46	-46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	-46	
2015-16	Office 3 & 4, The Mallings Business Centre, 112 Malling Street	Change of use of ground floor from B1 to D2 use.	SDNP/14/04145/FUL	0	0	0	0	29	-29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	-29	
2015-16	2 Mount Place	Change of use and conversion of store room to retail and creation of shopfront to match existing	SDNP/14/04077/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	-19	0	0	0	0	19	-19	
2015-16	Southerham Farm, Southerham Lane, Southerham, Lewes	Creation of office and cleaning/toilet facilities inside of barn and creation of new entrance on north side of barn and windows on west side of barn	SDNP/12/01506/FUL	0	0	0	26	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	26	
2015-16	Vipers Wharf, Railway Lane, Lewes	Change of use from retail (A1) to workshop and storage (B8)	LW/08/0720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47	0	47	0	0	0	47	0	47	
2015-16	Pannetts Building, Railway Lane, Lewes	Change of use from retail to hi-tech design studios(B1) with associated building alterations	SDNP/13/04334/FUL	0	0	0	0	0	783	0	783	0	0	0	0	0	0	0	0	0	0	0	0	783	0	783	
2015-16	25 - 26 Cliffe Industrial Estate, Lewes	Change of use from waste recycling and skip business to use classes B1 (c), B2 and B8	SDNP/13/04274/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91	0	918	918	0	918	
2015-16	Storage area, Daveys Lane	Use of land for open storage (B8)	SDNP/13/04883/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,4	0	2,460	0	0	0	2,46	0	2,460	
2015-16	Bevan Funnell House,	Change of use from offices (B1a) to residential	LW/15/0417	0	0	0	0	1,20	-1,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,20	-	

Year	Site address	Proposal	Application number	B1			B1a			B1b			B1c			B2			B8			Mixed B			TOTAL					
				Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gr	Loss	Net	Gros	Loss	Net			
	Norton Road	(C3) - 24 residential units																												
2015-16	Community Centre, Church Hill	Change of use from arts club to paragliding repair/service centre	LW/14/0334	0	0	0	0	0	0	0	0	0	180	0	180	0	0	0	0	0	0	0	0	0	0	0	0	180	0	180
2015-16	Newhaven Enterprise Centre, Denton Island	Planning application for erection of extensions to Newhaven Enterprise Centre, Sussex Downs College and Denton Island Community Centre and associated infrastructure.	LW/13/0648	827	0	827	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	827	0	827
2015-16	South Coast Road Industrial Estate, Bolney Avenue, Peacehaven	Demolition of light industrial units and erection of A1 retail units.	LW/13/0541	0	0	0	0	512	-512	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	512	-512
2015-16	227 South Coast Road, Peacehaven	Change of use of first floor office from B1 to residential.	LW/12/0823	0	0	0	0	45	-45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	-45
2015-16	96 South Coast Road, Peacehaven	Change of use from retail to office and two residential units at ground floor, extensions and external alterations to ground and first floors and the formation of a new apartment at second floor together with associated car and bicycle parking.	LW/11/1360	0	0	0	118	0	118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	118	0	118
2015-16	Unit 1 The Byres, Wellingham Lane	Change of use of B1 offices to single 3 bed dwelling.	LW/14/0155	0	0	0	0	134	-134	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	134	-134
2015-16	Unit 2 the Byres Wellingham Lane	Change of use of Unti 2 from B1 offices to C3 dwellinghouse	LW/14/0430	0	0	0	0	128	-128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	128	-128
2015-16	Workshop, Vicarage Way, Ringmer	Change of use from storeroom to food preparation and erection of a side extension.	LW/13/0753	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	36	4	0	0	0	40	36	4	40	36	4
2015-16	15 - 17 Sutton Park Road, Seaford	Demolition of existing building and erection of 3 storey building comprising Library, Adult Social Care day centre, 9 supported flats and 1 staff flat.	LW/11/1027	0	0	0	0	353	-353	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	353	-353
2015-16	26 Broad Street, Seaford	Renewal of extant planning permission LW/10/0870 for change of use at 1st and 2nd floor levels from storage to residential use and formation of dormers.	LW/13/0517	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	130	-130	0	0	0	0	0	0	0	130	-130
2015-16	Units 1 & 2, 123 Princess Drive, Seaford	Change of use of Unit 2 from B1a to A1 in order to provide a single A1 retail unit with Unit 1 and external alterations to building including replacement ATM, alterations to car park layout and associated works.	LW/15/0131	0	0	0	0	101	-101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	101	-101
2015-16	Newmarket Filling Station	Installation of a tyre fitting bay	SDNP/15/032 63/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,2	0	1,230	0	0	0	1,23	0	1,230	1,23	0	1,230
2015-16	Meridian Clinic, 2 Central Court, Central Avenue, Telscombe Cliffs,	Change of use from osteopathic clinic to training centre.	LW/15/0323	0	0	0	36	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	0	36
2015-16	Stewart Moulard Motor Caravans, South Coast Road, Telscombe Cliffs	Erection of building comprising workshop, showroom and offices	LW/13/0338	0	0	0	160	0	160	0	0	0	0	37	-37	0	0	0	0	0	0	0	0	0	0	0	0	160	37	123
2015-16	Unit 2, Oakwood Farm, North Common Road, Wivelsfield Green	Section 73A retrospective application for the erection of a single storey farm building for the use of meat processing and packaging (B2)	LW/15/0557	0	0	0	0	0	0	0	0	0	0	0	0	105	0	105	0	0	0	0	0	0	0	0	0	105	0	105

Year	Site address	Proposal	Application number	B1			B1a			B1b			B1c			B2			B8			Mixed B			TOTAL			
				Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gr	Loss	Net	Gros	Loss	Net	
2015-16	Wivelsden Farm, North Common Road, North Chailey	Section 73A retrospective application for change of use from agricultural to use as storage workshops	LW/15/0395	0	0	0	0	0	0	0	0	0	108	0	108	0	0	0	0	0	0	0	0	0	0	108	0	108
2016-17	The Dairy Office, Wivelsden Farm, North Common Road, North Chailey	Section 73A retrospective application to change the use of the Dairy flat from office use to residential use.	LW/16/0168	0	0	0	0	30	-30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	-30
2016-17	Frick Farm, Station Road, North Chailey	Change of use from class B8, A1 and agriculture to a range of uses comprising class A1, A2, B1, B8 or D2, or a mix of one or more of these uses, alteration and extension of the granary, alteration of the access and the provision of parking spaces.	LW/15/0342	72	0	72	0	0	0	0	0	0	0	0	0	0	0	0	0	72	0	72	0	0	0	143	0	143
2016-17	Drivepoint Ltd, Ditchling Common Industrial Estate, Folders Lane, Ditchling	Change of use from B1 and B8 uses to B1, B8 and B2 uses and installation of steam vent extraction.	LW/13/0260	0	0	0	0	0	0	0	0	0	0	0	0	143	0	143	0	0	0	0	143	-	143	143	0	
2016-17	Land at end of Timberyard Lane, Lewes	Demolition of existing buildings, decontamination of the site and redevelopment with 13 No. dwellings comprising a mix of 2, 3 and 4 bedroom homes, with associated access, parking, landscaping and flood defences	LW/11/1285/NP	0	0	0	0	0	0	0	0	0	0	446	-446	0	446	-446	0	0	0	0	0	0	0	0	892	-892
2016-17	E O Culverwells, Daveys Lane	Conversion of offices to form two self contained commercial units and 9 x residential apartments and erection of 3 x residential apartments.	SDNP/13/04848/LIS	0	0	0	0	551	-551	0	0	0	0	129	-129	0	0	0	0	124	-124	0	0	0	0	803	-803	
2016-17	The Studio, Wellers Yard, Brooks Road	Change of use from existing B1 business use to D1 osteopathy/ complementary health centre	SDNP/14/05931/FUL	0	0	0	0	104	-104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104	-104	
2016-17	1 Station Road, Lewes	Conversion of attic space to provide office space, new rear dormer and two conservation area roof lights to front, removal of existing chimney and roof access door.	SDNP/13/01148/FUL	0	0	0	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	30	
2016-17	Reprodex House, Norton Road	Conversion of ground floor office space to eight residential units.	LW/16/0438	0	0	0	0	1,80	-1,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,80	-	
2016-17	Units 1 - 3 Kendal Court, Railway Road	Change of use from office to residential	LW/13/0714	0	0	0	0	513	-513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	513	-513	
2016-17	Unit A South, Ranalagh Estate, New Road Industrial Area, Newhaven	Change of use from B1, B2 and B8 to self drive vehicle hire; vans and cars only (sui generis)	LW/13/0549	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	346	0	346	-346
2016-17	Port Offices, Beach Road	Proposed temporary change of use of the existing building to provide accommodation for staff from EON who will be working on the Rampion Wind Farm Project for a period of 5 years.	LW/16/0484	0	0	0	0	190	-190	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	190	-190	
2016-17	5 Kendal Court, Railway Road	Change of use, including external alteration from office to residential C3	LW/15/0511	0	0	0	0	134	-134	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	134	-134	
2016-17	Newhaven Port and Properties Ltd, Warehouse, Beach Road	Change of use from port operation storage to use class B8 storage with ancillary office accommodation, with re-clad elevation	LW/14/0585	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,6	0	1,610	0	0	0	1,61	0	1,610	

Year	Site address	Proposal	Application number	B1			B1a			B1b			B1c			B2			B8			Mixed B			TOTAL			
				Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	
		incorporating new office windows, and associated underground septic tank																										
2016-17	230 South Coast Road	Change of use from office to residential	LW/15/0771	0	0	0	0	54	-54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	-54		
2016-17	Units D1 and D2 Meridian Industrial Estate, Newton Road, Peacehaven	Proposed change of use of existing industrial warehouse to Indoor Trampoline Park (use class D2) with ancillary cafeteria (use class A3)	LW/15/0991	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-		
2016-17	Broadlands, Lewes Road	Single storey side extension and change of use from residential to residential and business (B1a)	LW/14/0664	0	0	0	28	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0	28	
2016-17	Banff Farm, Uckfield Road	Demolish existing light industrial unit and replace with new unit.	LW/15/0793	0	0	0	0	0	0	0	0	0	824	656	168	0	0	0	0	0	0	0	0	0	0	824	656	168
2016-17	Land at South Farm, Newhaven Road	Change of use from agriculture to storage comprising 2 x storage containers and 1 x workshop unit.	SDNP/16/04743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	0	60	0	0	0	60	0	60	
2016-17	Aqua House, 370 South Coast Road	Conversion of three office spaces to dwellings.	LW/14/0973	0	0	0	0	70	-70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	-70	
2016-17	Home Farm, Slugwash Lane, Wivelsfield	Change of use of barn to create a single dwelling.	LW/13/0224	0	0	0	0	79	-79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	-79	
2016-17	Meadowlands Farm, Slugwash Lane, Wivelsfield	Change of use and refurbishment of part of farm building to form B1 office use and associated storage	LW/13/0424	0	0	0	81	0	81	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81	0	81	
2017-18	Tin Tabernacle, Cooksbridge Road	Change of use of existing tin chapel (currently B1 a use) to residential dwelling with associated works including removal of separate B1 outbuilding to rear.	LW/16/0026	0	0	0	0	150	-150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	-150	
2017-18	Barn at Wootton Farm, Novington Lane	Section 73A retrospective application for change of use of equestrian stables to commercial food preparation kitchen and associated dry food store.	SDNP/17/01757/FUL	0	0	0	0	0	0	0	0	0	28	0	28	0	0	0	28	0	28	0	0	0	56	0	56	
2017-18	Long Barn, St Mary's Farm, Ridge Road, Falmer	Renewal of extent planning permission LW/10/0377 for change of use with external alterations of a redundant agricultural building into offices for part estate/part commercial purposes.	SDNP/13/02053/FUL	0	0	0	375	0	375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	375	0	375	
2017-18	Station Farm, Station Road,	Refurbishment and conversion of redundant agricultural buildings to form self-contained office suites with parking and external works.	SDNP/15/03740/FUL	0	0	0	317	0	317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	317	0	317	
2017-18	Units 7 to 8, Cliffe Industrial Estate	Change of use from an existing B1/B8 use class to a bus depot use (sui generis) with an associated bus wash down area	SDNP/16/03202/FUL	0	0	0	0	37	-37	0	0	0	0	0	0	0	0	0	0	400	-400	0	0	0	0	437	-437	
2017-18	Falcon Wharf, Railway Lane	Demolition of existing commercial building and erection of a terrace of seven residential houses.	SDNP/14/00102/FUL	0	0	0	0	411	-411	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	411	-411	
2017-18	210 High Street	Conversion of commercial premises to two dwellings	SDNPA/16/02399/FUL	0	0	0	0	311	-311	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	311	-311	
2017-18	Unit 7 Malling Industrial Estate	Change of use from light-industrial to warehouse with a retail counter.	SDNP/16/03228/FUL	0	0	0	0	0	0	0	0	0	0	106	-106	0	0	0	0	0	0	0	0	0	0	106	-106	
2017-18	The Old Bottling Works, Castle Precincts	Conversion of part of the building from B1 (manufacture of foodstuffs) to C3 (holiday	SDNP/15/03159/FUL	0	0	0	0	0	0	0	0	0	0	79	-79	0	0	0	0	0	0	0	0	0	0	79	-79	

Year	Site address	Proposal	Application number	B1			B1a			B1b			B1c			B2			B8			Mixed B			TOTAL		
				Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gr	Loss	Net	Gros	Loss	Net
		accommodation)																									
2017-18	Units 1, 2 and 3 Beach Close,	Change of use for purposes of a bus repair and maintenance depot including wash and refuelling (within Class Sui Generis)	LW/15/0980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,93	-	0	0	0	0	6,93	-	
2017-18	Unit 15 Avis Way	change of use from office and food preparation (B1/B8) to gym (D2)	LW/17/0299	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,17	-	0	0	0	0	1,17	-	
2017-18	Unit 6 Kendal Court, Railway Lane	Change of Use (including minor external alteration) from office to residential C3	LW/16/0878	0	0	0	0	180	-180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	180	-180	
2017-18	87 Railway Road	Change of use and conversion of ground floor store rooms into a two bedroom flat.	LW/14/0825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	-55	0	0	0	0	55	-55	
2017-18	Sharpsbridge Farm, Sharpsbridge Lane, Newick	Conversion of B1 unit to a residential dwelling.	LW/13/0587	0	47	-47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47	-47	
2017-18	Hurdis House, Broad Street	Multi change of use of building to include coffee shop, licensed restaurant, tutoring school and offices, installation of roller blind.	LW/17/0160	0	0	0	46	0	46	0	0	0	0	0	0	0	0	0	46	0	46	0	0	0	92	0	92

APPENDIX 2 – Permitted developments involving class B uses

Site address	Proposal	Application number	B1			B1a			B1b			B1c			B2			B8			Mixed B			TOTAL		
			Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Los	Net	Gro	Los	Net	Gro	Los	Net	Gro	Loss	Net	Gro	Los	Net
16 Station Street	Change of use of shop unit from A1 retail to B1 office.	SDNP/16/023 73/LIS	0	0	0	53	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	0	53	
189F South Coast Road	Conversion of first floor offices (B1a) to residential dwelling (C3)	LW/16/0814	0	0	0	0	70	-70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	-70	
28 Bolney Avenue	Change of use from offices to hairdressing salon	LW/16/0445	0	0	0	0	48	-48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	-48	
2A Church Street	Change of use from D2 Assembly and Leisure (Dance Studio) to B1 Business (Office)	LW/16/0102	0	0	0	39	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	0	39	
3 Talland Parade, High Street	Change of use from Class A1 (retail) to Class B1 for use as broadcasting studios	LW/16/0903	0	0	0	75	0	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	0	75	
32 Broad Street	Conversion of existing first floor office space and first floor extension to form two separate units of accommodation.	LW/16/0670	0	0	0	0	68	-68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	-68	
40 - 42 Friars Walk	Refurbishment and change of use of old generator room into office space	SDNP/18/004 16/FUL	0	0	0	129	0	129	0	0	0	0	129	-129	0	0	0	0	0	0	0	0	129	129	0	
47 Western Road	Change of use of property from B1 (offices) to D2	SDNP/17/064 25/FUL	0	0	0	0	141	-141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	141	-141	
51 Polecat Cottages, The Street	Conversion of office to dwelling.	SDNP/16/027 12/FUL	0	0	0	0	76	-76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76	-76	
64 High Street	Change of use of first and second floor offices to four x one bedroom apartments.	SDNP/17/002 63/PA3O	0	0	0	0	200	-200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	-200	
65 Broad Street North	Change of use of the ground floor from office to residential.	LW/17/0078	0	0	0	0	46	-46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	-46	
65 High Street	Change of use of sub-basement, basement, ground and first floors from A1 (Post Office) to class B1a (office) and change of use of second floor from class C4 (Letting Rooms - shared facilities) to class B1a (office) including associated alterations and refurbishment.	SDNP/17/048 59/FUL	0	0	0	499	0	499	0	0	0	0	0	0	0	0	0	0	0	0	0	0	499	0	499	
79 South Coast Road	Change of use from B1 garage workshop to A1 retail.	LW/15/0478	0	0	0	0	0	0	0	0	0	0	65	-65	0	0	0	0	0	0	0	0	0	0	65	-65
Acorn House, The Broyle, Ringmer	Replacement of existing light industrial unit with two storey B1 Offices as an extension to Acorn House.	LW/15/0003	0	0	0	105	0	1050	0	0	0	0	700	-700	0	0	0	0	0	0	0	0	105	700	350	
Allington Farm, Allington Lane	Internal alterations, conversion of 3 commercial office spaces to 2 flats, demolition of workshop and storage shed and erection of two new build flats, demolition of existing agricultural barn to be replaced with new larger barn, amendments to existing track and minor alterations to existing agricultural buildings.	SDNP/17/047 01/LIS	0	0	0	0	103	-103	0	0	0	0	0	0	0	0	0	163	-163	0	0	0	0	266	-266	
Barclays Bank House, Lewes Road	Change of use from A2(Bank) to B1(a)(offices)	LW/17/0666	0	0	0	54	0	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	0	54	
Basement, 23 High Street	Change of use from B1 (Business) to C3 (Residential) (resubmission of SDNP/15/06273/FUL)	SDNP/16/021 81/FUL	0	0	0	0	68	-68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	-68	
Bineham Park Farm, East Grinstead Road, North Chailey	Amendment to planning approval LW/15/0066 for a new design to the approved house and garage, (change of use of barns from storage /distribution use to agricultural/equestrian use, removal of various barns/outbuildings currently in plant maintenance/office/ storage use,	LW/16/0868	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	184	-1843	0	0	0	0	184	-1843	

Site address	Proposal	Application number	B1			B1a			B1b			B1c			B2			B8			Mixed B			TOTAL		
			Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Los	Net	Gro	Los	Net	Gro	Los	Net	Gro	Loss	Net	Gro	Los	Net
	return offices to stables and retain building as estate office.)																									
Birchington Farm, Novington Lane	Change of use and conversion of commercial buildings to single residential unit and demolition of redundant agricultural buildings.	SDNP/17/0504/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92	-92	0	0	0	0	92	-92	
Brickyard Farm, Town Littleworth Road,	Demolition of existing packing shed and replacement with office building.	LW/16/0614	0	0	0	121	0	121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	121	0	121	
Bridge Farm, Barcombe Mills Road	Change of use and conversion of farm buildings to B1/B8 use and operational development associated with Change of use under Class R	LW/15/0552	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	490	0	490	490	0	490	
Bridge Farm, Barcombe Mills Road	Erection of new B1/B8 workshops	LW/16/0506	0	0	0	0	0	0	111	0	1118	0	0	0	0	0	0	0	0	0	0	0	111	0	1118	
Brooklands, School Lane, Barcombe Cross	Temporary change of use from dwelling (C3) to offices (B1a) for the Bevern Trust	LW/16/0269	0	0	0	130	0	130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	130	0	130	
Cads, Valebridge Road, Burgess Hill	Change of use from commercial office part of property to residential to create a single dwelling.	LW/16/0390	0	0	0	0	41	-41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	-41	
Caxton House, 143 South Coast Road	Change of use from office to five self-contained apartments, with stepped front extension, off-road parking and associated hard/soft landscaping	LW/17/1068	0	0	0	0	301	-301	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	301	-301	
Clayhill Service Station, Uckfield Road	Demolition of existing petrol station shop and the erection of a new station shop with central storage facilities and offices with associated parking.	LW/17/0165	0	0	0	310	0	310	0	0	0	0	0	0	0	0	165	0	165	0	0	0	475	0	475	
Cliffe Business Centre, Rusbridge Lane	Change of use of ground floor from office to D1 Health/therapy clinic.	SDNP/17/00471/FUL	0	0	0	0	87	-87	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	87	-87	
Diplocks Yard, Bishops Lane	Demolition of commercial buildings, retention of industrial units and erection of 10 dwellings with garages, parking, replacement access road and external works.	LW/16/0704	0	0	0	0	0	0	0	0	0	0	417	-417	0	0	0	0	0	0	0	0	0	417	-417	
Evershed Court, Fairlight Avenue, Telscombe Cliffs	Conversion of ground floor commercial to two x two bedroom flats, including erection of a single storey rear extension, demolition of existing garage and alterations to the external fabric.	LW/15/0410	0	0	0	0	0	0	0	0	0	0	72	-72	0	0	0	0	0	0	0	0	0	72	-72	
Falmer Court Farm	Conversion of stable building into one dwelling and an office unit	SDNP/15/06264/FUL	0	0	0	222	0	222	0	0	0	0	0	0	0	0	222	-222	0	0	0	222	222	0		
Farrington Enterprise Estate	Erection of seven business units (Use class B1) in 2 blocks.	LW/16/0797	0	0	0	0	0	0	0	0	0	860	0	860	0	0	0	0	0	0	0	0	860	0	860	
First floor flat, 17 Eastgate Street	Conversion of (B1) office space into a dwelling (C3)	SDNP/15/01857/PNCOUO	0	0	0	0	55	-55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	-55		
Fisher's Wharf, Newhaven Port, Newhaven	The construction and use of plant, namely aggregate processing plant, aggregate bagging plant, concrete batching plant and buildings, ancillary offices and stores for processing and utilising aggregates landed at Newhaven Port and distribution of the products by road and rail together with access to the public highway and the extension of an existing rail siding.	LW/17/0940 (LW/799/CM(EIA))	0	0	0	680	0	680	0	0	0	0	0	0	260	0	2600	0	0	0	0	0	0	328	0	3280
Former Hamsey Brickworks	Redevelopment of industrial estate with 8 x B1 (business) units and enabling residential	LW/14/0712	0	0	0	130	0	1300	0	0	0	0	0	0	0	120	-1207	0	0	0	0	0	0	130	120	93

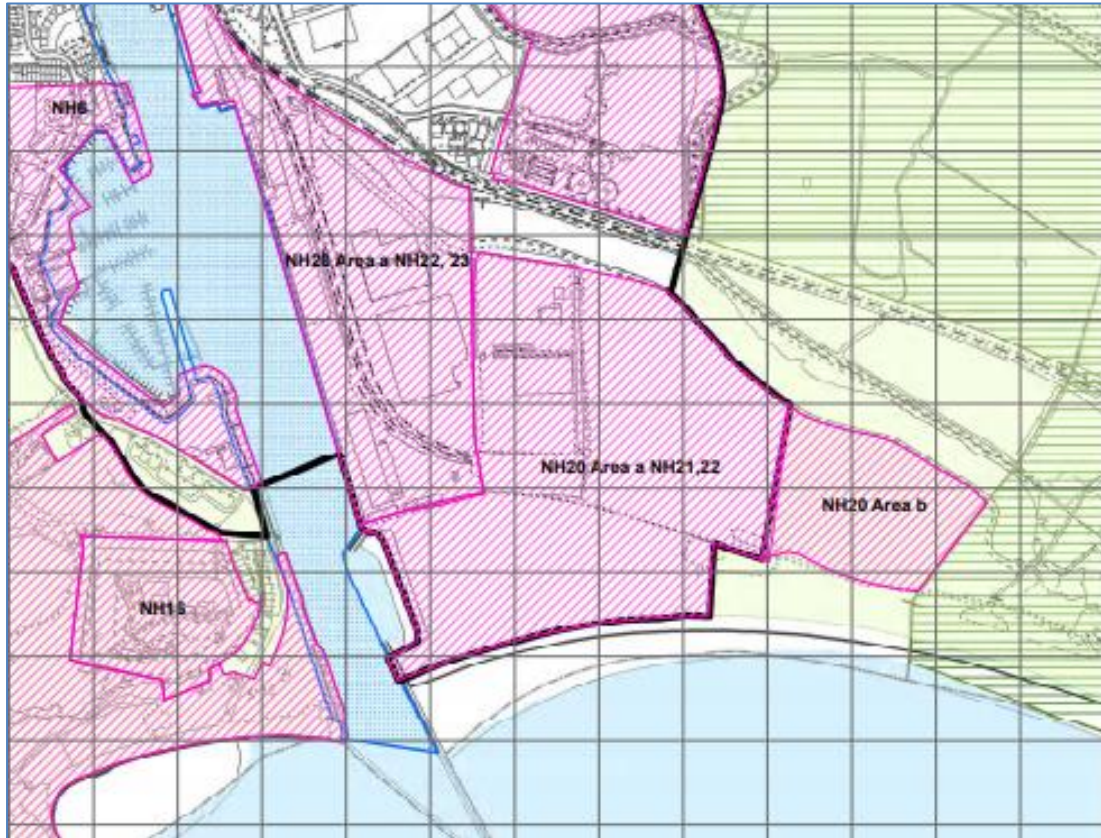
Site address	Proposal	Application number	B1			B1a			B1b			B1c			B2			B8			Mixed B			TOTAL					
			Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Los	Net	Gro	Los	Net	Gro	Los	Net	Gro	Loss	Net	Gro	Los	Net			
	development of 37 open market houses and 12 affordable dwellings.																												
Hanover House, Timberyard Lane	Demolition of the existing building, which is currently B1 office use, and erection of five bedroom house with double garage.	SDNP/16/05778/FUL	0	0	0	0	292	-292	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	292	-292
Harveys Brewery, Daveys Lane, Lewes	Change of use of part of depot from B8 to B2 vehicle repair unit	SDNP/13/03707/FUL	0	0	0	0	0	0	0	0	0	0	0	0	343	0	343	0	343	-343	0	0	0	0	0	0	343	343	0
Knights Court, South Road, South Common	Redevelopment of the site with six residential units.	LW/17/0030	0	0	0	0	90	-90	0	0	0	0	0	0	0	0	0	0	129	-1290	0	0	0	0	0	0	0	138	-1380
Land Adjacent Fisher Terminal East Quay Newhaven East Sussex	Refurbishment of the existing multi-purpose berth at East Quay including the construction of a new multi-purpose berth and slipway at the southern end of the East Quay; Levelling the backshore area to the east of the new multi-purpose berth to create a new Land Development Area (LDA) and Establishment of a 3.5ha nature reserve above mean high water springs (MHWS) to the east of the LDA area. Capital dredging of the existing approach channel (deepening and localised widening and extension); Capital dredging of the berthing pocket alongside East Quay; Demolition of part of the East Pier structure; (Use of dredged material, where possible, as fill for levelling the LDA. Material not suitable for use as fill or for an alternative use would be disposed of at Newhaven Port & Properties Ltd (NPP)'s existing licensed offshore disposal ground)	LW/15/0034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0	3000	0	0	0	0	0	0	300	0	3000
Land adjacent Sewage Treatment Works, Beach Road (EAST)	Proposed industrial development for 3 blocks and new access road	LW/17/0486	0	0	0	0	0	0	0	0	0	572	0	5726	0	0	0	0	0	0	0	0	0	0	0	0	572	0	5726
Land adjacent sewage treatment works, Beach Road (WEST)	Proposed industrial/warehouse development and access road	LW/16/0420	0	0	0	0	0	0	0	0	0	113	0	1130	0	0	0	113	0	1130	0	0	0	0	0	0	226	0	2260
Land east of Malling Industrial Estate, Brooks Road, Lewes, East Sussex	Replacement planning permission for erection of seven units including B1, B2 and B8 uses together with long stay car park (70 spaces) and associated landscaping (renewal of planning approval LW/07/1608)	LW/12/0342/NP	0	0	0	176	0	1761	0	0	0	0	0	0	0	0	0	0	0	0	527	0	5279	0	0	0	704	0	7040
Land to the South and West of, Former Clayhill Nurseries, Malling Street, Lewes, East Sussex, BN7 2BQ (supersedes LW/08/0379)	Revisions to residential development (approved under reference LW/08/0379) for reduction in unit sizes and increase in number from twenty eight to forty one dwellings. Proposed change of use of the approved commercial units to allow B1 and B8 uses	LW/09/0310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	248	0	2480	0	0	0	248	0	2480
Marco Trailers, Railway Road	Redevelopment of existing commercial/industrial site for residential (10 houses)	LW/17/0192	0	0	0	0	175	-175	0	0	0	0	0	0	0	588	-588	0	0	0	0	0	0	0	0	0	0	763	-763
North Street Industrial Estate	Phase 1 - demolition of existing buildings, erection of new buildings of up to 4 storeys, comprising 243 residential units, 4185m2 commercial use (B1, A1, A2, A3, A4 and D2 uses), Class D1 medical and health services. Phases 2&3 - demolition of existing buildings, erection of new buildings of up to 3 storeys comprising up to 173 residential units.	SDNP/15/01146/FUL	0	0	0	118	638	548	0	0	0	700	308	3914	0	398	-3980	0	419	-4195	0	0	0	0	0	0	818	118	-3713
Place Farm, The Street	Change of use of disused grade II listed	SDNP/15/051	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	0	120	0	0	0	0	0	0	120	0	120

Site address	Proposal	Application number	B1			B1a			B1b			B1c			B2			B8			Mixed B			TOTAL					
			Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Los	Net	Gro	Los	Net	Gro	Los	Net	Gro	Loss	Net	Gro	Los	Net			
	agricultural barn to B8 storage for use by adjacent micro brewery	55/FUL																											
Place Farm, The Street	Erection of building to house biomass boiler and associated change of use of land to B2	SDNP/15/03105/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	375	0	375	0	0	0	0	0	0	0	375	0	375	
Riverside Farm, Lewes Road, Piddinghoe	Demolition of chicken shed and erection of new building in connection with food preparation.	SDNP/14/05878/FUL	0	0	0	0	0	0	0	0	0	0	46	0	46	0	0	0	0	0	0	0	0	0	0	46	0	46	
Sheffield Park Business Estate, East Grinstead Road	Erection of new industrial building comprising 3 flexible B1/B2/B8 units and re-cladding of units 13-15	LW/16/0062	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	819	0	819	819	0	819
Shortgate Industrial Park, The Broyle	Demolition of existing factory building and erection of 2 commercial units (Use classes B1/B2/B8)	LW/16/0873	0	0	0	0	0	0	0	0	0	0	0	0	0	760	27	733	0	0	0	0	0	0	0	0	760	27	733
Sporting Cars Sussex Ltd, 68 Lewes Road,	Change of use of part of the first floor from office to residential	SDNP/14/04240/PNCOUO	0	0	0	0	62	-62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	-62	
The Barn, East Quay, Newhaven	Works to existing warehouse, extension to roof and erection of new warehouse.	LW/13/0731	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,10	0	1,102	0	0	0	0	110	0	1102	
Unit 1, Banff Farm, Uckfield Road	Change of use of part existing industrial unit from storage and distribution (Use Class B8) to assembly and recreation (Use Class D2)	LW/17/0996	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	255	-255	0	0	0	0	255	-255		
Unit 1, Lower Hoddern Farm, Hoddern Farm Lane	Change of use from B1 & B8 to B2	LW/14/0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-206	206	206	206	0	0	206	-206	206	206	0		
Unit 17 The Old Stables, More House Farm, Ditchling Road, Wivelsfield	Change of use of land at units 17 - 19 from B1(a) offices to Class C3 dwellings	LW/13/0450	0	0	0	0	113	-113	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113	-113		
Unit 2 Knights Court, South Road	Change of use from office (Use Class B1) to residential (Use Class C3)	LW/17/0685	0	0	0	0	370	-370	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	370	-370		
Unit 27 Bluebell Business Estate, Railway Lane, Sheffield Park	Erection of a B8 storage building	LW/15/0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	252	0	252	0	0	0	0	252	0	252	
Unit 3, Quay Units, Bolney Avenue	Change of use from B1c to B2 for the purpose of producing beer on a micro scale	LW/16/0254	0	0	0	0	0	0	0	0	0	0	79	-79	79	0	79	0	0	0	0	0	0	0	0	79	79	0	
Unit 32, More House Farm	Change of use of redundant agricultural building to create two units, comprising a micro-brewery and a bottling plant.	LW/17/0730	0	0	0	0	0	0	0	0	0	0	0	0	0	504	0	504	0	0	0	0	0	0	0	504	0	504	
Unit 7 Caburn Enterprise Park, The Broyle	Change of use from B8 to B2	LW/17/0319	0	0	0	0	0	0	0	0	0	0	0	0	0	446	0	446	0	446	-446	0	0	0	0	446	446	0	
Units 1 and 2 Upper Stoneham Farm, Ringmer	Erection of mezzanine office and ablution facilities.	SDNP/13/03628/FUL	0	0	0	45	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	0	45	
Units 9 & 10 Avis Way	Demolition of existing warehouse and vehicle maintenance workshops and the erection of a new depot comprising a recycled materials sorting, storage and transfer facility and vehicle workshops and testing facility with overnight storage of council vehicles.	LW/16/0301	0	0	0	0	0	0	0	0	0	0	681	0	681	0	0	0	0	690	-690	0	0	0	0	681	690	-9	
Units B&C, Malling Brooks Business Park, Southdowns Road	Erection of an extension, front elevation alterations and change of use of part of ground floor to include shop/goods retail	SDNP/16/01255/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	88	-88	37	0	37	0	0	0	0	37	88	-51		
Wakelands Farm, Moor Lane	Change of use of Wakelands Barn from agricultural to workshop with new shutter door on the rear elevations.	SDNP/15/06156/FUL	0	0	0	0	0	0	0	0	0	220	0	220	0	0	0	0	0	0	0	0	0	0	0	220	0	220	
West Quay Fisheries, Riverside	Additional uses of fish storage and distribution facility/fish monger to include restaurant and hot food take-away	LW/15/0837	0	0	0	56	0	56	0	0	0	0	0	0	0	0	0	0	260	-260	0	0	0	0	56	260	-204		
Wivelsden Place, North Common	Construction of a single storey commercial	LW/17/0477	0	0	0	0	30	-30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	-30		

Site address	Proposal	Application number	B1			B1a			B1b			B1c			B2			B8			Mixed B			TOTAL		
			Gro	Loss	Net	Gro	Loss	Net	Gro	Loss	Net	Gro	Los	Net	Gro	Los	Net	Gro	Los	Net	Gro	Loss	Net	Gro	Los	Net
Road, North Chailey	office building to the rear of Wivelsden Farm House																									
Woodgate Farms Dairy, East Grinstead Road, North Chailey	Change of use from sui generis use to B1, B2 and B8 across all units and retention of 24/7 use	LW/13/0490	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	232	0	232	232	0	232

APPENDIX 3: 'Saved' Policy NH20

Extract from Inset Map 2 of the Local Plan Part 1 Proposals Map



Policy NH20 from the 2003 Lewes Local Plan:

Upgrading and Expansion of The Port

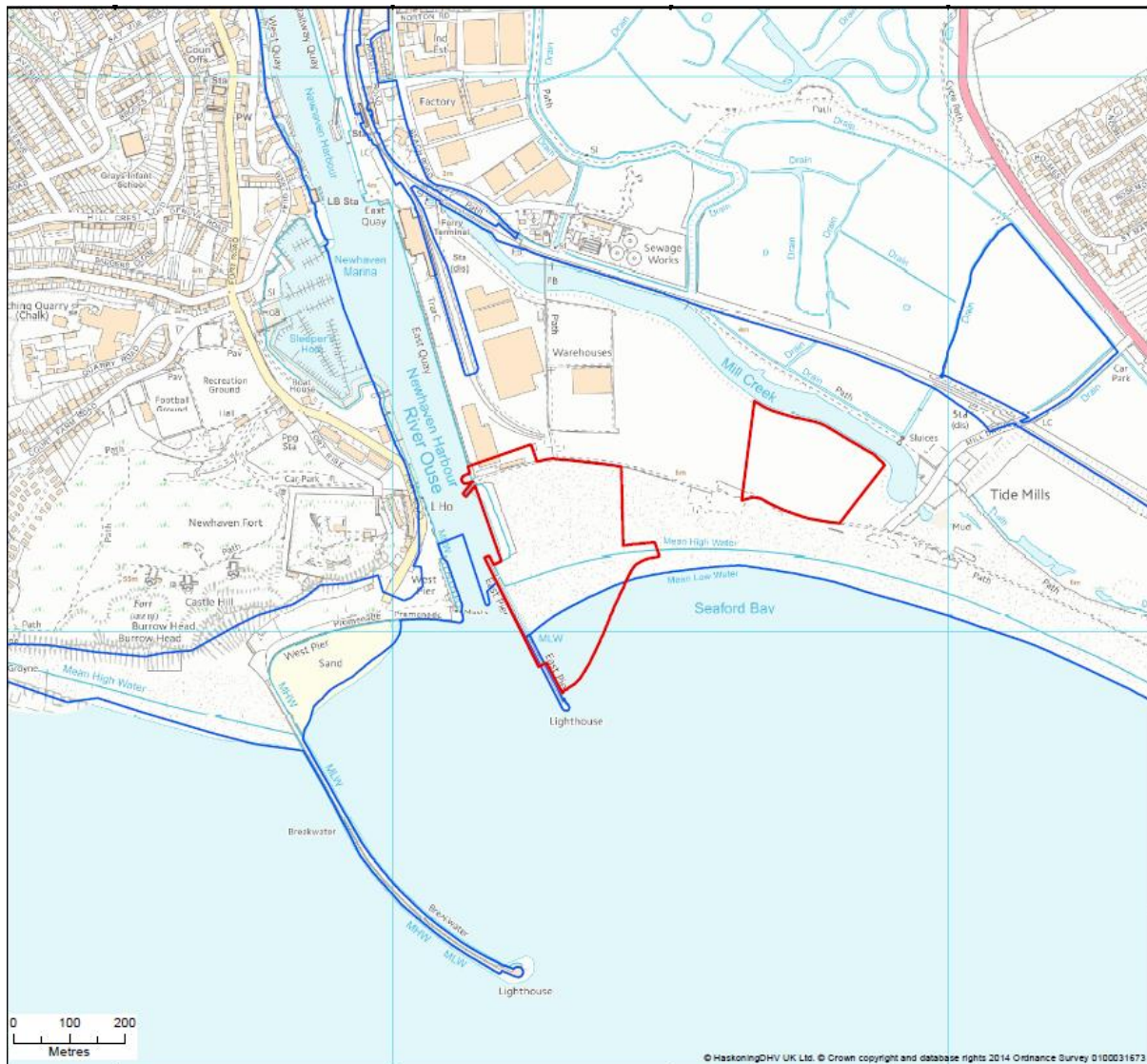
NH20 Land at East Quay and East Beach, as defined on Inset map No 2 (Area A), is allocated for the upgrading and expansion of the port, provided that:

- (a) a full environmental impact assessment is submitted with the planning application
- (b) the proposed access road has been, or is in the process of being, provided
- (c) provision is made for access to The Port by public transport
- (d) adequate screening is provided along the eastern edge of the proposal site
- (e) the proposals are in compliance with all appropriate District-Wide Policies.



Encroachment onto other land between Mill Creek and the former railway line, as separately defined [The Map above] (Area B), may be permitted (to the minimum extent necessary) if it can be demonstrated to be essential to the expansion of the port in order to support the continuing operation of a modern cross-channel passenger and freight vehicle ferry service. In such event planning permission will only be granted within Area B for open storage uses, including vehicle and trailer parking.

Any planning permission for Area B would be dependent on acceptable measures being taken to minimise the visibility and impact of the use through the design of any lighting, fencing , earth bunds and other features.

APPENDIX 4: Land subject to Planning Application LW/15/0034



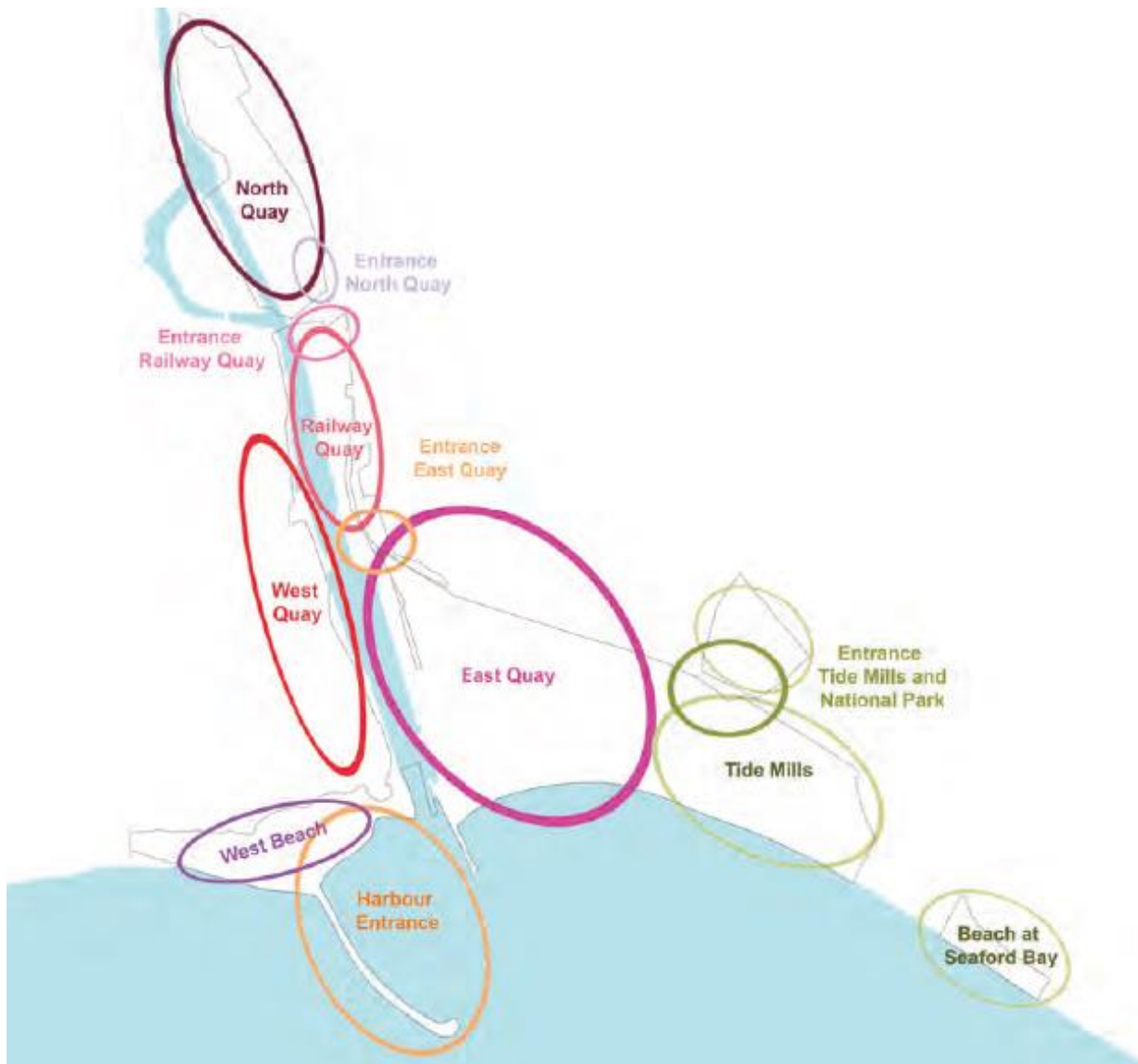
Legend:

-  Red Line Planning Application Boundary
-  NPP Land Ownership Boundary

N.B. The red line site to the east is the boundary of the proposed new nature reserve

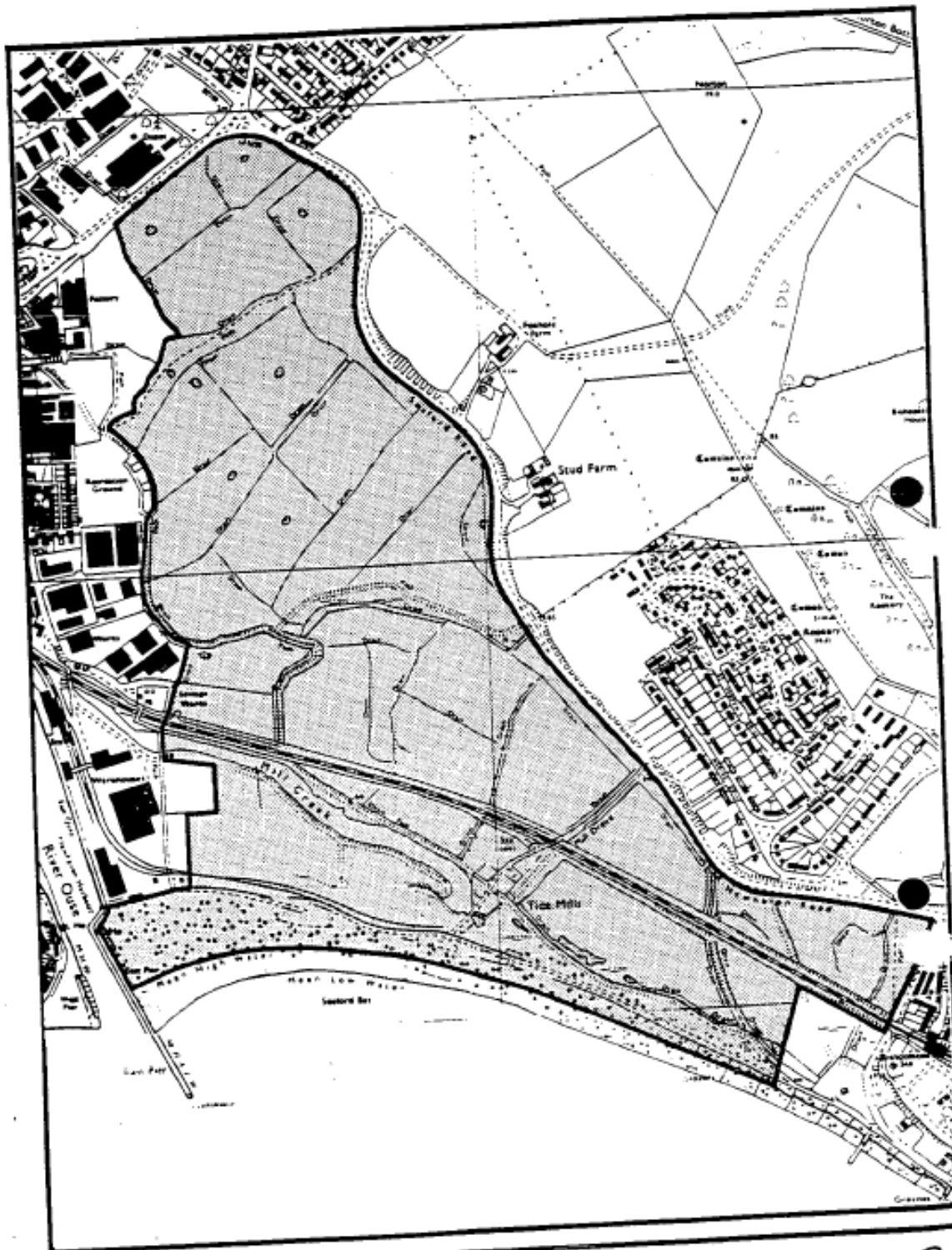
Source: LW/15/0034 Location Plan (HaskoningOHV UK Ltd)

APPENDIX 5: Sub-areas within Newhaven Port



Source: Newhaven Port Masterplan 2012

APPENDIX 6: Tide Mills Local Wildlife Site



NEWHAVEN TOWN/SEAFORD TOWN - Tide Mills
Scale - 1:11000 approx. TQ 40 SE Grid Ref. TQ 455005
Area -155.1 ha

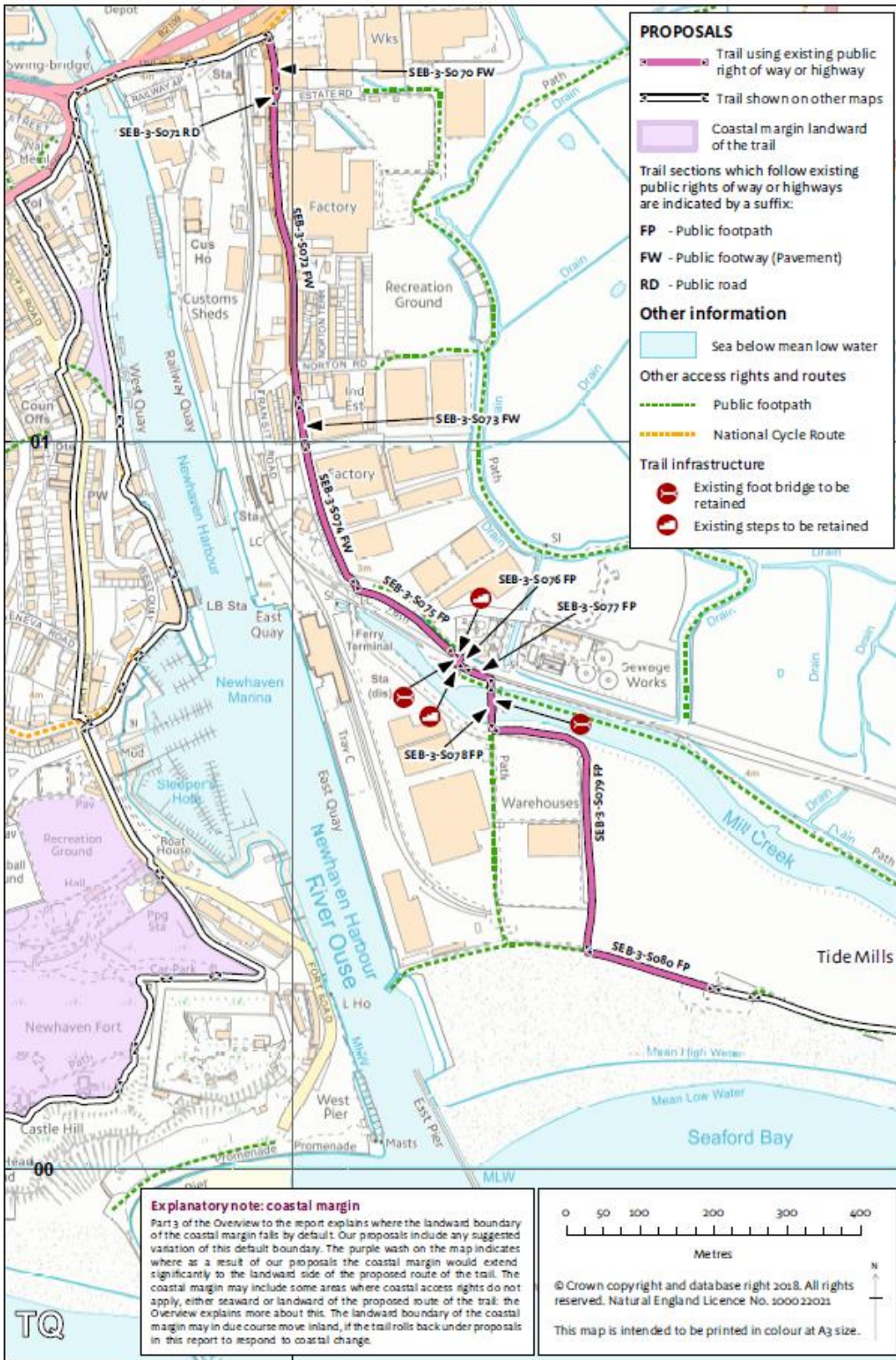


APPENDIX 7: Proposed England Coast Path



Coastal Access - Shoreham-by-Sea to Eastbourne - Natural England's Proposals
 Chapter 3
Map 3f: Newhaven Harbour to Tide Mills

Map 3f: Newhaven Harbour to Tide Mills



APPENDIX 8: Tree Preservation Order (No.3) 2016, Wet Wood, Sheffield Park Business Centre, North Chailey

Agenda Item No:	13	Report No:	137/16
Report Title:	Tree Preservation Order (No.3) 2016, Wet Wood, Sheffield Park Business Centre, North Chailey.		
Report To:	Planning Applications Committee	Date:	12 October 2016
Lead Councillor:	Councillor Tom Jones		
Ward(s) Affected:	Newick Ward		
Contact Officer(s):	Daniel Wynn, Trees & Landscape Officer		

Purpose of Report: To consider whether to confirm the Order.

1. Officers Recommendation(s):

1.1 To confirm the Order

2. Information

- 2.1 The site is located towards the extreme northern end of the District, to the east of the A275 and Sheffield Park Station (part of the Bluebell Railway) and to the west of the upper reaches of the River Ouse. The woodland in question is known as 'Wet Wood' and part of it is designated Ancient Woodland in Natural England's Ancient Woodland Inventory.
- 2.2 The imposition of the Order was triggered by an application for Prior Approval of Forestry Development to install a **13m wide and 192m long access track**. The reasons given in support of the application were given as '*necessary to manage the woodland for forestry*' and '*to allow access to woodland for maintenance*'
- 2.3 The application was refused, however, because: "*It is not considered to be reasonably necessary for the plot or the stated purpose due to its excessive size (width and length) and area covered*".
- 2.4 An application for Prior Approval for Agricultural (Forestry) Development is a planning mechanism that requires applicants to notify the local Planning Authority of their intent to exercise certain permitted development rights, which in this case relates to the "*... carrying out on land used for the purposes of forestry [...]of development reasonably necessary for those purposes.....*"
- 2.5 The Forestry Commission's written response to the application stated that: "*similar woodland in the area is served by timber stacking areas adjacent to the entrance which are sufficient for a timber lorry to reverse off the public roads to load timber in safety. This is not required in this case because the site is completely off-road and accessible via a very large compound which is in the control of the applicant. In the unlikely event that a short section of access road were necessary, the running width would be typically a maximum of 3.0m*"

2.6 The excessive size (width and length) and area covered by the proposed track and its associated engineering works would have required the removal of a significant portion of the 'ancient' part of the woodland. What is considered to be of note, however, is that there appears to be insufficient timber and/or woodland area to support forestry operations of sufficient magnitude to justify such a large access. The Forestry Commission's response alludes to this issue by giving an outline of expected yields from an area of woodland which they estimate to be 3.5ha. However, this estimate does not take into account the current condition of the standing timber, which can only be described as poor quality and low volume.

2.7 The Council is under a duty to protect trees and impose Tree Preservation Orders and section 197 of the Town & Country Planning Act 1990 states: *'it shall be the duty of the local planning authority to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made by the imposition of conditions, for the preservation or planting of trees'*

Section 197 of the Act also states that: *'...it shall be the duty of the local planning authority to make such Orders [Tree Preservation Orders] under section 198 of the Act as appears to the Authority to be necessary...'*

2.8 The Order was raised in direct response, therefore, to the threat to the ancient woodland and the associated surrounding secondary woodland, which is considered to be important for its wildlife, soils, recreation, cultural value, history and contribution to landscape.

A plan of the woodland subject to the Order is attached as Appendix 'A'.

3 Representations

3.1 Newick Parish Council supports the imposition of the Order.

3.2 The applicant, via his agent, objects to the imposition of the Order on the following grounds:

- a. It is not 'expedient' to make a TPO (Tree Preservation Order)
- b. The TPO is not made in the interests of public amenity
- c. The TPO is not selective

3.3 The applicant feels that as advice was sought from the Council's Trees & Landscape Officer in the past for a range of issues relating to trees, that this demonstrates a conscientious approach to the management of the woodland. Mention is also made that the applicants has never felled trees in advance of a planning application for development and has never carried out any unlawful development.

3.4 Mention is also given to Policy NW2 of the Council's Local Plan which was 'saved' in the 2016 revision. The original Policy was dated prior to 1999 and was based on the idea that the woodland could be *'translocated'*. It was thought that ecological elements of such sites could be physically moved to another location. This was sometimes known as *"habitat translocation"* and it is defined as the wholesale removal of a functioning habitat from one area to another. Since that time, however, the Joint Nature Conservation Committee (JNCC), Natural England, the Forestry Commission and the Woodland Trust et al have all come out against any form of

habitat translocation, particularly as a means of mitigation for habitat and biodiversity loss.

3.5 The JNCC's A Habitats Translocation Policy for Britain (2003) clearly states:

"The translocation of habitats is considered by the statutory conservation agencies not to be an acceptable alternative to in situ conservation. The statutory conservation agencies will continue to make the strongest possible case against translocating habitats from within SSSIs and from ancient habitats (or other areas with significant biodiversity interest) elsewhere."

3.6 It is intended, therefore, to rescind Policy NW2 when part 2 of the Council's Local Plan is adopted, which is anticipated to be late 2017. The presence of ancient woodland, however, should remain an overriding material consideration in the determination of any planning applications on the site.

3.7 It is considered to be 'expedient' to impose the Order because the application for Prior Approval for Agricultural (Forestry) Development (or an application for permitted development) sought to install an access track so excessively large that it would have required the removal of a disproportionately large portion of the ancient woodland. Furthermore, it is considered that the proposed track (or development) is not reasonably necessary for the purposes of forestry operations.

3.8 The Order was made in the wider public interests, more specifically for the following reasons:

- i) Part of the woodland is designated by Natural England as a Planted Ancient Woodland (PAWs). Woodlands classified as 'ancient' are considered to be irreplaceable. This is because they have taken hundreds of years to establish and, as in this case, are considered to be important for their wildlife, soils, recreation, cultural value, history and contribution to landscape.
- ii) Both the ancient woodland and the additional peripheral secondary woodland, including the abandoned railway embankment, help to visually screen the business park from views from the surrounding area, which is predominately open countryside. It is considered that the woodland helps to mitigate the detrimental visual and noise impacts from various light industrial operations occurring throughout the business park and its associated traffic movements.
- iii) A threat of loss of at least part of the woodland came from an application for Prior Approval of Forestry Development to install a 13m wide and 192m long access track. The application was refused, however, because: *"It is not considered to be reasonably necessary for the plot or the stated purpose due to its excessive size (width and length) and area covered"*.

3.9 The Council's Trees & Landscape Officer conducted a formal visual amenity assessment of the woodland using an adapted system designed by Tandridge District Council (and others). It is designed to be a structured guide and record of the assessment process for determining the value of trees for the purposes of a Tree Preservation Order. It comprises both subjective and specialist objective arboricultural elements which requires the input of a qualified and suitably experienced Arboriculturist. A copy of the assessment and site notes are listed in the background papers appended to this report.

3.10 The applicants believe that the TPO has not been selective and includes trees with little or no public amenity value. They consider what they describe as a 'blanket

approach' does not adequately address factors set out in Planning Practice Guidance and they state that the whole area is subject to arboricultural management.

- 3.11 The TPO has been applied to the woodland as a whole and includes the ancient woodland core and the surrounding secondary woodland some of which was originally planted in accordance with the requirements pursuant to planning application LW/15/0172 and its associated s106 legal agreement (reference s106/0333/). The woodland category's purpose, therefore, is to safeguard the woodland as a whole and as a cohesive unit. While some trees may lack individual merit, all the trees within the woodland will be protected and made subject to the same provisions and exemptions. In addition, trees and saplings which grow naturally or are planted within the woodland area after the Order is made will also be protected by the Order so as to maintain continuity of the woodland and the amenity that it provides.

4 Material considerations

- 4.1 A large portion of the woodland is designated by Natural England as 'Ancient Woodland'.
- 4.2 Part of the woodland outside the ancient woodland core is subject to a section 106 agreement and should be retained as part of an approved landscaping scheme.
- 4.3 The Council is under a 'duty' to protect important trees under the Town & Country Planning Act 1990 (as amended).
- 4.4 The woodland as a whole is considered to be an important amenity for its wildlife, soils, cultural value, historic and contribution to the landscape.
- 4.5 The woodland provides significant visual screening of an industrial complex located in the open countryside.
- 4.6 The Order will elevate the woodland to a 'material consideration' for any future planning applications for development which requires the loss of part or of the whole woodland unit. Any future tree work applications will be assessed and in the light of that assessment, the Council will be able to consider whether or not the proposal is justified having regard to the reasons put forward in support of it.
- 4.7 The reasons given in objection to the imposition to the Order are considered to fall significantly short of overcoming the importance of the woodland to the area.
- 4.8 In the event the Council decides to confirm the Order it will be our intention to support pruning proposals where it is reasonable and practicable and where the works do not significantly conflict with the long-term health of the trees or the woodland and its public amenity value.

5 Summary

- 5.1 It is considered that under the circumstances the Order is justified and should be made permanent (or 'confirmed').
- 5.2 It is considered that the reasons given in opposition to the Order do not outweigh the public amenity benefit that the ancient woodland provides.

6 Financial Implications

6.1 There are no financial implications for the Council at this time.

7 Environmental Implications

7.1 NONE

8 Background Papers

- [provisional] Tree Preservation Order (No.3) 2016. This includes a visual amenity assessment.
- Planning Application LW/16/0318 Prior Notification of Forestry Development and associated documents.
- S106/0333 agreement and LW/04/2417 and associated documents and agreements
- LW/15/0172 Creation of hard-standing to allow access to units 9-11 at Land Rear Of Units 10 And 11 Sheffield Park Business Estate, East Grinstead Road, North Chailey
- Letter Parker Dann, dated 24 June 2016, detailing objections to the imposition of the Order.

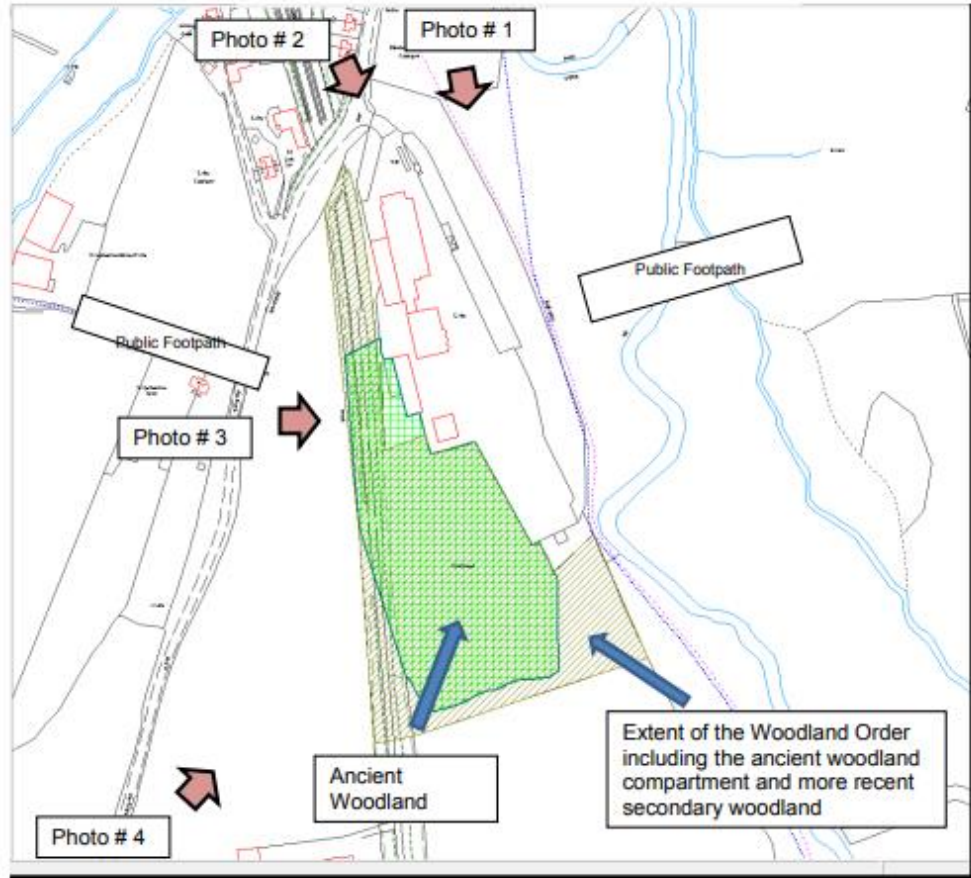
Note: Any documents that disclose exempt information are excluded from the above list of background papers.

7 Appendices

- Appendix A - Annotated Plan showing approximate extent of the woodland Order, nearby footpaths and approximate position where photographs were taken.
- Appendix B - Aerial photograph dated 2012
- Appendix C - Various Photographs

APPENDIX A

Annotated Plan showing extent of the woodland TPO, the area of ancient woodland, the location of nearby public footpaths and the position from which numbered photographs were taken.



APPENDIX B

Aerial photograph circa 2012



Appendix C - Photographs

Photograph # 1 – View from public footpath looking south west



Photograph # 3 - View from roadside (A275) opposite public footpath (Ouse Valley Way) looking East



Photograph # 2 - View of entrance to the site from the A275



Photograph # 4 – View from the south looking north east from the roadside (A275)



Photograph # 5 - An internal view of the site from the south from the edge of the woodland looking north – shows what can be expected to be screened from views from the surrounding countryside.



Photograph # 7 - View of area of woodland removed with planning permission under LW/15/0172



Photograph # 6 – Remnants of ancient woodland archaeology (includes trees).



Photograph # 8 shows overspill of debris, in this case pallets, into the woodland boundary.



