



Planning report – 4 December 2017

1. Major proposals

BH2016/ 05530: land south of Ovingdean Road, Rottingdean known as ‘Meadow View’: a public inquiry will open at Hove Town Hall on 24 April 2018 for a Government inspector to determine the appeal made against the LPAs decision to refuse consent. RPC objected at length to many cumulative and detrimental effects seen by residents from the loss of this green space which has long enhanced distinctive village communities. The Parish Council view – now reinforced by further technical evidence – is that a development of 45 housing units will significantly erode the sensitive natural environment of the area, and destroy an important area of wildlife habitat. RPC wrote again in November 2017 supporting a case being made for the area to be formally designated as a protected wildlife site.

2. Other proposed developments in the Parish

BH2017/03422	33 Gorham Avenue	Erection of covered veranda to front elevation, erection of a 2-storey side extension, erection of single storey rear extension. Loft conversion including dormer window to rear elevation & associated internal alterations.
BH2017/03479	17 West St,	Erection of single storey rear extension with associated roof extension incorporating 3 roof lights & new door to rear.
BH2017/03529	43 High St,	Installation of fascia & door signage to front & side elevations (retrospective).
BH2017/03641	25 The Rotyngs	Demolition of conservatory & erection of extension adding solar panels to rear roof slope
BH2017/ 01404	61 High St -	Conversion of store to one-bedroom dwelling including single storey side and rear extension and front porch - an appeal has been lodged to the Secretary of State.

3. Local planning consultations:

3.1 Community Infrastructure Levy – Preliminary Draft Charging Schedule for BHCC

As a Parish Council within the BHCC area, RPC is being consulted on a Preliminary Draft Charging Schedule (PDCS) for a Community Infrastructure Levy (CIL), in line with CIL Regulations 2010 (as amended). **The consultation closes on 10 December 2017.**

RPC may comment on any matter raised by the PDCS, and in particular on 3 key issues: the proposed charging levels; the residential value area zones; and the section 106 areas to be scaled back on introduction of CIL. www.brighton-hove.gov.uk/pdcs-consultation. BHCC [Developer Contribution](#) webpage includes a section on CIL which will be updated on a regular basis. The PDCS and Viability Study are available on this webpage.

CIL regulations require a meaningful proportion of revenue raised by CIL is allocated back to those neighbourhoods where development took place. Parish Councils receive their own portion of CIL to directly spend on infrastructure they have identified.

3.2 Lewes District Council is preparing the Lewes District Local Plan Part 2 which when adopted will allocate specific sites for development and provide detailed development management policies. The document will support the LDC Local Plan Part 1 Joint Core Strategy. A draft has been published for consultation. Representations are invited by **25 Jan 2018**. See www.lewes-eastbourne.gov.uk/planningconsultation

RPC offers planning consultations for applicants & residents to talk about planning. Times & dates can be found: <https://secure.toolkitfiles.co.uk/clients/24209/sitedata/2016&17/RPC-Planning-mtgs-2017-2018.pdf>