



Outline planning consent obtained for the development of 55 dwellings and 8 business units on former employment land

Old Hamsey Brickworks

EA Strategic Land

ICENI PROJECTS - CASE STUDY

The redevelopment of the former Old Hamsey Brickworks and adjoining Knights Court site in Lewes District Council will deliver sustainable housing and quantum of B1/B2 employment floorspace restoring the visual setting of the countryside

In November 2015, Icen Projects, acting on behalf of EA Strategic Land, obtained outline consent at planning committee for 49 dwellings and 8 business units on the former Old Hamsey Brickworks site in Lewes District. The planning committee voted to uphold the officer's recommendation for approval on this brownfield land without a single objection, thanks to local and political support for the scheme.

The application site was subject to a historic employment allocation, however a review of the existing employment space has demonstrated that the waste treatment site was in poor physical condition and was therefore no longer suitable for modern employment needs. It was also made clear that the site had been at the centre of local and political controversy for a number of years due to the disruptive noise impact of heavy vehicle movement on the tranquil rural environment.

A viability assessment was prepared pathing the way to allow planning permission for the delivery of 37 market homes, 12 affordable dwellings and 8 business units. The proposal also looked to create and encourage a thriving rural community, in keeping with the adjacent Ancient Woodland, lake and rural setting as well as highways alterations.

Since the approval of this planning application, Icen Projects, again on behalf of EA Strategic Land, have gained planning permission for the erection of six additional dwellings on the adjoining former employment site. This subsequent planning application was approved at Planning Committee in April 2017.

Glasgow: 177 West George Street, Glasgow, G2 2LB

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Manchester: This Is The Space, 68 Quay Street, Manchester, M3 3EJ

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5 interesting facts about the project

1: OVERCOMING HISTORIC EMPLOYMENT ALLOCATION

Despite the County Council looking to continue the sites allocation as a waste treatment plant. Marketing material made it clear that the site was in poor physical condition and not suitable for modern employment needs.

2: VIABILITY ASSESSMENT

A detailed viability assessment was prepared confirming the quantum level of employment floorspace and enabling residential development suitable for this site.

3: POLITICAL SUPPORT

Through proactive discussions and correspondence with local members, parish council and local community groups the application was supported and approved with no objection at committee.

4: HIGHWAYS IMPROVEMENTS

The application included highway alterations incorporated a new ghost right turn lane, the provision of a new bus stop and the creation of a new footway along the A275 connecting the site to the services and facilities in South Chailey to the North.

5: TWO PLANNING APPLICATIONS

Following the grant of planning permission of the Old Hamsey Brickworks Site, EASL acquired the ownership of the adjacent land at Knights Court. A subsequent planning application was approved for additional 6 dwellings.