

APPLICATION NUMBER:	LW/16/0892	ITEM NUMBER:	6
APPLICANTS NAME(S):	DMH Stallard LLP	PARISH / WARD:	Newhaven / Newhaven Denton & Meeching
PROPOSAL:	Planning Application for Erection of 9 dwellings with associated access and landscaping.		
SITE ADDRESS:	Land Rear Of 1 Denton Drive Newhaven East Sussex		
GRID REF:	TQ4502		



1. SITE DESCRIPTION / PROPOSAL

SITE DESCRIPTION

1.1 The application site is some 2231 square metres in area situated on land between Denton Road and Denton Drive. The land slopes upwards both from north to south and from west to east.

1.2 The site has a frontage of some 71m to Denton Road, following the curve of the street in between 14 Denton Road and 1 Denton Drive, the former being a two storey dwelling and the latter being a single storey dwelling on the corner plot at the junction with Denton Drive.

1.3 The site is 53m across at its widest point and has 21m frontage to Denton Drive, adjacent to 7 Denton Drive, which is a detached bungalow.

1.4 The site is currently empty and comprises scrubland with some tree planting to the Denton Road boundary.

1.5 The application site is within the defined Planning Boundary for Denton/Newhaven. There are no listed buildings on the site and it is not in a Conservation Area.

PROPOSAL

1.6 The application seeks full planning permission for the erection of 9 no. 2-bedroom dwellinghouses on the site comprising four pairs of semi-detached houses fronting Denton Road and a detached bungalow dwelling fronting Denton Drive.

1.7 The four pairs of semi-detached houses will be set back from the street along the building line established by the neighbouring houses. Due to the steep bank down to street level, the properties will effectively be three storeys in height with open-fronted garages at street level. This follows the pattern of neighbouring housing. Each house will have a shallow mono-pitched roof with a flat roof section in the middle and the principal elevations will feature a projecting element finished in facing brickwork and a recessed element over the garage featuring rainscreen cladding and a balcony over the garage.

1.8 The overall height of the dwellings will be lower than that of the existing neighbouring semi-detached houses.

1.9 Vehicular access to the new houses will be via a single access point off Denton Road and this will lead to a secondary service road in front of each house. The secondary access road will be delineated from Denton Road by way of a grass verge and a low brick boundary wall. A total of 12 trees will be planted in front of the houses and the plans submitted indicate that these trees will be as high as the top floor in each dwelling.

1.10 The plans indicate that each integral open-fronted garage will have capacity for 2 cars and will not have garage doors. 3 visitor car parking spaces are proposed behind the front boundary wall in front of units 5, 6 and 7.

1.11 Internally the houses will have a garage, utility room, hallway and bin store at street level; an open plan living dining and kitchen area on the first floor; three bedrooms and a bathroom on the top floor. Excluding the integral garages, each house will have a floor area of some 100 square metres.

1.12 The flat roof areas will incorporate photovoltaic solar panels.

1.13 The back gardens will be 12.3m long and will have level access from the living areas and the existing ground level, which is sloped. The land will be reduced and stepped to form three flatter areas of outdoor amenity space.

1.14 The detached bungalow front Denton Drive will have facing brick walls and a zinc clad pitched roof with a flat roof section incorporating solar photovoltaic panels below the ridge line. The bungalow will have contemporary zinc clad dormers to the front and rear and these will feature a timber louvred privacy screen/solar shade. A modern, projecting oriel window is proposed on the west-facing gable and this will be angled back towards the street.

1.15 Two car parking spaces are proposed to the side of the bungalow, alongside the boundary with 7 Denton Drive.

1.16 On the ground floor the property will comprise entrance hall, utility room, third bedroom with en-suite and an open plan kitchen/living/dining room. The roof space will accommodate two bedrooms and a bathroom/W.C. The total floor area will be approximately 122 square metres.

1.17 The back garden will be 7m long and the bungalow itself will be some 20m from the back of the proposed houses fronting Denton Road.

2. RELEVANT POLICIES

LDLP: – CT01 – Planning Boundary and Countryside Policy

LDLP: – ST03 – Design, Form and Setting of Development

LDLP: – SP2 – Distribution of Housing

LDLP: – CP1 – Affordable Housing

LDLP: – CP2 – Housing Type, Mix and Density

LDLP: – CP7 – Infrastructure

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – CP13 – Sustainable Travel

3. PLANNING HISTORY

P/60/0025 - Outline application for use of land for residential development. - **Approved**

P/71/0046 - Outline application for erection of three semi-detached split-level dwellings. – **Refused**

P/71/0047 - Outline application for eight houses in two blocks. - **Refused**

P/71/0097 - Outline application for the erection of dwellings and extension of service road between Denton Road and Denton Drive. - **Approved**

P/72/0042 - Outline application for six houses, one chalet and two bungalows. - **Approved**

LW/89/1367 - Outline application for erection of six detached houses. Restrictive Planning Condition No 7. - **Approved**

LW/92/1363 - Application for Certificate of Lawfulness of use as private, commercial motor vehicle retail, vehicle and agricultural machinery repairs, maintenance, motor body repairs, breaking and storage. - **No Decision**

LW/92/1550 - Renewal of Outline Application LW/89/1367 for the erection of six detached houses. - **Approved**

LW/08/0411 - Erection of 10 new terraced houses comprising of eight x three bed and two x four bed & four new apartments comprising of two x two bed & two x one bed - **Withdrawn**

LW/08/1151 - Erection of nine x three bedroom houses and four apartments (two x two bed and two x one bed) - resubmission of planning application LW/08/0411 - **Withdrawn**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Environmental Health – The proposal involves the erection of 9 dwellings with associated access and landscaping. Conditions are recommended to deal with potential contaminated ground on the site and requiring a Construction Environment Management Plan (having regard to Denton Community Primary School, which is about 70m from the site).

4.2 Environment Agency – No objections to the proposed development, subject to condition's to deal with potential contaminated ground on the site.

4.3 Southern Gas Networks – No objection

4.4 Main Town Or Parish Council – The committee objected to this application of the following grounds-

- Concerns over the safety of the proposed access on to Denton Road, which the committee felt was dangerous, and particularly when parents are picking up and taking children to the nearby Denton School.
- The design of the houses was considered to be out of keeping with neighbouring properties.
- Overdevelopment of a small site.
- Potential problems with surface water flooding resulting from concreting over the area.

4.5 ESCC Highways – No objection. The Highway Authority consider the accesses onto Denton Road and Denton Drive, parking provision and traffic generation to be acceptable. Conditions are recommended relating to highway matters, including the provision of appropriate tactile paving on footpaths where necessary.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 No representations have been received from neighbours or the wider public.

6. PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of this application include the principle of development; design and appearance; impact on neighbour amenity; and accessibility and sustainable transport.

Principle of development

6.2 Spatial Policy 2 of the Joint Core Strategy "Distribution of Housing" states that excluding site allocations, a minimum of 425 residential units are required in Newhaven over the plan period up to 2030.

6.3 The application site is within the Planning Boundary of Denton in Newhaven, and constitutes an unidentified infill site within an area which is already predominantly characterised by residential development.

6.4 In principle the development of the site with housing is acceptable and will help to meet the demand for housing in the District whilst preserving the rural character of the countryside outside of existing villages and towns.

Design and appearance

6.5 The form and scale of the proposed semi-detached houses is in keeping with those in the locality and similar to those existing houses. The new dwellings will be cut into the slope of the land with two storeys of accommodation over a garage. The new properties will follow the building line established along Denton Road and the houses will in fact not be as high as the neighbouring properties, although the eaves heights will be similar.

6.6 The new houses represent an appropriate scale and form of development whilst a more modern approach has been taken to the roof detailing and the materials and finishes. In this location this approach is appropriate and rather than standing out as incongruous, the new properties will form a distinct group with a shared character that will enhance and contemporise the street scene.

6.7 The existing vegetation that fronts the street will be replicated by way of tree planting in front of the new houses. This will filter views and soften the appearance of the development assisting in its assimilation into the street scape.

6.8 The proposed bungalow is of an appropriate scale and form and will be sited in line with the neighbouring bungalow, 7 Denton Drive. Again a contemporary approach has been taken to the external finishes and detailing although it should be noted that the main material to be used in the construction will be facing brick. This is considered acceptable and the standard of design is sufficient for the property to enhance the street scene without giving rise to visual harm.

6.8 In summary the proposed development is considered to be well designed and will enhance the visual amenities of the application site and the wider street scene, in accordance with retained policy ST3 and Core Policy 11 of the Joint Core Strategy.

Amenity

6.9 Each of the new properties will have sufficient floor space, circulation and living areas, with sufficient natural light and useable outdoor amenity space by reason of the back gardens being stepped into more level and useable spaces.

6.10 The new dwellings have been designed to avoid mutual overlooking and overshadowing and the nearest neighbouring properties likely to be affected by the proposals are 14 Denton Road and 1 and 7 Denton Drive.

6.11 There will be no habitable room windows overlooking 14 Denton Road, only windows to the staircase (and lower ground W.C.) and the new dwellings will line up with its flank elevation, thereby precluding loss of light and overshadowing. The proposals also include a significant gap between the new houses and the neighbouring properties, leaving a space of just under 6.5m between the buildings.

6.12 Similarly the new houses will be just under 10m from 1 Denton Drive, which is sufficient separation to preclude overshadowing or an overbearing impact, and the windows on the side elevation again will serve the interior staircase, which is not a habitable room and will not give rise to loss of privacy at that distance and height in relation to the neighbouring property, which is single storey.

6.10 The proposed bungalow will be 9.8m from 1 Denton Drive and the only window with potential to overlook is the flank oriel bay window in the gable, which has been designed at an angle so that views from the window will be towards the street as opposed to the direction of the neighbouring property.

6.11 The bungalow will be 3.45m from 7 Denton Drive because the driveway and off-street parking will be in between the two buildings. As such the development will not have an overbearing impact. In terms of privacy, there is a window on the gable of 7 Denton Drive that may be overlooked by the window on the opposing gable of the new bungalow dwelling, and in order to safeguard privacy a condition should be imposed to ensure this window is obscure glazed. It is a secondary window to an attic storey bedroom which also benefits from a rear dormer and as such future residents will still have an adequate outlook despite the obscure glazing of the secondary window.

Accessibility and sustainable transport

6.12 The application site is within a well-populated area and is within walking distance of bus stops operated locally by Compass Travel situated on Denton Road opposite the junction with Denton Drive, and bus services to Brighton and Eastbourne along Avis Road. The application site is also within walking distance of the local supermarket (Sainsbury's) by way of a pedestrian friendly green route through Drove Park behind the Premier Inn. This is also situated opposite Denton Community Primary School.

6.13 Whilst the proposal is below the threshold for requiring a S106 Agreement, the development will be CIL liable and in accordance with the CIL 123 Regulations, some of this money will go towards improving education facilities and other infrastructure within the District.

6.14 Each of the new properties will have off-street car parking for up to 2 vehicles, and provision is made within the site for visitor car parking as well.

6.15 In summary the application site is in a sustainable location in terms of access to public transport and local facilities and services. Future residents need not be reliant of car

use for their day-to-day needs and the development will provide sufficient car parking clear of the public highway.

Other Matters

6.16 Both the Environment Agency and Environmental Health have recommended conditions to deal with potential contaminated land as a result of the historic uses of the land.

7. RECOMMENDATION

The application is recommended for approval.

The application is subject to the following conditions:

1. No development shall take place until details/samples of all external materials and finishes to be used in the construction of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details/samples.

Reason: To ensure a satisfactory appearance to the development in keeping with the locality having regard to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

2. Development shall not begin until details of finished floor levels in relation to the existing ground levels have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with these details.

Reason: In the interest of residential amenity and the character of the locality having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected within and, where necessary, around the perimeter of the application site. The boundary treatment shall be completed in accordance with the approved details prior to the occupation of the dwelling units hereby permitted and retained as such thereafter.

Reason: To enhance the general appearance of the development having regard to retained policy ST3 of the Lewes District Local Plan, Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

4. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the first occupation of the new dwelling units hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enhance the general appearance of the development having regard to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

5. Prior to any demolition or site clearance works necessary to implement the development hereby approved, until a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Planning Authority. The CEMP shall provide for:

- the size of vehicles (contractors and deliveries);
- the routing of vehicles (contractors and deliveries);
- hours of operation;
- contractors' parking and Travel Plan;
- temporary site-security fencing;
- lighting;
- measures to control the emission of dust and dirt during construction;
- loading and unloading of plant and materials;
- storage of plant and materials used during construction;
- the location of any site huts/cabins/offices.

Reason: In the interests of the residential amenities of the neighbours having regard to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

6. No development shall take place until details of a Wheel Cleaning Facility have been submitted to and approved in writing by the Planning Authority. The approved facilities shall be installed at the site prior to the commencement of construction work and shall be maintained in full and effective working order at all times and available for use throughout the period of construction works and shall be used by any vehicle carrying mud, dust or other debris on its wheels before leaving the site and re-entering the public highway.

Reason: In the interests of the residential amenities of the neighbours and highway safety, having regard to retained policy ST3 and Core Policy 13 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

7. Construction work and deliveries in association with the development hereby permitted shall be restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays. No works in association with the development hereby permitted shall be carried out at any time on Sundays or on Bank/Statutory Holidays.

Reason: In the interests of the residential amenities of the neighbours having regard to policy ST3 of the Lewes District Local Plan, policy CP11 of Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

8. Prior to the occupation of the residential units hereby permitted, full details of the facilities for secure cycle storage shall be submitted to and approved in writing by the local planning authority. Each cycle parking facility shall provide Sheffield type stands allowing for secure storage of cycles by frame and wheel, together with details of a canopy or shelter over each cycle parking facility. The development shall be implemented in accordance with the approved details and the cycle parking facilities shall be retained thereafter for the use of residents of, and visitors to the development.

Reason: In order to encourage the use of sustainable transport and minimise dependence on private car use in the interests of the environment and the amenity of the area in accordance with Core Policy 13 of the Lewes District Local Plan Part One: Joint Core Strategy and having regard to National Planning Guidance contained in the National Planning Policy Framework 2012.

9. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning

Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A site investigation scheme based on the submitted Phase 1 Desk Study Report (carried out by Phlorum Limited and dated January 2016) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely in accordance with Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy and without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, sections 120 and 121].

10. Prior to the first residential occupation of any part of the development hereby permitted, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely in accordance with Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy and without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, sections 120 and 121].

11. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and the National Planning Policy Framework.

12. No development shall take place until details of the means of providing surface water drainage, to include an assessment of the hydrological and hydrogeological context of the development, system and including :

1. Details of the existing surface water management including the connection to the wider drainage network and existing peak discharge rate.
2. A demonstration using the relevant hydraulic calculations of how the proposed drainage is expected to function during a critical storm duration for a number of rainfall events such as event with an annual probability of 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change). These calculations should also show a "like for like" discharge from the site during the existing and proposed scenarios.
3. Evidence that the different proposed surface water attenuation measures can be connected using a gravity connection, allowing water to be conveyed safely from each structure until it reaches the outfall.
4. Confirmation of the proposed maintenance arrangements for the surface water drainage system through the lifetime of the development,

Reasons: In the interests of amenity and because contamination may be present at the site as a result of its historical uses and may be mobilised by the approved development, thereby posing a risk, and in accordance with Core Policies 12 and 13 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012, in particular paragraph 109.

13. Notwithstanding the provisions of the Town and Country (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development as described in Schedule 2, Part 1, Classes A (with the exception of replacement of existing windows/doors), B, C and E, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing in an application on that behalf.

Reason: Further extensions, alterations and a more intensive development of the site would be likely to adversely affect the appearance and character of the development, the area and neighbour amenity, having regard to retained policies ST3 and RES13 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

14. The residential units hereby approved shall not be occupied until the parking areas have been provided in accordance with the approved plans and shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles used by occupants of and visitors to the development hereby permitted.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway, and in the interests of safeguarding amenity in accordance with retained policy ST3 and Core Policy 13 of Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

15. The residential units hereby approved shall not be occupied until the cycle parking areas have been provided in accordance with the approved plans and these shall thereafter be retained for that use and shall not be used other than for the parking of cycles used by occupants of and visitors to the development hereby permitted.

Reason: In the interests of amenity and to provide for alternative methods of transport to the private car in accordance with retained policy ST3 and Core Policy 13 of Lewes District Local

Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

16. The semi-detached houses hereby permitted shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with the submitted plan (Drawing No. 1521-P-003 Rev P1) and the turning space shall be retained thereafter for that use and shall not be obstructed.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway, and in the interests of safeguarding amenity in accordance with retained policy ST3 and Core Policy 13 of Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

17. The development shall not be occupied until visibility splays have been provided either side of the vehicular access to Denton Road, measuring at least 2.4m (x) by 43m (y) in both directions. The visibility splays shall be kept clear of all obstructions exceeding 600mm in height above the highway, and retained as such thereafter.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway having regard to retained policy ST3 and Core Policy 13 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

18. No development shall take place until details of the layout of the new access onto Denton Road, and the specification for the construction of the access, which shall include details of dropped kerbs and tactile paving, have been submitted to and approved in writing by the local planning authority in consultation with the highway authority, and the development hereby permitted shall not commence until the construction of the access has been completed in accordance with the specification set out on Form HT507.

Reason: To ensure the safety of persons and vehicles entering and leaving the access having regard to retained policy ST3 and Core Policy 13 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

19. No development shall take place until details have been submitted to and approved by the local planning authority a scheme to incorporate tactile paving and dropped kerbs in order to provide crossing points to the recreation ground opposite the application site. The scheme shall include details of the timing of the works in relation to the implementation of the approved development, and shall be carried out in accordance with the approved details prior to the first occupation of the semi-detached houses hereby permitted.

Reason: To ensure the safety of persons and vehicles entering and leaving the access having regard to retained policy ST3 and Core Policy 13 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

INFORMATIVE(S)

1. This development may be CIL liable and correspondence on this matter will be sent separately, we strongly advise you not to commence on site until you have fulfilled your obligations under the CIL Regulations 2010 (as Amended). For more information please visit <http://www.lewes.gov.uk/planning/22287.asp>

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

3. In respect of condition 12 the applicant is hereby advised that the surface water drainage scheme should ensure that the discharge of surface water from the application site onto the public highway, and the discharge of surface water from the public highway onto the application site, should be prevented.

4. In respect of condition 16, the applicant is hereby advised that the new access point on Denton Road shall have maximum gradients of 2.5% (1 in 40) from the channel line and 11% (1 in 9) thereafter.

5. The applicant is hereby advised that in respect of condition 19, details of Form HT407 can be found by contacting East Sussex County Council as the highway authority for the Lewes District, on 01273 337 051.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	18 October 2016	001 P1
Proposed Block Plan	18 October 2016	001 P1
Proposed Floor Plan(s)	18 October 2016	009 P1
Proposed Elevation(s)	18 October 2016	009 P1
Proposed Floor Plan(s)	18 October 2016	010 P1
Proposed Elevation(s)	18 October 2016	010 P1
Illustration	18 October 2016	011 P1
Proposed Elevation(s)	18 October 2016	007 P1
Proposed Floor Plan(s)	18 October 2016	003 P1
Proposed Roof Plan	18 October 2016	004 P1
Proposed Floor Plan(s)	18 October 2016	006 P1
Proposed Floor Plan(s)	18 October 2016	005 P1
Proposed Section(s)	18 October 2016	008 P1

Existing Layout Plan	18 October 2016	002 P1
Technical Report	18 October 2016	BAT SURVEY
Planning Statement/Brief	18 October 2016	
Transport Assessment	18 October 2016	
Land Contamination	18 October 2016	PHASE 1 PART 1, 2 & 3
Technical Report	18 October 2016	REPTILE SURVEY
Biodiversity Checklist	18 October 2016	ECOLOGICAL APPRAISAL
Design & Access Statement	18 October 2016	
Flood Risk Assessment	18 October 2016	