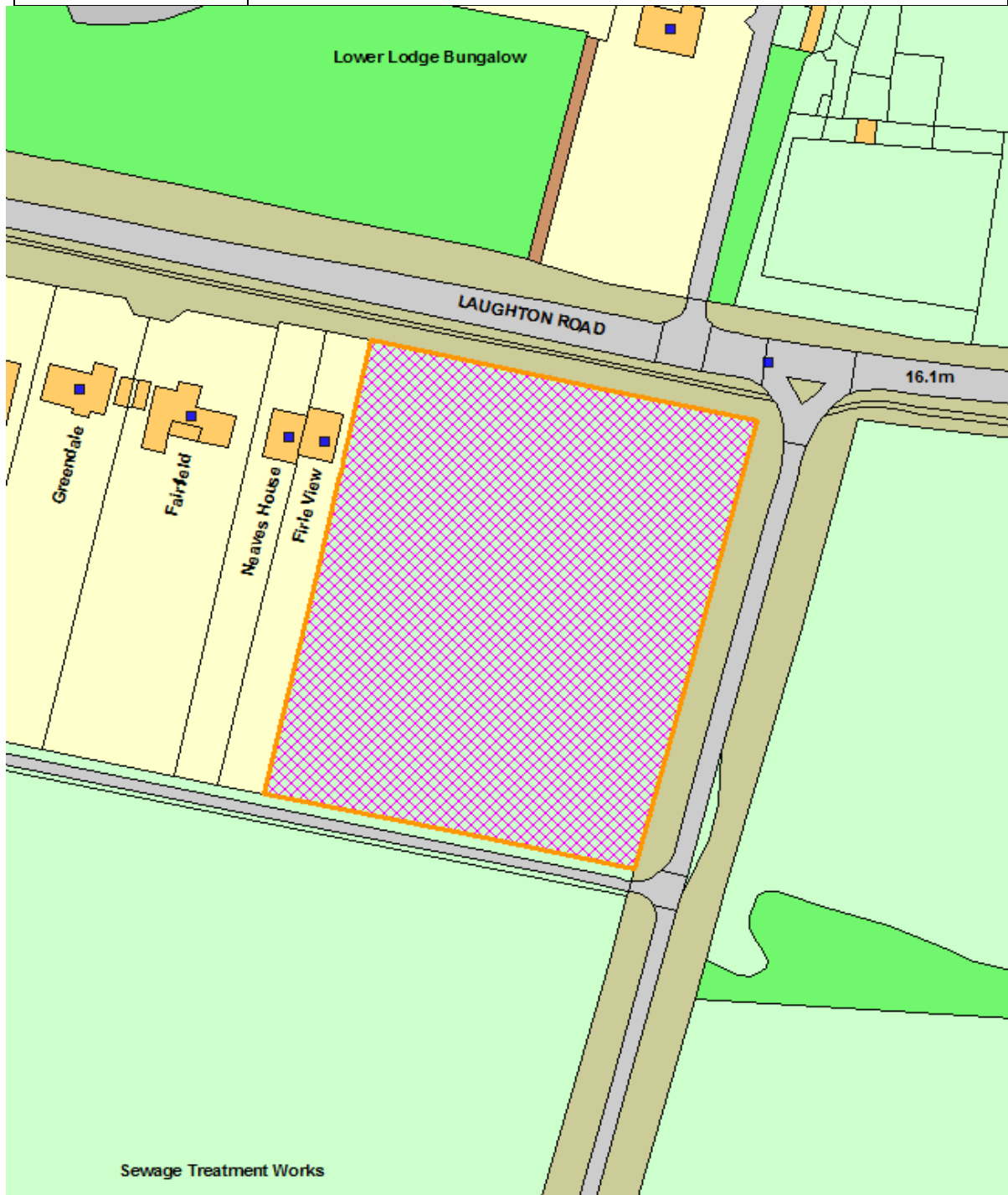


APPLICATION NUMBER:	LW/18/1011		
APPLICANTS NAME(S):	Mr G Parsons	PARISH / WARD:	Ringmer / Ouse Valley & Ringmer
PROPOSAL:	Outline planning application for erection of 6 dwellings (four affordable), resubmission following refusal of planning application LW/17/1000		
SITE ADDRESS:	Land Adjacent To Neaves House Laughton Road Ringmer East Sussex		
GRID REF:			



1. SITE DESCRIPTION / PROPOSAL

1.1 The application site the subject of this proposal is an area of open countryside situated to the south of Laughton Road between Neaves House to the west and Neaves Lane to the east. The proposal is for the erection of six dwellings (four affordable).

1.2 Two of the proposed dwellings will be open market dwellings, one has been identified as self-build, these properties are shown on the indicative plan submitted as being large detached properties situated to the west of the site adjacent to Neaves House. The four affordable dwellings are shown as a two pairs of smaller semi-detached dwellings located on the east of the property adjacent to Neaves Lane.

1.3 A short distance south of the application site is a Sewerage Treatment Works. The plot of land is outside of the Planning Boundary to Broyle Side, and also the Planning Boundary to Ringmer, the main village lying west of the application site.

1.4 The plot is identified in the adopted Ringmer Neighbourhood Plan as an exception site for affordable housing development - Neaves House Paddock, policy allocation RES24.

1.5 The plot measures some 79m across and 45m deep, aligning with the rear boundary of Neaves House and taking up approximately half of the paddock area, in line with allocation boundary drawn in the Ringmer Neighbourhood Plan.

1.6 Details of access, layout, scale, external appearance and landscaping, are to be determined at a later date as reserved matters. The application seeks approval only for the principle of development and the proposed access.

1.7 The application form submitted indicates that 2 x 4 bed market houses and 2 x 2 bed and 2 x 3 bed affordable homes are proposed for rent. The tenure breakdown is 2 x 2 bed and 1 x 3 bed will be socially rented and 1 x 3 bed will be shared ownership.

1.8 An indicative block plan has been submitted. This indicates two pairs of semi-detached affordable homes, and two detached market properties. Access to the remainder of the paddock behind the plot is indicated between the market homes.

1.9 The applicant has stated that the affordable dwellings will be provided by 'Ringmer Area Community Land Trust'. The affordable housing allocation would need to be secured by the completion of a S106 agreement.

2. RELEVANT POLICIES

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

LDLP: – CP2 – Housing Type, Mix and Density

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – RNP62 – Policy 6.2-Affordable Units

3. PLANNING HISTORY

E/59/0129 - Outline Application to erect five pairs of semi-detached bungalows. - Refused

E/59/0333 - Outline Application to erect five detached houses, bungalows or chalet-bungalows. - **Refused**

LW/17/1000 - Outline planning permission for erection of 4 affordable homes and 2 market homes - **Refused**

LW/18/1011 - Erection of 6 dwellings (four affordable), resubmission following refusal of planning application LW/17/1000 -

E/71/0829 - Outline Application for twelve detached bungalows. - **Refused**

E/64/0855 - Outline Application for seven houses with garages and service road at rear. - **Refused**

APPEAL/59/0333 - Outline Application to erect five detached houses, bungalows or chalet-bungalows. - **Dismissed**

APPEAL/71/0829 - Development Appeal - **Dismissed**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

ESCC Archaeologist – Although this application is situated within an Archaeological Notification Area, based on the information supplied, I do not believe that any significant archaeological remains are likely to be affected by these proposals. For this reason I have no further recommendations to make in this instance.

Planning Policy – The Lewes District Council (LDC) Affordable Housing Supplementary Planning Document (SPD) provides an explanation of how the Council's affordable housing policy as set out in the Lewes District Local Plan Part 1 - Joint Core Strategy is to be implemented. The LDC Affordable Housing SPD webpage explains:

'July 2018 update - Lewes Affordable Housing SPD

Since the adoption of the Lewes Affordable Housing Supplementary Planning Document government has published an update to the National Planning Policy Framework (NPPF). Paragraph 63 states that "Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas". The NPPF defines major developments as "For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more."

Therefore, the requirement for 40% affordable housing will now apply to developments of 10 or more homes, rather than 11 or more, or a site area of 0.5 hectares or more. This should be noted when reading the Lewes Affordable Housing SPD.'

However, I understand that this site has been identified as an exception site for affordable housing. Exception sites are where planning permission is granted for an affordable housing scheme on land that is outside a Planning Boundary for a settlement. Paragraph 77 of the National Planning Policy Framework (July 2018. P.21) states: 'In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.'

Number of affordable dwellings

The Design & Access Statement states the proposed development would consist of 4no. affordable housing units and 2no. market housing units (to include 1no. self-build unit).

Ideally, of the six dwellings, the development would include a higher number of affordable housing units than the four affordable dwellings proposed.

However, Ringmer Parish Council appear to support the planning application (among the publicly available planning documents is a letter from Ringmer Parish Council expressing 'No objections'). Ringmer Area Community Land Trust would be the affordable housing provider and support this application (the Design & Access Statement states that Ringmer Area Community Land Trust will build and manage the four affordable housing units).

As the proposal appears to have local support, If the Section 106 Agreement can be worded so that all of the affordable housing units (to remain affordable in perpetuity) are completed prior to the market housing being occupied, this may be a satisfactory position.

Dwelling mix

Housing Register figures show the following need for dwellings in Ringmer and the surrounding area:

Lewes District Council Housing Register	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Ringmer and surrounding area	124	74	48	12	2	260
Ringmer and surrounding area %	48	28	18	5	1	100

The Design & Access Statement states that the dwellings will consist of a total of 2no. four bedroom market houses; 2no. two bedroom affordable houses; and 2no. three bedroom affordable houses.

The Housing Register indicates that one bedroom dwellings are the most needed, followed by two bedroom dwellings, followed by three bedroom dwellings.

With reference to the Affordable Housing Financial Viability Review, and given that the development consists of only two bedroom houses, three bedroom houses, and four bedroom houses, the dwelling mix for this particular development is satisfactory. The requirement for affordable two and three bedroom houses suitable for young families is stated in Policy 7.2 of the Ringmer Neighbourhood Plan 2010 - 30 (P.34).

Tenure Split

Core Policy 1 of The Joint Core Strategy states: 'The guideline affordable housing tenure split will be 75% affordable rented and 25% intermediate (shared ownership). The local planning authority will negotiate the appropriate tenure split on a site by site basis based upon the latest evidence of needs in the site locality.'

A 75/25 tenure split would result in three affordable rent dwellings and 1 intermediate dwelling ($0.75 \times 4 = 3$; $0.25 \times 4 = 1$).

From the documents available it is not clear what the proposed tenure split is for this development.

Consequently, it would be useful to have further discussions regarding the tenure split of this development.

Size of dwellings

The Council's guideline for internal space to be provided with affordable housing to ensure that development protects the residential amenity of existing and future residents, taken from the DCLG document Technical housing standards

At a size of 240 sqm (self-build) and 220 sqm (the remaining market dwelling) the market housing units appear to be disproportionately large. However, the sizes of the affordable dwellings for this particular development are satisfactory.

Main Town Or Parish Council – No objections.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

Four representations received in support of the application commenting "the site is allocated for such development in the Ringmer Neighbourhood Plan and positively assessed in the SHELAA. It is included in the Ringmer Proposals Map of the emerging Local Plan part 2. The application has the unanimous support of Ringmer parish council. The development overall appears in accordance with NPPF paragraph 77. I hope you will be able to reach a speedy and positive decision that it represents sustainable Plan-led development in accordance with policy. Under NPPF paragraph 11c such proposals should be approved without delay".

Ringmer Area CLT comment "I am contacting you on behalf of the Ringmer Area Community Land Trust(RACLT) in support of planning application no: LW/18/1011. The intention of the applicant (Mr.Parsons) and ourselves is that the RACLT will build and manage the four affordable homes. Under our CLT constitution, the freeholds of these homes will be held on behalf of the Ringmer Community in perpetuity, the making an ongoing valuable contribution to the availability of locally affordable homes to the people of Ringmer for the foreseeable future.

This application proposes two 2-bed and two 3-bed affordable houses. This is in accordance with the Ringmer Neighbourhood plan (RNP) policy 6.2, which (for reasons explained in detail in the RNP evidence base) seeks the majority of new affordable homes to be 2-bed and 3-bed houses suitable for young families.

It should be noted that the approved affordable rented housing on the largest Ringmer development site on which work is now starting (LW/18/0331) includes 16 1-bed flats (which are no use at all for young families) but only four 2-bed and two 3-bed affordable houses of 110 new homes. Accordingly, we urge you to support this application".

6. PLANNING CONSIDERATIONS

Policy

6.1 Appendix F of the Ringmer Neighbourhood Plan (RNP) describes the allocation of this site in more detail as follows. The paddock is the site of a long-abandoned poultry farm, of which no visible sign remains. It is bound on the west by Neaves House, on the north by the B2124, on the east by Neaves Lane and on the south by a land serving the Hunt Kennels. Neaves House is the last house of the inter-war ribbon development along the south side of Laughton Road. The whole paddock is considered as a potential residential development site, but considered less suitable than other alternatives. However, a part of

the paddock's frontage to the B2124 is considered suitable for development as a small-scale exception site.

6.2 Paragraph 6.2.3 of the RNP states that affordable housing can be provided:

- (i) Through the affordable housing component of market developments;
- (ii) Through development of small sites identified for affordable housing only;
- (iii) Through identification and development of exception sites for affordable housing.

6.3 As an exception site therefore, it is expected that the land adjacent to Neaves House should provide affordable housing.

6.4 It is noted that Ringmer Parish Council support the application in principle and Core Policy 1 of the Joint Core Strategy for the district states that due to the largely rural nature of the district, Rural Exception Sites for local needs affordable housing outside the planning boundary of rural settlements will continue to be considered according to the requirements of Policy RES10 carried forward from the Lewes District Local Plan 2003.

6.5 Policy RES10 states that outside planning boundaries of villages the District Council may exceptionally grant planning permission for affordable housing to meet local needs provided that:

- a) there is clear evidence of an unsatisfied housing need in the village or parish for the type or scale of proposed dwellings
- b) the proposal is small in scale
- c) the proposal is subject to a planning agreement, planning condition or alternative secure arrangement, establishing the local criteria for eligible persons
- d) the proposal is subject to a legal agreement or other secure arrangement, establishing a mechanism for the management of the scheme by a housing association or similar body
- e) the proposed development complies with all relevant District-Wide Policies

6.6 Paragraph 77 of the National Planning Policy Framework (NPPF) states that "In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this".

6.7 In terms of the site itself, on paper it represents a continuation, and finish, to the line of existing housing along the southern side of Laughton Road to the west of the site and is bounded to the east by Neaves Lane. The topography is generally flat and features low hedges to the field network and is clearly in an open countryside location. Development of the site will result in an incursion of residential development into the open countryside, which would be readily visible for some distance, and on this basis the site should only be developed in exceptional circumstances, such as providing affordable housing units.

6.8 The applicant has submitted a 'Rural Exception Site Justification' statement. The statement outlines three separate proposal examples and their financial breakdown. The examples are (a) for four affordable dwellings plus two market dwellings. (b) Four affordable dwellings plus one market dwelling and (c) four affordable dwellings with no market housing.

6.9 The statement concludes that : " it is only scheme A which has been submitted for planning approval that delivers a positive residual value. This is the key indicator that the value generated by a development is more than the cost of developing it".

"The size of the residual value is the value of the land to the Landowner. Land will not be released unless the residual value is a positive value. The residual value of scheme A is modest and approximately 50% of the figure that a 100% open market site would deliver".

6.10 This point is noted however it should be made clear that 100% market housing on this site would be contrary to policy in this rural location and therefore any such application would be likely to be refused in any case.

6.11 The fundamental decision then is to whether the deliverability of the current scheme and its provision of two market dwellings and subsequent financial uplift for the benefit of the Landowner of the site justifies the provision of only four affordable dwellings on this rural exception site rather than six solely affordable dwellings that would normally be expected on a rural exception site. Therefore it is considered, on balance, that this current scheme provides a reasonable and acceptable uplift for the site owner to facilitate the delivering of the four affordable units on this exception site, which otherwise would not be forthcoming.

6.12 The Council's 'Policy and Engagement Officer' has commented on the affordable housing element of the proposal; "ideally of the six dwellings, the development would include a higher number of affordable housing units than the four affordable dwellings proposed. However Ringmer Parish Council appear to support the application. As the proposal appears to have local support, if the Section 106 Agreement can be worded so that all of the affordable housing units (to remain affordable in perpetuity) are completed prior to the market housing being occupied, this may be a satisfactory position".

Layout and Design

6.13 An indicative block plan has been submitted. This indicates two pairs of semi-detached affordable homes, and two detached market properties. The Design and Access indicates that the properties will be two storey in nature, no other details of the design have been submitted.

6.14 Each dwelling will have its own private rear garden and parking provision will be at the front of the dwellings.

Housing Mix

6.15 The proposal accounts for four affordable dwellings, and two open market dwellings of which one is proposed to be self-build.

6.16 Policy 6.2 of the RNP states that where affordable housing is included within a market development, the majority of units shall be 2-bed or 3-bed houses, suitable for young families.

6.17 The applicant has indicated by way of the block plan submitted that the affordable houses will be semi-detached and consist of 2 x 2 bedroom and 2 x 3 bedroom dwellings. This mix of units complies with the Ringmer Neighbourhood Plan. The tenure breakdown is that the 2 x 2 bed and 1 x 3 bed will be socially rented and the 1 x 3 bed will be shared ownership.

6.18 The indicative block plan submitted indicates that the affordable homes would have internal floorspace of approximately 80-100 square metres. The two x two bedroom properties would be 80 square metres and the two x three bedroom dwellings would be 100 square metres. The Design and Access Statement states that the dwellings will be two

storey in nature. The exact details and design would be the subject of a 'reserved matters' application.

6.19 The Council's 'Policy and Engagement Officer' commented that "at a size of 240 square metres (self-build) and 220 square metres (the remaining market dwelling) the market housing units appear to be disproportionately large. However, the sizes of the affordable dwellings for this particular development are satisfactory".

6.20 The affordable housing will be the subject of a Section 106 agreement to secure its retention in perpetuity.

Highway Access and Parking

6.21 The two detached properties have their own individual highway access from Laughton Road. The affordable housing properties share one vehicular access from Laughton Road. Details of the parking layout and provision would need to be submitted at 'reserved matters' stage although it has been indicated that the development will provide for a total of 16 car parking spaces. Details of the provision of bicycle storage would also be required.

6.22 The proposed development will require a large amount of off-street car parking and turning space in order to meet both the requirements of the Ringmer Neighbourhood Plan and the standards of the highway authority. This will result in large areas of hard surfacing, in turn affecting the character and the visual impact of the proposed development on this rural location in the countryside. The indicative layout plan submitted shows that there will be three new vehicular accesses onto Laughton Road, in advance of the 40mph speed limit signage. However, the current application seeks outline planning permission with all matters other than the means of access, reserved for subsequent approval. The indicative plan indicates that good visibility can be obtained at the access points and that matters of highway safety, visibility and the capacity of the site to accommodate safe turning can be satisfactorily provided.

Electric Charging Points

6.23 A condition has been recommended requiring that each new dwelling provides for one electric car charging point.

6.24 Compliance/Exception Statement with Core Policies CP9 (Air Quality), CP13 (Sustainable Travel) and CP14 (Renewable and Low Carbon Energy)

6.25 Policy CP9 requires applications within 'Air Quality Management Areas' to seek to improve air quality. The application site is not within an Air Quality Management Area.

6.26 Policy CP13 supports development that "encourages travel by walking, cycling and public transport and reduces the proportion of journeys made by car, in order to help achieve a rebalancing of transport in favour of sustainable modes".

6.27 There is a public footpath along the western side of Laughton Road, which connects with the B2192 Lewes Road approximately 600m to the west. This footpath is narrow and in poor condition and does not meet current standards in terms of width and would not be readily useable by wheelchair users. The nearest bus stops are in Lewes Road some 750m (a 9 minute walk) from the application site and services from these stops provide access to Lewes, Tunbridge Wells, Uckfield, Eastbourne and Hailsham.

6.28 The nearest convenience shops and local services are in the centre of Ringmer, approximately 1.8km from the application site, which is approximately a 22 minute walk or a 3 minute drive. By foot and bus this journey would take approximately 13 minutes. The application site is therefore not considered to be particularly sustainable in terms of location.

6.29 Policy CP14 encourages renewable and low carbon energy in all development. No information has been submitted with the application outlining how this will be addressed, however the application is outline and the details of renewable methods would need to form part of any subsequent application for 'Reserved Matters'.

Impact on Surrounding Countryside

6.30 The application site is outside of the planning boundary and is considered to be a paddock, rural in character. This proposal divides the paddock in half with the dwellings on the north half and the other half remaining undeveloped countryside. To the south of the paddock is a lane that leads off of Neaves Lane and serves 'Hunt Kennels' several 100 metres to the east. The paddock is sited between existing dwellings to the west and Neaves Lane to the east which form as a natural boundary on the development.

6.31 Although the land is currently rural in character due to its location bounded between a road and existing dwellings it is considered that the impact the development would have on the wider countryside would be limited as the plot is considered to be relatively self-contained. It is considered that dwellings in this location would not necessarily lead to pressures for further housing in this countryside location due to its contained boundary.

S106

6.32 If the application is approved then the applicant will need to enter into a Section 106 agreement to secure the four affordable dwellings in perpetuity. Three will be secured as affordable social rented accommodation and one as shared ownership.

Conclusion

6.33 On balance it is considered that the provision of four affordable dwellings supported by the market housing would be beneficial to the village of Ringmer and therefore for this reason the proposal is considered to not have an unduly detrimental impact on the character or appearance of this rural location outside of the planning boundary in accordance with Policies ST3 (Design, Form and Setting of Development), Core Policy 2 (Housing Type, Mix and Density) and Core Policy 11 (Built and Historic Environment) of the Lewes District Local Plan and 6.2 of the Ringmer Neighbourhood Plan.

7. RECOMMENDATION

7.1 It is recommended that outline planning permission be granted subject to the successful completion of a S106 agreement.

The application is subject to the following conditions:

1. Details of the layout, appearance, landscaping and scale (hereinafter called "the Reserved Matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To meet the provisions of paragraph (1) of Article 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

2. Applications for approval of the Reserved Matters shall be made to the local planning authority before the expiration of three years from the date of this permission, and the development to which this permission relates shall be begun before the expiration of two years from the date of the final approval of the last of the Reserved Matters.

Reason: To meet the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

3. Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interest of residential amenities of the neighbours having regard to policy ST3 of the Lewes District Local Plan.

4. All waste materials to be stored; removed from the site and disposed of in an appropriate manner to an approved site. There should be no bonfires on site.

Reason: In the interest of residential amenities of the neighbours having regard to Policy ST3 of the Lewes District Local Plan.

5. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters,

- o the anticipated number, frequency and types of vehicles used during construction,
- o the method of access and egress and routeing of vehicles during construction,
- o the parking of vehicles by site operatives and visitors,
- o the loading and unloading of plant, materials and waste,
- o the storage of plant and materials used in construction of the development,
- o the erection and maintenance of security hoarding,
- o the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- o details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with ST3 of the Local Plan.

6. 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.

7. All hard surfaces incorporated into the development hereby approved shall be constructed from porous or permeable materials or designed to direct surface run-off to soakaways within the application site.

Reason: In order to drain surface run-off water naturally in the interests of sustainability and reducing the risk of flooding, in accordance with Core Policies 11 and 12 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.

8. 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.

9. No development shall take place until details of the facilities for the storage and removal of refuse from the permitted scheme have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To secure a proper standard of development having regard to policy CP14 of the Lewes Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

10. 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.

11. No part of the development hereby permitted shall be occupied until works for the disposal of sewage have been provided on the site to serve the development, in accordance with details which have first been submitted to and approved in writing by the local planning authority.

Reason: In the interests of amenity of future occupiers of the development 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.

12. Details of the siting and design of the external electric car charging points to be provided, shall be submitted to and approved in writing by the Local Authority prior to installation. The

works hereby permitted shall be carried out in accordance with the approved details before the units are occupied.

Reason: To secure a proper standard of development having regard to policy CP14 of the Lewes Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

13. The development shall not be occupied until parking and turning areas, and cycle parking areas, have been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority (in consultation with the Highway Authority) and the areas shall thereafter be retained for that use.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to meet sustainable transport objectives, having regard to the provisions of the Joint Core Strategy.

14. No development shall take place until full details of both hard and soft landscape works, including details of a 5m deep landscape buffer strip along the southern boundary of the development site and abutting the rear gardens have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. If within a period of two years from the date of the planting any tree, or any tree planted in replacement for it, is removed, uprooted destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To enhance the appearance of the site and to protect the privacy of existing and proposed dwellings or property.

15. Development shall not begin until details of existing ground levels across the site including those at Firle View, Laughton Road and Neaves Lane, (and to include existing ridge and eaves heights at Firle View) and finished floor levels in relation to the existing ground levels and the adjacent dwelling (Firle View) 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 Policies ST3 and CT1 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

INFORMATIVE(S)

1. 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.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	19 December 2018	J432/01 Location Plan

Proposed Layout Plan	19 December 2018	J432/02 Rev A Proposed Block Plan
Affordable Housing Statement	19 December 2018	Affordable Housing Financial Viability Review
Design & Access Statement	19 December 2018	Design & Access Statement
Technical Report	19 December 2018	Economic Appraisal Report