

**Supplementary report to Lewes District Council's
Planning Applications Committee on 18 September 2019**

**LW/19/0398/FUL
Peacehaven**

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That in view of the representations received from ESCC Highways (below) paragraph 7.2 of the report is amended to read as follows:

7.2 It is therefore recommended that the application is approved, subject to the conditions below and subject to a S106 Agreement to secure the affordable housing and necessary highway works including a contribution of £5,000 is sought towards a Traffic Regulation Order to implement parking restrictions at the junction of the access with Cripps Avenue/Pelham Rise together with a bus stop clearway on Pelham Rise and provision of real-time information signs to be installed at both the Pelham Rise bus stops [north and southbound] to the north of the site.

Verbal comment – if the S106 is not completed in 6 weeks that officers have delegated authority to refuse the scheme if not meaningful progress is being made towards completion.

Condition 1 is amended to read –

Details of a suitable drainage strategy, **which shall include details of infiltration testing, centralised and accessible infiltration systems (as an alternative to individual soakaways)**, shall be submitted to, and approved, by the Local Planning Authority prior to the installation of any drainage infrastructure.

Surface water runoff rates shall be limited to a minimum of existing rates for all rainfall events including those with an annual probability of occurrence of 1 in 100 (plus climate change). Evidence of this (in the form hydraulic calculations taking into account connectivity of features) shall be submitted with the detailed drainage drawings. Evidence that Southern Water are in agreement with the principle of the connection and proposed discharge rates shall be submitted at detailed design stage.

A management and maintenance plan for the entire drainage system clearly stating who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and evidence that the plan will remain in place throughout the lifetime of the development.

The development shall therefore be carried out in accordance with the approved details, which shall thereafter be adhered to throughout the lifetime of the development.

Reason: In order to prevent unacceptable risk of surface water flooding towards future occupants, neighbouring residents/land uses and the public highway.

Condition 5 (CEMP) is amended to include - details of hours of delivery, avoiding school drop off /pick up time.

ESCC Highways have commented as follows:

This HT401 is issued in response to the Supplementary Technical Note dated August 2019 [which includes amended/additional plans] received direct from the transport agent on 15th August 2019. This follows my previous comments of 12th August 2019 and subsequent discussions with the agents. The revised details now includes:-

- revised acceptable layout of the proposed access;
- correct position of the adjacent access to the property to the south of the site and;
- provision of illustrative dropped kerbs/tactile paving across the access point on Cripps Avenue.
- clarification of the car parking and the spaces on the northern boundary of the site and;
- clarification that the internal estate roads are to remain private and;
- acceptable swept path analysis for the largest refuse vehicle and;
- applicant's acceptance of providing improvements to bus stops.

In addition to the above and in order to protect visibility from the access point a contribution of £5,000 is sought towards a Traffic Regulation Order to implement parking restrictions at the junction of the access with Cripps Avenue/Pelham Rise together with a bus stop clearway on Pelham Rise and; Provision of real- time information signs to be installed at both the Pelham Rise bus stops [north and southbound] to the north of the site.

I confirm that the proposal is now acceptable as shown on the amended plans within the Supplementary Technical Note. I do not object to the proposed development and recommend highway conditions.

Conditions

In addition to the mitigation measures above I recommend that any consent shall include the following attached conditions:-

1. No Part of the development shall commence until details of the layout of the reconstructed access and the specification for the construction of the access have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the development shall not be occupied until the construction of the access has been completed.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

2. The revised access onto Cripps Avenue shall have maximum gradients of 2.5% (1 in 40) from the channel line, or for the whole width of the footway/verge whichever is the greater and 11% (1 in 9) thereafter.

Reason: In the interests of road safety.

3. The development shall not be occupied until parking areas have been provided in accordance with details to be submitted to and approved by the Local Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

4. The development shall not be occupied until cycle parking areas have been provided in accordance with details to be submitted to and approved by the Local Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development.

5. The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with the approved plans and the turning space shall thereafter be retained for that use and shall not be used for any other purpose.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

6. Prior to the commencement of development details of the proposed surface water drainage to prevent the discharge of surface water from the proposed site onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority.

Reason: To ensure the appropriate management of surface water on and adjacent to the highway and prevent an increased risk of flooding.

7. Development shall not commence until such time as temporary arrangements for access and turning for construction traffic has been provided in accordance with plans and details that shall have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To secure safe and satisfactory means of vehicular access to the site during construction.

8. 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:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and egress and routeing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- 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),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

9. No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Cripps Avenue in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 600mm.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

10. Before house building commences, the new estate roads shall be completed to base course level, together with the surface water and foul sewers and main services to the approval of the Planning Authority in consultation with the Highway Authority.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large.

11. Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed road[s], surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Planning Authority and be subject to its approval, in consultation with the Highway Authority.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large.

Informatives

1. This Authority's requirements associated with this development proposal [Access, uncontrolled crossing points across access and on Pelham Rise and bus stop improvements] will need to be secured through a Section 106 Legal Agreement between the applicant and East Sussex County Council. The applicant is requested to contact the Transport Development Control Team (01273 482254) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
2. The applicant will be required to obtain a permit for any highway works in accordance with the requirements of the Traffic Management Act, 2004. The applicant should contact East Sussex Highways (0345 60 80 193) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the permit being in place.
3. The applicant is advised of the requirement to enter into discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway. The applicant should contact East Sussex Highways (0345 6080193).
4. The applicant is advised that the erection of temporary directional signage should be agreed with East Sussex Highways (01345 6080193) prior to any signage being installed.