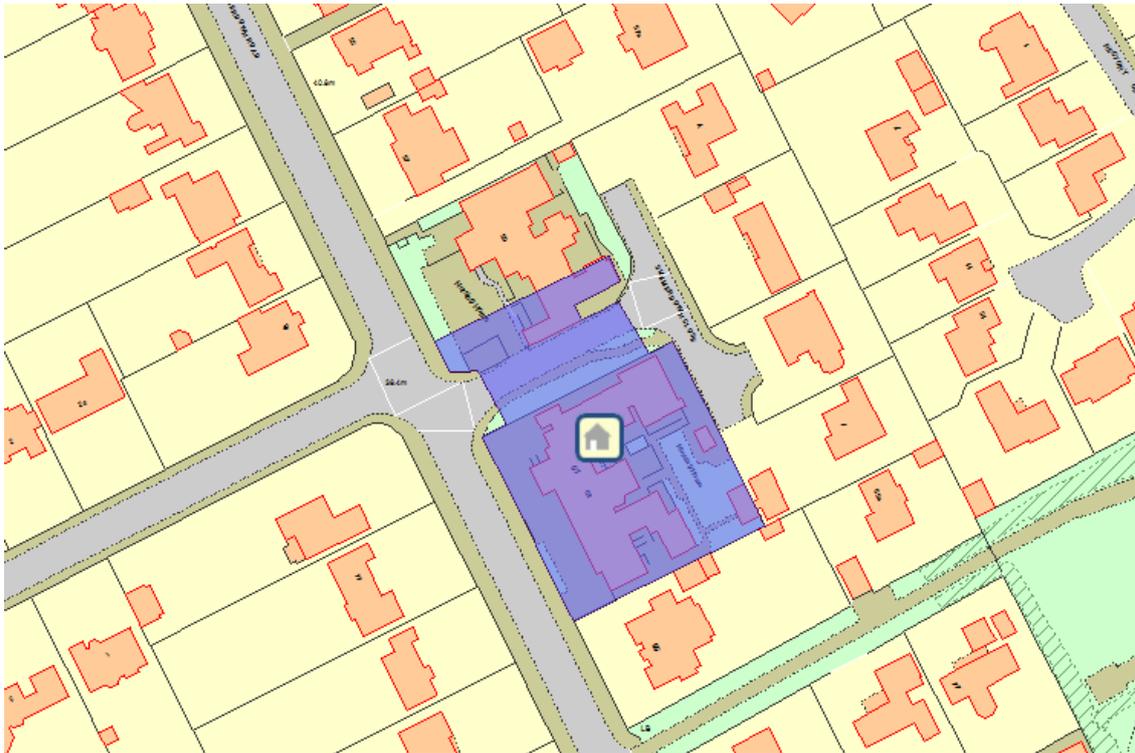


App.No: 190794	Decision Due Date: 26 February 2020	Ward: Old Town
Officer: James Smith	Site visit date:	Type: Planning Permission
Site Notice(s) Expiry date: 16 December 2019		
Neighbour Con Expiry:		
Press Notice(s):		
Over 8/13 week reason: Revisions to layout and parking required.		
Location: 59-63, Summerdown Road, Eastbourne		
Proposal: Demolition of existing Pentlow Nursing Home, partial demolition of adjacent Summerdown Nursing Home at 59 Summerdown Road. Construction of new 62no bed Nursing Home , including relocated entrance/exit on Summerdown Road. Formation of new off street parking within the 59 Summerdown Road site and reinstating planting, landscaping and external works.		
Applicant: Mr Brian Cooney		
Recommendation:		
<p>1. Subject to a S106 legal agreement to cover :-</p> <ul style="list-style-type: none"> • Travel Plan; • Local Labour Agreement; • Highway Works (at new crossovers); • Cessation of use of 59 Summerdown Road as a care home; <p>2. Subject to the satisfactory conclusion of S106 then application be granted planning permission with conditions.</p> <p>3. If no meaningful progress has been made on the S106 agreement within 3 months from the date of the decision notice then the application shall be refused.</p>		



1 Executive Summary

- 1.1 The current application follows the refusal of outline permission for the redevelopment of the site under application 190019. The application was refused for the following reason:-

The Local Planning Authority is not satisfied that a development of the scale specified in the application description can be accommodated within the site without resulting in a detrimental impact upon visual and residential amenities. The proposed development therefore conflicts with saved policies UHT1, UHT4, NE28 and HO20 of the Eastbourne Borough Plan and policy D10a of the Eastbourne Core Strategy.

- 1.2 The reason for refusal did not discount the potential for a 3½-storey building on-site but, given the outline nature of the proposal, it was considered that there were not sufficient assurances that the building described could be accommodated within the site without detrimental impact upon visual and residential amenity.
- 1.3 The current full planning application confirms the details of the design, scale and layout of the building. Whilst 3½-storey elements are present, the building design ensures the upper two floors are accommodated within the roof space, with the result that the overall height of the building is not significantly greater than neighbouring buildings and that elements of the building immediately adjacent to neighbouring residential properties are stepped down in height.
- 1.4 Suitable access and parking arrangements are also provided in a sympathetic manner that would not degrade the visual amenity or character of the surrounding environment nor introduce unacceptable highway safety impacts.

- 1.5 Landscape impact can be mitigated by additional planting and retention of the majority of the existing mature landscaping on and around the site. The Lead Local Flooding Authority are also satisfied that drainage can be appropriately managed within the site.
- 1.6 The proposed scheme represents an opportunity to replace the existing poorly adapted facility with a purpose built care home of a cogent design that would provide an enhanced environment for occupants as well as significant improvements in efficiency and functionality whilst also ensuring the continued presence of an important community and employment use in the area.

2 Relevant Planning Policies

2.1 Revised National Planning Policy Framework 2019

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 7. Ensuring the vitality of town centres
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places

2.2 Eastbourne Core Strategy 2013

- B1 Spatial Development Strategy and Distribution
- B2 Creating Sustainable Neighbourhoods
- C10 Summerdown & Saffrons Neighbourhood Policy
- D2 Economy
- D7 Community, Sport and Health
- D10a Design

2.3 Eastbourne Borough Plan Saved Policies 2007

- NE4 Sustainable Drainage Systems
- NE7 Waste Minimisation Measures in Residential Areas
- NE18 Noise
- NE28 Environmental Amenity
- UHT1 Design of New Development
- UHT2 Height of Buildings
- UHT3 Setting of the AONB
- UHT4 Visual Amenity
- UHT7 Landscaping
- HO20 Residential Amenity
- HO17 Supported and Special Needs Housing
- TR6 Facilities for Cyclists
- TR11 Car Parking

3 Site Description

- 3.1 The 61-63 Summerdown Road site is occupied by a care home that is accommodated within two former detached residential dwellings that have been connected and extended to the rear. The main building is 2½-storeys in height, the top floor being accommodated within the roof slope, and various single-storey extensions have been added to the rear over time.
- 3.2 The original buildings both have hipped roofing with the eaves line broken in places by modestly sized gable ends, with the link between the two buildings having a shallow pitched crown roof, with a clear step down in ridge height. A hard surfaced parking/turning/servicing area is provided directly to the front of the buildings, which are set back from the road. This area is served by separate entrance and exit points. An approximately 1.2 metre high flint and brick wall runs along the site frontage whilst the rear of the site is enclosed by timber fencing. Site landscaping provides additional screening.
- 3.3 The site is located on a predominantly residential road which is characterised by large, detached dwellings which are set back from the road and are generally 2 or 2½ storeys in height, with the top floors being accommodated within roof slopes.
- 3.4 The site backs on to Summerdown Close which is a more modern (1970's) development consisting of detached two-storey properties. These dwellings occupy land that is at a slightly lower level than that of the site which, itself, slopes gently downwards from the east to the west.
- 3.5 The presence of mature landscaping in the form of street trees and garden landscaping contributes towards a verdant character and appearance within the surrounding area. The edge of the South Downs National Park is approximately 275 metres to the south of the site, which is partially visible from public footpaths that cross Royal Eastbourne Golf Course.

4 Relevant Planning History

- 4.1 EB/1972/0380
Demolition of 59-63 Summerdown Road & erection 19 houses
Refused
8th June 1972
- 4.2 EB/1972/0451
Demolition of 59-63 Summerdown Road & erection 12 houses & construction service road
Refused
22nd June 1972
- 4.3 EB/1972/0464
Demolition of 59-63 Summerdown Road & erection 20 houses
Refused
6th July 1972

- 4.4 EB/1972/0506
Demolition of existing houses 59-63 Summerdown Road & erect 8 detached houses
Refused
3rd August 1972
- 4.5 EB/1973/0802
Single-storey link and change of use from 2 single private dwellings to nursing home and formation of parking area at front (61-63 Summerdown Road)
Approved Conditionally
15th November 1973
- 4.6 EB/1975/0093
Change of use from a single private dwelling to a nursing home for a total of 14 patients and 4 staff (59 Summerdown Road)
Approved
17th April 1975
- 4.7 EB/1986/0028
First floor addition above existing single-storey link
Refused
20th February 1986
Appeal Allowed
- 4.8 EB/1986/0552
3 storey extension at rear.
Refused
23rd December 1986
- 4.9 EB/1987/0118
Single-storey rear and side extension
Approved conditional
29th April 1987
- 4.10 EB/1989/0097
Single storey extension at rear to provide dining and office space
Refused
6th April 1989
Appeal allowed
- 4.11 EB/1989/0217
Provision of porch and conservatory at front of nursing home
Approved Conditionally
25th May 1989
- 4.12 EB/1990/0127
Single storey extension at rear of nursing home
Approved Conditionally
24th April 1990

- 4.13 EB/1991/0229
Conservatory at rear
Approved
17th June 1991
- 4.14 980516
Erection of conservatory at rear to increase residents' amenity area.
Approved Conditionally
18th February 1998
- 4.15 090551
Erection of single-storey extension and raised decking area in association with removal of existing conservatory
Approved Conditionally
6th November 2009
- 4.16 190019
Outline application for new 64 bed nursing home (Amended description following removal of new building housing residential flats from proposal)
Refused
24th July 2019

5 Proposed development

- 5.1 The proposed scheme involves the demolition of the existing care home at 61-63 Summerdown Road (Pentlow) and constructing a new 3½-storey care home accommodating 62 bed spaces as well as associated resident and staff facilities. All residential rooms would be located on the ground, first and second floor. The third floor, which would be contained entirely within the roof space, would be used for staff facilities, service rooms and plant rooms. The second floor would also be positioned partially within the roof, above the height of the main eaves line.
- 5.2 The proposed building would have a U-shaped footprint, with an overall coverage of approximately 1020 m². The roof top height of the building would be approximately 12.1 metres above ground level with the main eaves height at approximately 6 metres. The building would have a false pitched roof, utilising a hipped effect but with the roof top being flat. The roof top height would step down adjacent to the southern site boundary and towards the eastern end of the northern wing of the building. The majority of the southern wing would be single-storey, with a roof terrace area provided above.
- 5.3 The majority of second floor windows would be housed within dormer type structures within the roof slope, other than where they are in gable ends. All natural light for the third floor would be provided by roof lights and lightwells installed on the flat topped roof of the building. Recessed balcony areas would be provided on the building frontage (western elevation). A courtyard style garden would be provided to the rear of the building.
- 5.4 Part of the southern wing of 59 Summerdown Road, all of which is single-storey in height, would be demolished in order to allow for additional parking facilities to

be provided. In total, 23 car parking bays would be provided, 4 of which would be disabled bays. Bin storage would be provided to the rear and would be serviced via Summerdown Close. The existing in/out arrangements would be maintained for use by emergency and delivery vehicles although the egress would be repositioned to the south in order to allow for additional on-site car parking to be provided. Cycle parking facilities would also be provided.

- 5.5 The proposed development would allow for the consolidation of the two existing care homes occupying No. 59 and No. 61-63 Summerdown Road, which currently provide 59 bed spaces between them.

6 Consultations

6.1 Specialist Advisor (Planning Policy)

- 6.1.1 There are no policy implications for the redevelopment of the nursing home, which is supported. (as per previous application 190019).

6.2 Specialist Advisor (Economic Development)

- 6.2.1 The Pentlow/Summerdown nursing home is an established care provider in Eastbourne, providing sustainable employment opportunities. The proposals for the site would continue to secure employment and enhance the care offer for local people.
- 6.2.2 Regeneration requests that should outline planning permission be granted it be subject to a local labour agreement covering the construction of the residential units and operational workforce for the nursing home.

6.3 ESCC Highways

- 6.3.1 This application seeks approval for the demolition of the existing 53 bed Pentlow Nursing Home and part demolition of the adjacent Summerdown Nursing Home and redevelopment of the site to provide a 62 bed Nursing Home. It is noted that the previous application to redevelop the site (Planning Ref 190019) received highways approval and considering the level of net increase proposed I have no major concerns from a highways perspective; however, having looked through the information provided I have a few issues with the proposed layout and request further information before providing final comments. An amended plan is sought showing acceptable visibility splays, a revised parking layout and a swept path to ensure the new accesses off Summerdown Road are suitable to accommodate larger vehicles.
- 6.3.2 The site is located within a 500m walk of existing bus stops on the A259 Church Street, slightly above the recommended distance of 400m. These bus stops are served by routes into the town centre and run approximately every 10-15 minutes.
- 6.3.3 The town centre is also approximately a 23-minute walk or 6-minute cycle from the site. The site is therefore considered to be in a moderately sustainable location. Cycle parking for staff and visitors should be provided in accordance

with East Sussex County Council's Guidance for parking at non-residential development (1 s/t space per 20 beds and 1 l/t space per 10 staff on duty at one time). The 6 spaces are likely to be sufficient, however the maximum number of staff working at one time will need to be provided. The indicated cycle parking is located via Summerdown Close, should be covered, secure and conveniently located for users, preferably close to the entrance. Visitors are unlikely to be aware of cycle storage to the rear and there is no convenient route through the site.

6.4 59 Summerdown Road

6.4.1 59 Summerdown Road is currently accessed via Summerdown Close. This access is to be reconstructed in a position slightly further towards the junction with Summerdown Road, 4.5m in width to accommodate two way movements, and accommodate additional off-street parking to the east of the access along the frontage.

6.4.2 The provision of a footway to connect the proposed parking/access to the existing footway network further west is required. This will also improve the driver visibility at the relocated vehicular access. The signage currently within the footway will need to be repositioned. Dropped kerbs and tactile paving on both sides of the Summerdown Close arm of the Summerdown Road/Summerdown Close junction is required to enhance accessibility. This section of footway would need to be dedicated as highway and be secured through a s278 or other suitable legal agreement.

6.4.3 A formalised parking area of 10 spaces is to be provided on the northern side of Summerdown Road. The construction details are not provided. It is recommended that a bound surface is proposed to prevent loose material dragged onto the highway. Any new planting will need to be positioned to ensure that the driver visibility requirement can be maintained at the junction with Summerdown Road. An additional 2 parking spaces are proposed on Summerdown Road, accessed via the turning head. Although it is noted that there are only a few properties accessed within the close, a 2m pedestrian visibility envelope will need to be provided either side of the access for users.

6.5 61-63 Summerdown Road

6.5.1 61-63 Summerdown Road is accessed via Summerdown Road. The proposals retain this principle of an in and out arrangement and include the relocation of the entrance/exit on Summerdown Road which will provide some separation between the access and the junction and is considered an improvement. The proposed accesses will be 3.5m in width allowing for one-way through movement and current signage will need to be repositioned. It is also recommended that the Eastbourne Tree Officer be consulted to determine if the relocation of the existing entrance to 61-63 Summerdown Road will impact on the adjacent highway tree.

6.5.2 The pedestrian access is not generally affected by this altered arrangement. However, it is recommended that a pedestrian visibility splay be provided on the exit point (eastern access) to ensure intervisibility between drivers and

pedestrians, and the boundary wall height should be retained at a maximum 600mm. A swept path plan should also be provided to ensure the proposed access arrangements are suitable access for emergency vehicles.

- 6.5.3 The applicant has not submitted a trip generation assessment as part of this application. However, considering the minor increase in number of beds and proposed staffing on site it is considered that the small number of number of vehicle movements in each peak period is unlikely to have a significant effect on the local highway network.
- 6.5.4 In accordance with the East Sussex County Council's Guidance for parking at non-residential development, a nursing home should be provided with 1 space per 2-3 beds for staff and visitors, 1 space per resident proprietor, and an ambulance bay. The site requirement is between 21 and 32 parking spaces for staff and visitors and suitably sized bay for an ambulance. The application form states that 23 spaces are to be provided, however it would appear that only 21 parking spaces have been provided on the Site Layout Plan. Considering the existing shortfall of parking for the current operation, the 21 spaces are an improvement and acceptable. The majority of parking spaces meet the required dimensions of 2.5m x 5m; however, the 2 spaces adjacent to the wall fronting Summerdown Road have not been provided with an additional 0.5m nor have the parking spaces accessed via Summerdown Close turning head. These spaces would need to be revised.
- 6.5.5 A Construction Traffic Management Plan in line with the County Council's guidance will need to be provided with details to be agreed. This would need to include management of contractor parking and compound for plant/machinery and materials clear of the public highway. Hours of delivery/ collection should avoid peak traffic flow times. This should be secured through a condition of any planning permission.
- 6.5.6 As submitted there are a number of missing elements/amendments required. I therefore object to this application and wish to be re-consulted on this application following the applicant's response to these comments. An amended plan is sought showing:
- a) Vehicle access details – to include suitable driver/pedestrian visibility splays;
 - b) Pedestrian access details – Footway connection and tactile paving across Summerdown Close/Summerdown Road junction;
 - c) Parking details - construction details of parking spaces accessed on the northern side of Summerdown Road and amended dimensions for spaces adjacent to wall/fence;
 - d) Cycle parking –to be provided in a convenient location for visitors;
 - e) Swept path – to ensure access arrangements are suitable access for emergency vehicles.

6.6 SUDs

- 6.6.1 Following the submission of additional information, including a drainage strategy the PCWLMB and LLFA are satisfied that site is capable of managing surface water runoff effectively. The proposal is to discharge surface water into the

public surface water sewer in Summerdown Avenue at 5.0 l/s for all rainfall events. This rate is no greater than the existing discharge rate from the site and can be considered an improvement in comparison to the existing maximum discharge rates from the site.

6.6.2 It is unclear how much, if any, of the existing drainage infrastructure including connections is intended to be re-used. The applicant may also be required to apply for permission from Southern Water to establish a new connection into its system.

6.6.3 We note that a drainage layout has been provided indicating the locations of the proposed pipes and drainage features including the tank and the grasscrete. The LLFA requests that this is amended to include cover levels, invert levels and pipe sizes at the detailed design stage.

6.6.4 If the Local Planning Authority is minded to grant planning permission, the PCWLMB and LLFA requests that the following comments act as a basis for planning conditions to manage surface water runoff from the development. (Officer Note: These comments are referred to in full in the drainage conditions attached to this recommendation).

6.7 County Archaeologist

6.7.1 This application does not lie within an Archaeological Notification Area and 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.

6.8 South Downs National Park Authority

6.8.1 The SDNPA has no comments to make on this application, although this is based on the assumption that the west-facing gable end is to be of solid construction rather than entirely glazed.

6.9 Design Review Panel

6.9.1 The opportunity to improve the sites, which have been incrementally changed over many years in a way that has not benefitted the streetscape is welcomed.

6.9.2 The proposal feels cramped on its site: it is an increase in accommodation on a smaller site so this is not surprising. The effect of this is strongest on the rear corner of the access to Summerdown Close, where the height of the proposed building and its close proximity to the street is likely to be oppressive. This is particularly problematic if the existing established hedge does not survive the construction process. The treatment of the other wing of the building adjacent to 63 Summerdown Road is more successful as it steps down more significantly towards the rear of the site.

6.9.3 Design and access statement says the design intends to visually split the frontage (Summerdown Road) into two distinct elements, reminiscent of the original linked buildings on site. The design approach is to break down the bulk

of the building to appear from the street as two buildings that have been linked. This is acceptable as an approach, but is not clearly apparent in the resulting scheme, especially in the rooflines. Also the supposed duality of two equal elements that is implied by the design approach is not reflected in the very subservient scale and design of the right hand side. This may be a natural result of the brief for a large amount of accommodation. If so, it may be a better approach to consider how this new building might appropriately reflect its bulk and institutional nature in its design, rather than trying to conceal this?

- 6.9.4 There is an opportunity to create a new site layout that prioritises pedestrians rather than cars, but this has not been taken.
- 6.9.5 There is an opportunity to create a new site layout that prioritises pedestrians rather than cars, but this has not been taken. Where is the visitor cycle parking? More emphasis in the design needs to be pedestrian access not the vehicle access.
- 6.9.6 Existing boundary treatments are varied and create an inappropriate relationship to surrounding streets. This is historical and clearly part of the legacy of the creation of Summerdown Close, however, the proposed major redevelopment of the sites presents an opportunity that we would like to see taken, to improve this situation with a more cohesive approach to boundary materials and designs, in order to contain the development, which, while broadly speaking is residential, is also institutional, and is quite different in character from the other established surrounding uses. Flint wall to the front should be retained as part of the above.
- 6.9.7 The two isolated parking spaces accessed from Summerdown Close seem like an afterthought that would result in unnecessary watering down of the site boundary in a sensitive location.
- 6.9.8 Separate car parking on a different site is not welcome in the current proposed form. It will be visually invasive and will tend to make Summerdown Close feel like a car park, and part of the nursing home site rather than a street. We are not convinced that the use of grasscrete will overcome this. Parking contained within visually strong boundaries and accessed by a single access point would be more appropriate.
- 6.9.9 Materials – white wash, tile hung and tile roof are acceptable, less emphasis on orange/russet colours, would want to see quality tile in colour to match existing/surrounding properties.
- 6.9.10 Have section plans been submitted? What head height would be provided to the rooms in the roof? How realistic is the height? Sections with AOD should be provided.
- 6.9.11 Such a large section of flat roof but no solar PV or other proposed? What sustainable measures are to be proposed?
- 6.10 Specialist Advisor (Environmental Health)
 - 6.10.1 Standard conditions relating to pollution management and hours of work during

construction works requested.

6.11 Specialist Advisor (Arboriculture)

6.11.1 No comments made.

6.12 Eastbourne Society

6.12.1 As Planning Advisor, on behalf of the Eastbourne Society, I confirm an objection to this proposal. It supersedes the previous proposal for a modern contemporary structure that was totally out of keeping in style with other properties in Summerdown Road to which the Society objected. The current proposal, now designed more sympathetically to the architectural styles of the road, still meets with our disapproval due to the height and scale of its three storeys. The three storeys will dominate Summerdown Road and will also dwarf, not only the neighbouring properties in the close behind, but also the properties to the left and right. May I suggest that Pentlow look for a more suitable site in, or outside, of the town such as the similar case a few years back when there was a proposal to rebuild the St Wilfrid's Hospice building in Mill Gap Road which, after refusal, decided that relocation to a much more suitable site on Cross Levels Way was far preferable.

7 Neighbour Representations

7.1 Letters of objection have been received from 78 respondents, the content of these letters is summarised below:-

- Changes made have not overcome reasons for refusal of previous application;
- Would compromise building lines;
- Building would be overbearing;
- Erosion of local distinctiveness;
- Will cause overlooking and overshadowing;
- Bin storage would cause noise and disturbance to neighbours;
- Submitted consultation report is flawed and inaccurate;
- No quantifiable evidence of need is provided;
- Government statistics suggest 90% of care homes are smaller than 20 bed spaces so why is a larger home needed for viability;
- Excessive height and mass;
- Overdevelopment of site;
- Concerned about increased traffic especially during school run;
- There are no equivalent buildings nearby;
- Increased noise nuisance;
- Traffic calming and crossings should be provided;
- Should be relocated away from the town centre;
- Does not conform with corporate aims of EBC or planning policies;
- Insufficient parking provision;
- Increased light pollution;
- Will set a precedent for further similar development;
- The building size has not been reduced enough;

- Building occupies a greater area than previous scheme;
- Single-storey extensions have previously been refused on the site so why would a larger building be allowed?
- Negative impact on South Downs National Park;
- Would detract from historic environment;
- Building should not be a focal point;
- Some responses were omitted from neighbour consultation;
- Delivery lorries will have to park on the main road;
- Application description is misleading;
- Staff numbers stated in application are incorrect;
- Not enough staff parking;
- Pleased to see revised design and increased parking but it is still overdevelopment;
- Garden area is too small for a home of this size;
- Introduces commercial use in residential area;
- Not enough notice for public consultation;
- Overdevelopment evident due to need to provide more parking on neighbouring site;
- Failure to utilise advice of Design Review Panel;
- Incorrect red edge area;
- Insufficient level of information provided;
- Pollution will impact on biodiversity;
- Loss of trees;
- Lack of renewable energy/sustainability measures;
- Concern relating to drainage;
- Why not renovate both sites?;
- Loss of trees and greenery on boundary with 65 Summerdown Road;
- Financial viability is not a relevant planning matter;
- No information on future use of 59 Summerdown Road;
- Transport Report not provided;
- A Tree Report should be provided;
- A daylight/sunlight assessment should be provided;
- Concern any new landscaping will not be maintained;
- Concerned about storage and use of hazardous substances;
- There is a restrictive covenant to prevent further development of the site;
- Fails to comply with planning policy;
- Existing infrastructure cannot cope with further development;
- Parking spaces on Summerdown Close will result in highway hazard;

8 Appraisal

8.1 Principle

8.1.1 The Revised National Planning Policy Framework (NPPF) directs Local Planning Authorities to adopt a presumption in favour of sustainable development. One of the three overarching objectives, that form the components of sustainable development, is a social objective (para. 8 b). The social objective requires the support of 'strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and

future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.' The retention of care facilities at the site is considered to support the continued presence of a mixed community in the surrounding area, promoting cohesion and interaction between different elements of the community and, thereby, improving community well-being.

- 8.1.2 This social objective is recognised by Policy D7 of the Eastbourne Core Strategy, which states that 'The Council will work with other relevant organisations to ensure that appropriate health care facilities, including new provision and enhancements to existing facilities, are provided in the most appropriate locations to meet existing and anticipated local needs.'
- 8.1.3 Para. 61 of the NPPF provides further context, stating that 'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including... older people...and... people with disabilities). This social objective is recognised by Policy D7 of the Eastbourne Core Strategy, which states that 'The Council will work with other relevant organisations to ensure that appropriate health care facilities, including new provision and enhancements to existing facilities, are provided in the most appropriate locations to meet existing and anticipated local needs.'
- 8.1.4 The principle of sustainable development requires the aims of the social objective to be balanced against the economic objective and the environmental objective. By maintaining a significant employment use within the area, it is considered that the proposed development would support the economic objective. The wider implications on the environmental objective, in terms of impacts upon environmental, residential and visual amenities will be assessed in the main body of this report, along with other relevant criteria.
- 8.1.5 The clear benefits offered by the proposed scheme in terms of providing a modern, purpose built care facility will therefore need to be balanced against any potential for negative environmental impacts. However, the principle of locating a care home in this area is supported by the fact that the site is currently occupied by such a facility and that its retention and expansion would contribute towards the mixed needs of the community.
- 8.2 Impact of proposed development on amenity of adjoining occupiers and surrounding area:
- 8.2.1 The footprint of the proposed building is approximately 200 m² greater than that of the existing building, representing an increase of approximately 25%. The majority of this increased footprint is provided alongside the southern site boundary, adjacent to 65 Summerdown Road. By increase in site coverage would also bring the building closer to 7 Summerdown Close and 65a Summerdown Road, which are positioned to the rear of the site.
- 8.2.2 Along with the increased site coverage, the overall mass of the building would be significantly increased, allowing for additional storeys to be provided. The increased mass of the overall building would alter its relationship towards

neighbouring properties, particularly those on Summerdown Close which are on lower lying land to the rear of the site.

- 8.2.3 The proposed building has been designed to mitigate unacceptable impacts upon neighbouring residential properties. The majority of the southern wing of the building, which projects beyond the rear elevation of the neighbouring dwelling at 65 Summerdown Road, would be limited to single-storey height in order to prevent it from appearing overbearing towards the neighbouring property or from causing undue levels of overshadowing. All windows would be at single-storey height and, as such, views from them towards the neighbouring property would be interrupted by site boundary treatment.
- 8.2.4 A roof terrace would be provided above the single-storey part of the eastern wing. A false pitched roof would be used to provide screening to the southern and eastern edges of this terrace in order to prevent opportunities of overlooking towards neighbouring dwellings. The size of the terrace would potentially allow for large groups of people to congregate on it and, as this may result in disturbance towards neighbouring residents, conditions will be attached to any approval given to control the hours in which the terrace can be used as well as the amount of people who may use it at any given time. Any use of amplified music would also be prohibited. Given the nature of the use of the building, it is considered that such management measures could be implemented efficiently and effectively.
- 8.2.5 The height of the building steps down towards the rear of the site and the central part of the building is stepped away from the eastern site boundary, allowing for the courtyard garden area to be provided. The proposed building would be a minimum distance of approximately 22 metres from the neighbouring dwellings that it backs on to, this being the distance maintained between the northern wing of the building and No. 2 Summerdown Close. This is similar to the distances maintained between the existing building, albeit the existing building is predominantly single-storey to the rear. The degree of separation is considered adequate to prevent the building from appearing unacceptably overbearing towards neighbouring properties, particularly as the majority of the proposed building is pulled further away from the site boundary, other than single-storey elements. It is considered that the ultimate relationship between existing and proposed building would be similar to those generally expected between buildings on a typical residential cul-de-sac.
- 8.2.6 There would not be an excessive amount of windows on the rear elevation of the building, particularly on the parts closest to neighbouring dwelling on Summerdown Close. All rear facing windows on the northern wing would serve bathrooms and could be obscurely glazed. Windows shown on the rear elevation of the northern wing at first floor level are false windows installed to prevent the elevation wall appearing overly monotonous.
- 8.2.7 Whilst the use of the site would be intensified due to the increase in rooms, the general nature of the use would remain as existing and the intensification offset by a large extent by the cessation of the use of the neighbouring facility at 59 Summerdown Road and by the subsequent removal operations involving transfers between the two buildings. The construction of a purpose built care

facility also allows noise, light and air pollution measures to be incorporated into the overall design, representing an improvement in comparison to the existing converted building. Further management and mitigation measures relating to noise, light and air pollution can also be achieved through the adoption of an environmental management plan, which can be secured by condition. This would also relate to general control of activities such as visiting hours, delivery co-ordination and shift changeovers.

8.3 Design Issues:

- 8.3.1 It is not considered that the existing buildings occupying the site possess any particular architectural merit and, as such, there are no objections raised against the loss of these structures. The existing care home is formed from two former dwellings which have had various contrasting extensions made to them over time, resulting in a somewhat cluttered and disorganised appearance to the site. The proposed scheme would allow for facilities to be provided in a more cogent arrangement,
- 8.3.2 The prevailing form of development on the part of Summerdown Road on which the site is located is that of relatively large, detached pitched roof dwellings of 2 - 2½-storey height. Whilst the proposed building would have more storeys than neighbouring buildings, its overall height would not be significantly greater due to the accommodation of the upper two floors of the proposed building above the roof eaves height. Furthermore, the site is on a corner plot and so lends itself to a more visually prominent form of development and it is noted that the dwelling occupying the corner plot on the opposite side of the road (42 Summerdown Road) has a roof top height of approximately 10.5 metres (as opposed to 12.1 metres for the proposed building) and an eaves height of 5.3 metres (as opposed to 6 metres).
- 8.3.3 It is not considered that 42 Summerdown Road appears overly disruptive within the street scene. It is considered that the proposed building, at only 1.6 metres greater height (approx.) would therefore also not appear incongruous in terms of height. Furthermore, the roof line is articulated and steps down to approximately 9.7 metres towards the neighbouring property to the south, ensuring that the building would not appear overly dominant towards the only immediately adjacent property within the street scene.
- 8.3.4 Whilst the proposed building would have a flat topped roof, the use of substantial false roof pitches on all elevations would ensure that the general appearance of the roof line is consistent with that of neighbouring buildings. The wide building frontage would also reflect the general characteristic neighbouring development, where buildings typically occupy close to the full width of their plots. The overall structure is well articulated, utilising stepped changes in height and staggered elevation walls. A mixed palette of materials is employed to further assist in breaking up the mass of the building and preventing it from appearing monotonous. It is noted that the Design Review Panel suggest a reduction in the abundance of orange/russet coloured external finishes, a condition can be used to control the final selection of material finishes for the building. It is accepted that the building would appear distinct from neighbouring dwellings to a certain degree but this is considered to be an attribute given that the building provides

for a specific use that should be distinguishable from neighbouring buildings.

- 8.3.5 The proposed building would engage well with the street, with a distinctive gable ended element incorporated into the frontage, a good level of natural surveillance provided by the amount of glazing provided and a clearly defined pedestrian access. This is also the case for the northern elevation, which faces onto Summerdown Close, where the provision of windows would ensure suitable overlooking of the car parking facility, thereby reducing the potential for crime and anti-social behaviour.
- 8.3.6 The comments made by the Design Review Panel (section 6.7) are noted, particularly para. 6.7.3 which suggests that there is potential to enhance the bulk of the building rather than limit it as is the case with the submitted design. However, the current scheme is considered appropriate in light of the need to ensure a more sympathetic relationship towards immediately adjacent dwellings. The concerns regarding the impact of the northern wing of the building upon the character of Summerdown Close are also noted. Since the comments were received, the applicant has confirmed that replacement tree screening would be provided on the eastern site boundary to soften the visual impact of the building.
- 8.3.7 In regard to the wider surrounding area, there are distant views of the site available from the South Downs. Given the orientation and positioning of the proposed building would comply with existing spatial characteristics and that the overall height and footprint is modest in the context of long distance views it is not considered that the proposed building would appear visually disruptive when viewed from the Downs. It is also considered that the proposed building would not compromise any valuable viewpoints from Eastbourne towards the downland. The South Downs National Park Authority were consulted and have raised no objection against the application, subject to clarification that the gable ended section on the western elevation of the building would not be glazed in its entirety. A condition will also be used to ensure blinds are installed on all rooflights in order to prevent lightspill that may cause harm to the status of the South Downs National Park as a dark sky reserve. This is of particular importance as the top floor of the building is likely to be in use into the night given that it contains staff and servicing facilities.

8.4 Quality of Accommodation:

- 8.4.1 The proposed scheme would allow for the existing care home operation, which is distributed across two sites, to be amalgamated into a more efficient, purpose built care home. This would improve the ongoing viability of the care home use which is currently subject to a degree of uncertainty due to the practical difficulties and costs of adapting the existing building to meet required standards. The stock of care homes within Eastbourne has been reduced as a result of similar experiences where difficulties involved in adapting buildings has resulted in facilities closing down or relocating.
- 8.4.2 The interior layout of the building would be far more logical, functional and adaptable, as opposed to the layout of the existing facility which is convoluted, with narrow corridors, awkwardly shaped rooms and numerous changes in floor level. All bedrooms would be well served by clear glazed windows allowing for

good levels of access to natural light and ventilation. Additional communal spaces would be provided inside and outside of the building whilst more functional facilities, such as kitchens and laundry equipment, would be isolated on the top floor of the building.

8.4.3 It is therefore considered that the proposed building would provide improved facilities, better quality living conditions and a more adaptable environment that would be supported by the social objective of sustainable development as defined in the Revised NPPF as well as policy D7 of the Eastbourne Core Strategy. The retention of the use in this residential setting would enable it to remain part of the local community, ensuring that the principle of promoting mixed communities, inclusiveness and cohesion is adhered to.

8.5 Impact on Highway Network and Access:

8.5.1 The proposed development would incorporate a total of 23 parking bays, one of which would be allocated for ambulances and servicing/delivery vehicles. 4 x disabled parking bays would be included, these being situated as close as possible to the main building entrance and pedestrian footpath in order to allow for ease of access. The car parking spaces would be distributed across 3 main areas, 20 x spaces provided directly to the front of the building, 2 x spaces to the rear and 11 x spaces adjacent to Summerdown Close occupying part of the existing curtilage of 59 Summerdown Road. 4 x motorcycle parking spaces would also be provided. ESCC Highways have confirmed that 23 x car parking spaces is an adequate quantum to serve a 62 bed space care home facility.

8.5.2 The existing in/out looped access arrangement would be maintained, although the egress point would be repositioned marginally to the north in order to allow for additional on-site car parking spaces to be accommodated. The amended site layout plan SK20 Rev C shows the 43 metre long visibility splays either side of the site access and egress that would be required on a 30mph speed limit road. It is noted that street trees fall within these splays but it is considered that their canopies are raised high enough to prevent obstructing views of the road and of pedestrians. Parking to the rear of the site and to the north would be accessed via Summerdown Close. The parking to the north of the site would be split into two separately accessible areas, with bays aligned parallel to the road. The provision of dropped kerb access to serve these spaces would not result in the loss of on street car parking as Summerdown Close is too narrow to allow for vehicles to be parked on both sides of the road. Sufficient manoeuvring space would be provided behind the parking bays to allow for vehicles to enter and leave the highway in forward gear.

8.5.3 As the proposed development would only a small increase in bed spaces over the combined amount of the two existing facilities, it is not considered that it would result in any unmanageable increase in traffic levels on the surrounding highway network. A condition would be used to require the cessation of the use of 59 Summerdown Road as a care home upon the full occupation of the proposed new facility in order to prevent the two facilities operating in tandem, which would potentially generate an unsustainable increase in traffic and parking demand.

- 8.5.4 Plan SK20 rev C shows vehicle tracking for a delivery vehicle/ambulance. Bin stores are provided to the rear of the site and service vehicles would be able to access these via Summerdown Close as with existing refuse collection arrangements.
- 8.5.5 The building would have a designated pedestrian access, a condition will be used to obtain further details of the method used to mark this out to ensure that motorists are aware of pedestrians crossing the front of the site, as well as any signage required. A section 278 agreement will also be used to secure textured paving either side of all dropped kerbs in order to improve pedestrian safety.
- 8.5.6 In order to encourage the use of more sustainable modes of transport, a secure and covered cycle storage facility would be provided to the rear of the site. Shower and changing rooms are provided for staff in order to further encourage cycling to work. A condition will also be attached to any approval given requiring a minimum of 2 x electric vehicle charging points to be provided.
- 8.6 Landscaping:
- 8.6.1 Existing soft verging and tree planting on the adjacent to the northern boundary of the site would be retained and would provide sympathetic screening to the northern aspect of the proposed building. The proposed parking area adjacent to Summerdown Close will include new planting that would augment with the greenery on the opposite side of the road to maintain a verdant appearance and to soften the visual impact of the parking area. Boundary treatment would also be provided adjacent to the parking area to further soften visual impact of the parking and to integrate with the established trend of boundary walling and/or fencing adjacent to the highway that is demonstrated within the surrounding area.
- 8.6.2 The existing leylandii hedging on the eastern site boundary would be removed to allow for construction of the new building but would be replaced by hedging of a similar height that would provide sympathetic screening of the proposed building and the bin storage facilities to the rear of the site.
- 8.6.3 The flint and brick wall to the front of the site would be retained. A condition would be used to ensure that the brick piers either side of the existing egress are used for the repositioned egress and that the closing off of part of the existing egress as carried out by continuing the existing flint wall.
- 8.6.4 The mature trees on the verge to the north of the site are the subject of a Tree Preservation Order as are three trees to the rear of the site and other mature trees on Summerdown Close. The order was issued in 1973 in response to the development of Summerdown Close, the trees previously having been within the rear gardens of 59-63 Summerdown Road. One of these trees, on the southern boundary of the site, would need to be removed in order for the proposed building to be accommodated. Whilst this is regrettable, the tree is not considered to possess significant individual amenity value given its relatively modest height and spread and its positioning in the rear corner of the site. It is considered that the loss of this tree would be mitigated by the retention of other mature trees nearby as well as by additional site landscaping proposed. A

condition will be used to ensure all other TPO trees are protected during and after construction works. The Council's Arboriculturalist has not raised any objections against the scheme.

8.7 Drainage:

8.7.1 The proposed development would result in an increase in impermeable coverage within the site as a result of the enlarged building size and the provision of hard surfaced parking area.

8.7.2 The Lead Local Flooding Authority (LLFA) are satisfied that surface water generated by the proposed development can be managed at an appropriate discharge rate, thereby preventing increased risk of surface water flooding of the site, neighbouring properties and the public highway. This is subject to more detailed technical drawings being submitted to and approved by the Council (in conjunction with the LLFA) prior to development commencing.

8.8 Employment:

8.8.1 The proposed development would secure a modern, purpose built care home facility within the Borough that provides a significant level of employment and has the potential to offer new employment opportunities. In this regard, the proposed development responds positively to policy D2 of the Eastbourne Core Strategy which seeks to support job growth and economic prosperity.

8.9 Planning Obligations

8.9.1 In order to safeguard against the potential for the existing care home use at 59 Summerdown Road to remain in operation in tandem with the proposed enlarged care home, in order for the application to be approved, a legal agreement requiring the use of 59 Summerdown Road to revert to that of a single residential dwelling within 3 months of the first occupation of the proposed development will need to be put in place. This 3 month timeframe allows for a period of transition as facilities are moved from 59 Summerdown Road into the new building.

8.9.2 The legal agreement would also be used to secure the use of local labour for construction as the scheme as well as additional training and also to cover off-site highway works (tactile paving etc) and the adoption of a travel plan that will specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking.

9 Human Rights Implications

9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

Recommendation

1. It is recommended that the application is approved, subject to the signing of a Section 106 agreement covering the following:-
 - Travel Plan;
 - Local Labour Agreement;
 - Highway Works (at new crossovers);
 - Cessation of use of 59 Summerdown Road as a care home;

The following conditions are also recommended in order to control the development:-

2. The development hereby permitted shall be begun before the expiration of three years from the date of permission.

Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. The development hereby permitted shall be carried out in accordance with the following approved drawings:-

- 4302 SK20 Rev C;
- 4302 SY11 Rev C;
- 4302 SK28 Rev A;
- 4302 SK26 Rev A;
- 4302 SK27 Rev A;

Reason: For the avoidance of doubt and in the interests of proper planning.

4. No works above foundation level shall be carried out until a full schedule of external materials and finishes to be used on the dwellings hereby approved have been submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details.

Reason: In the interest of visual amenity, in accordance with saved policy UHT1 of the Eastbourne Borough Plan.

5. Prior to first occupation of the development hereby permitted a plan detailing the positions, height, design, materials and type of all proposed boundary treatments shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be provided in accordance with the approved details prior to first occupation of the development and shall thereafter be retained at all times.

Reason: In order to ensure the development is adequately screened and secured in a visually sympathetic manner in accordance with saved policy

UHT1 of the Eastbourne Borough Plan and Policy D1 of the Eastbourne Core Strategy.

6. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a. Location and installation of services/ utilities/ drainage.
- b. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c. Details of construction within the RPA or that may impact on the retained trees.
- d. a full specification for the installation of boundary treatment works.
- e. a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f. A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- g. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- h. details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- i. Boundary treatments within the RPA
- j. Methodology and detailed assessment of root pruning
- k. Arboricultural supervision and inspection by a suitably qualified tree specialist
- l. Reporting of inspection and supervision
- m. Methods to improve the rooting environment for retained and proposed trees and landscaping

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with saved policy UHT7 of the Eastbourne Borough Plan, Policy D1 of the Eastbourne Core Strategy and pursuant to section 197 of the Town and Country Planning Act 1990

7. Prior to completion or first occupation of the development hereby approved, whichever is the sooner; hard and soft landscaping details of all parts on the

site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

1. a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
2. Biodiversity enhancements;
3. location, type and materials to be used for hard landscaping including specifications where applicable for:
 - a. permeable paving
 - b. underground modular systems
 - c. Sustainable urban drainage integration
 - d. use within tree Root Protection Areas (RPAs);
4. a schedule detailing sizes and numbers/densities of all proposed trees/plants;
5. specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and there shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.
6. Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with saved Policy UHT7 of the Eastbourne Borough Plan.

8. Prior to first occupation of the development hereby permitted, details of external lighting shall have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of environmental amenity and biodiversity in accordance with saved policy NE28 of the Eastbourne Borough Plan and Policies D1 and D9 of the Eastbourne Core Strategy.

9. Prior to development commencing, detailed specifications and plans of the roof lights and associated shutters/blinds to be installed in the building hereby permitted, including details of how the blinds would be operated, shall be submitted to and approved in writing by the Local Planning Authority. The roof lights and associated shutters/blinds shall be installed and operated in accordance with the approved details prior to first occupation of the building and shall remain in perpetuity.

Reason: To prevent light pollution towards the South Downs National Park dark skies reserve in the interest of environmental amenity and the character of the natural environment in accordance with saved policy NE28 of the Eastbourne Borough Plan and policy D9 of the Eastbourne Core Strategy.

10. Prior to development commencing, detailed drainage drawings and calculations shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include evidence (in the form hydraulic calculations) that surface water discharge rates are limited to 5.0 l/s for all rainfall events, including those with 1 in 100 (+40% for climate change) annual probability of occurrence. The hydraulic calculations shall take into account the connectivity of the different surface water drainage features including the proposed grasscrete parking areas.

The details of the outfall of the proposed attenuation tank and how it connects into the public sewer system shall be submitted as part of a detailed design including cross sections and invert levels.

A maintenance and management plan for the entire drainage system shall be submitted to the planning authority before any construction commences on site to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan shall cover the following:

- a) This plan should clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains.
- b) Evidence of how these responsibility arrangements will remain in place throughout the lifetime of the development.

These details shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter remain in place for the lifetime of the development.

Prior to the construction of the outfall, a survey of the condition of the public sewer and any existing on-site drainage connections which will take surface water runoff from the development shall be investigated. Results of the survey shall be submitted to and approved in writing by The Local Planning Authority. Any required improvements to the condition of the sewer and

drainage connections shall also be included and, if approved by the Local Planning Authority, implemented accordingly.

Prior to occupation of the development, evidence (including photographs) shall be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs.

Reason: In order to ensure the site is adequately drained and that surface water is appropriately managed in accordance with saved Policy US4 of the Eastbourne Borough Plan.

11. 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 routing 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 interest of environmental amenity and highway safety in accordance with saved Policy NE28 of the Eastbourne Borough Plan and Policy D8 of the Eastbourne Core Strategy

12. Before first occupation of the development hereby approved, the car parking spaces, access and turning areas shown on drawing no SK20 Rev C shall be provided, and thereafter shall be retained for such purposes to the satisfaction of the Local Planning Authority. The parking provision shall include a minimum of two electric vehicle charging facilities which shall be installed prior to the first occupation of the development and maintained in place thereafter.

Reason: In order to ensure that the development is properly managed and does not result in any unacceptable hazard to highway safety or damage to residential amenity in accordance with saved policies HO20 and TR11 of the Eastbourne Borough Plan and policies B2 and D1 of the Eastbourne Core Strategy.

13. The repositioned vehicular egress onto Summerdown Close shall not be used until such a time as the existing egress has been permanently closed off using flint and brick walling of matching height and appearance as the existing boundary wall and the kerb reinstated. All new crossovers shall be constructed to ESCC standards and incorporate textured paving either side.

Reason: In order to ensure that the development is properly managed and does not result in any unacceptable hazard to highway safety or damage to residential amenity in accordance with saved policies HO20 and TR11 of the Eastbourne Borough Plan and policies B2 and D1 of the Eastbourne Core Strategy.

14. No part of the development shall be occupied/brought into use until visibility splays of 2.4 metres by 43 metres have been provided at the site vehicular access/egress onto Summerdown Road in accordance with the approved drawing ref: SK20 Rev C. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 600mm.

Reason: In order to ensure that the development is properly managed and does not result in any unacceptable hazard to highway safety or damage to residential amenity in accordance with saved policies HO20 and TR11 of the Eastbourne Borough Plan.

15. Before first occupation of the development hereby approved, full details of road markings and signage associated with the safe use of pedestrian site access shall be submitted to and approved by the Local Planning Authority

Reason: In order to ensure that the development is properly managed and does not result in any unacceptable hazard to highway safety or damage to residential amenity in accordance with saved policies HO20 and TR11 of the Eastbourne Borough Plan.

16. Before preparation of any groundworks or foundations for the development hereby approved, full details for the incorporation of water and energy efficiency measures, the promotion of renewable energy and sustainable construction within the development shall be submitted to and agreed in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details and thereafter so retained.

Reason: In the interest of providing sustainable development in accordance with policies B2 and D1 of the Eastbourne Core Strategy.

17. The premises shall be used as a nursing home only and for no other purpose including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) (as amended) or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification.

Reason: In order to control the use of the building and prevent occupation by another use that may result in increased levels of activity and

disturbance, in accordance with saved policies NE28 and HO20 of the Eastbourne Borough Plan.

18. No occupation of the building shall commence until a management plan relating to noise, light and air emissions generated by the proposed development has been submitted to and approved by the Local Planning Authority, including, but not limited to, the following information:-

- Details of the amount of external lighting to be installed and the specifications of the lighting to be installed;
- Details to restrict light spill from interior lights to the exterior of the building;
- Details of any plant and machinery to be installed, including full specifications;
- Management of use of external amenity areas including hours of use and numbers of people using external amenity areas at any given time.

The use shall thereafter be carried out in accordance with these approved details.

Reason: In the interests of environmental and residential amenity in accordance with saved policies HO20 and NE28 of the Eastbourne Borough Plan.

19. Prior to the first occupation of the development hereby approved a Delivery & Service Management Plan, which includes details of the types of vehicles, how deliveries will take place and the frequency of deliveries shall be submitted to and approved in writing by the Local Planning Authority. All deliveries shall thereafter be carried out in accordance with the approved plan.

Reason: In order to ensure that the development is properly managed and does not result in any unacceptable hazard to highway safety or damage to residential amenity in accordance with saved policies HO20 and TR11 of the Eastbourne Borough Plan.

11 Appeal

Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.