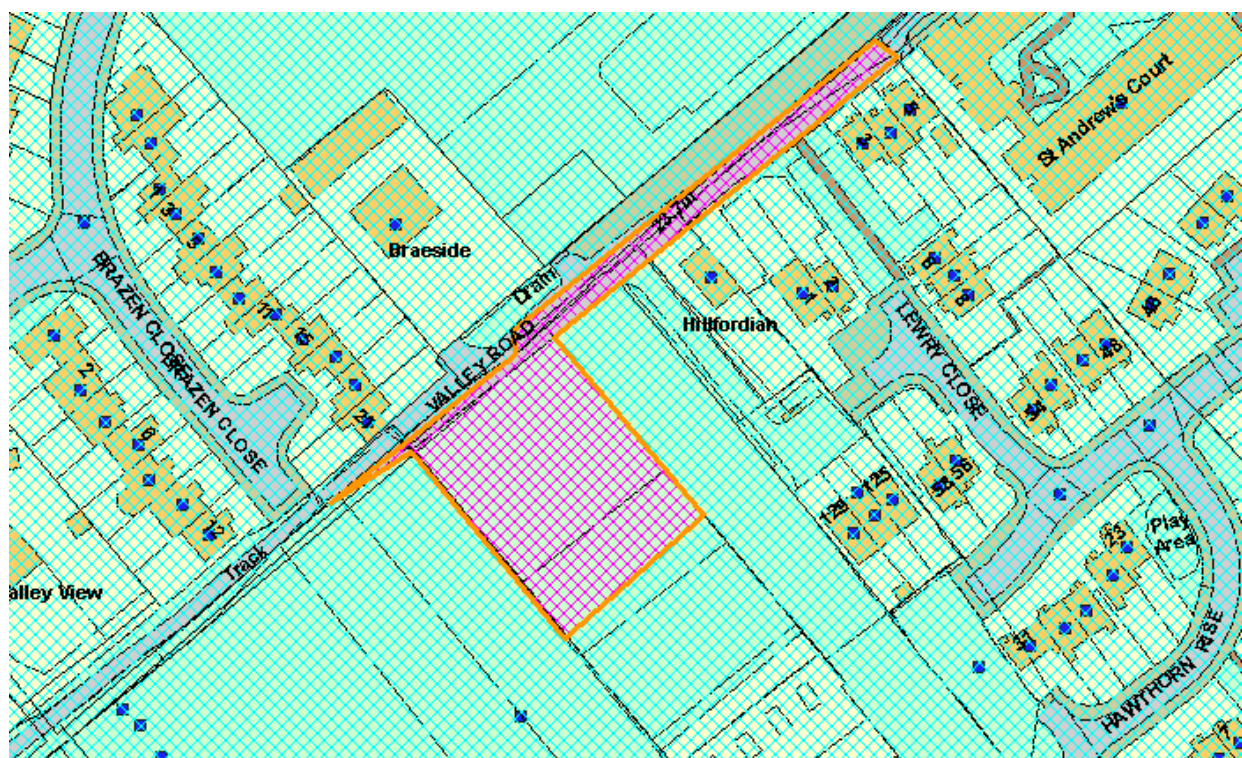


APPLICATION NUMBER:	LW/19/0205		
APPLICANTS NAME(S):	Jass and Co.	PARISH / WARD:	Newhaven / Newhaven Valley
PROPOSAL:	Outline planning application for erection of 9 x 3 bedroom dwellings with off road parking and landscaping and new access from Valley Road		
SITE ADDRESS:	Land at Valley Road, Newhaven, East Sussex, BN9 9TH		
GRID REF:			



1. SITE DESCRIPTION / PROPOSAL

Site and surrounding area.

1.1 The application site is located on the south side of Valley Road, Newhaven, oriented NW/SE. The site covers approximately 0.4ha and is rectangular in shape with a narrow leg extending from the south east corner. It slopes steeply upwards from north-west to south-east and across the site. Formerly in use as a paddock, the site is covered with low grade vegetation. There are hedges and some trees on the site boundaries; none are protected. To the south east is a detached property set in a large plot. To the north-east and north-west are low density residential developments in a mix of house types and styles. The site immediately adjacent to the south-west, known as August Fields, is a much larger housing scheme that is currently under construction, with its vehicular access from the A259 (ref. LW/12/0850). Valley Road runs from Lewes Road in a north-east/south-west direction before turning a right angle to join with the A259. The section of Valley Road that starts alongside the application site and terminates at the A259 is an un-adopted single track, with very limited access for vehicles. Beyond the site to the south east are Peacehaven Golf Club and the SDNP.

Proposal

1.2 Outline Planning Permission, with only access and layout determinable at this stage, is sought for the development of the site to provide 9 x 3 bedroom properties arranged as 4 pairs of semi-detached and 1 detached house in a cul-de-sac. Each house will have 2 off-street parking spaces, with 2 unallocated visitor spaces with a turning area at the south-east end of the site, a total of 20 spaces. An area at the front of the site will be laid out as a vehicle turning area for general use to ease the access issues along this part of the road. This has been provided at the request of ESCC Highways. Finally, each house is indicated as having a shed in the rear garden for cycle storage. The site boundary has been amended since the application was submitted to incorporate an area to mitigate the impact on the ecological value of the part of the site that is to be developed.

2. RELEVANT POLICIES

LDLP: – CP2 – Housing Type, Mix and Density

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – CP12 – Flood Risk, Coastal Erosion and Drainage

LDLP: – CP13 – Sustainable Travel

LDLP: – CP14 – Renewable and Low Carbon Energy

LDLP: – DM1 – Planning Boundary

LDLP: – DM24 – Protection of Biodiversity

LDLP: – DM25 – Design

LDLP: – DM26 – Refuse and Recycling

NTP: - NE1 – Biodiversity protection and enhancement

NTP: - D1 – Promoting good design

NTP: - D2 – Design and climate change

NTP: - H1 – A Spatial Strategy for Newhaven

NTP: - R1 – Recreation, Leisure and Local Green Spaces

NTP: - T1 – Congestion Mitigation and Sustainable Movement

3. PLANNING HISTORY

LW/11/0419 - Residential development of 150 Units comprising 26 x 1 Bed Houses, 14 x 2 Bed Houses, 20 x 2 Bed Maisonettes, 82 x 3 Bed Houses and 8 x 4 Bed Houses - **Withdrawn**

LW/14/0853 - Erection of twelve x three bedroom houses and four x two bedroom houses, including creation of access from Valley Road - **Refused**

LW/15/0881 - Erection of 8 x 3 bedroom semi-detached houses and 1 x 3 bedroom detached house all with parking and associated landscaping and new turning area - **Withdrawn**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – The committee objected to this development on the following grounds:

- Increase of congestion on the highway, especially when children arrive and leave the school. It was not felt that the improvements proposed to the road surface would be sufficient to mitigate against the increase in traffic and danger to pedestrians accessing the school.
- Drainage issues.
- Damage to the local ecology and protected species. It was felt that the species survey was inadequate and there was no information about what had happened to protected species in contravention of the International Berne Convention.
- Lack of visitor parking, due to the narrowness of the access road. There were concerns that parking would take place in the turning area.
- Increased pressure on Valley Road, the committee suggested passing places should be provided further down Valley Road.
- Difficulties of access for service vehicles.

The committee asked for this application to be decided by the Lewes District Council Committee.

Planning Policy Team –

Post LPP2 approval

This planning application should be considered against the policies of the adopted Lewes District Local Part 1: Joint Core Strategy (LPP1), the adopted Lewes District Local Plan Part 2: Site Allocations and Development Management Policies (LPP2) and the 'made' Newhaven Neighbourhood Plan (NNP).

The application site is located within the Newhaven planning boundary and is allocated for residential development by Policy NH01 of the LPP2. Whilst the application only applies to part of the wider site allocated by Policy NH01, it is acknowledged that the indicative layout

allows for the remaining part of the allocated site to come forward in future, utilising the proposed access from Valley Road.

In principle, therefore, the proposed development is acceptable, subject to compliance with the criteria (a) to (d) of Policy NH01 and other relevant development plan policies, in particular Core Policies 2, 11, 12, 13 of the LPP1, Policies DM24, DM25 and DM26 of the LPP2, and Policies D1, D2, H1, NE1, R1 and T1 of the NNP.

Principle of development in this location

The application site is located in the North West area of Newhaven town and within the planning boundary (Policy CT1 was replaced by Policy DM1 of the adopted LPP2) where the principle of development is generally acceptable. The development proposal comprises of nine net dwellings. The site is currently scrubland and bordered by housing to the east and north. Land to the west has recently been granted planning permission for the development of 85 dwellings (LW/18/0406). If the application site were approved and developed it would sit well within the general wider residential area.

In addition to the above, the application site covers the northern section of the larger 2003 LDLP housing site allocation; retained 'saved' Policy NH4. The allocation is for the development of 24 net dwellings. Policy NH4 has been reviewed as part of the LPP2 and remains a housing allocation, Policy NH01, for 24 net dwellings.

It is acknowledged that the indicative layout submitted by the Applicant allows for the remaining part of the allocated site to come forward in future, utilising the proposed access from Valley Road. This aspect of the development should be retained in the layout and design at the future Reserved Matters stage.

Summary

The proposed development is located within the planning boundary (Policy CT1) and established residential area. The development forms part of the adopted 2003 LDLP housing allocation (NH4) for 24 net dwellings, the principle of which is retained by the LPP2. From a planning policy perspective, provided that the proposal is otherwise compliant with relevant policies within the Development Plan, then it should be recommended for approval.

Newhaven Neighbourhood Plan

This planning application should be considered against the policies of the development plan for Lewes District. These comments are provided with regard to the Newhaven Neighbourhood Plan, but all relevant development plan policies and documents should be considered in the assessment of the application.

The Newhaven Neighbourhood Plan was 'made' on 27th November 2019 and its policies carry full weight in decision-taking. The following policies are relevant to the planning application:

- Policy D1 – Promoting Good Design
- Policy D2 – Design and Climate Change
- Policy H1 – A Spatial Strategy for Newhaven
- Policy NE1 – Biodiversity Protection and Enhancement
- Policy R1 – Recreation, Leisure and Local Green Spaces
- Policy T1 – Congestion Mitigation and Sustainable Movement

Design

Criteria 4, Policy D1 applies in the context of this planning application. The design of a scheme should be formulated against its sub-criteria and planning applications should be subject to these requirements to the satisfaction of the case officer.

In all cases, Policy D2 applies. Criteria 3. of this policy states that the proposed scheme is, "...expected to demonstrate how it is resilient to longer term impacts of climate change where appropriate". By using the content of the policy, this resilience should be demonstrated to the satisfaction of the case officer. It should be noted that SuDS are included in the body of the policy.

Natural Environment

The site could be considered to be lowland calcareous grassland. In order to fully address the requirements of Policy NE1, this point should be examined within a relevant assessment for biodiversity. The submitted documents do not mention this point or whether the site would meet this classification. If the site is considered to be lowland calcareous grassland or another biodiversity asset identified in criteria 1., Policy NE1, appropriate mitigation measures should be provided as per criteria 2. of the policy.

In all cases, criteria 3. of Policy NE1 applies and actions to increase ecological value should be provided to the satisfaction of the case officer. It is noted the application enclosures make some recommendations in this respect.

Opportunities

Criteria 2. of Policy R1 states that, "Development proposals should take every opportunity to contribute to a connected recreational green network and provision of new open spaces/playing fields". There appears to be no acknowledgment of this point within the planning application enclosures.

ESCC SUDS – Whilst the application documentation has not met all the County Council's requirements, it is possible that the risk is capable of being mitigated to acceptable levels by the application of planning conditions which are outlined in this response.

ESCC County Ecologist – Policy Context

1. Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 states that: "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

The Duty applies to all public authorities in England and Wales, including all local authorities. Conserving biodiversity includes restoring and enhancing species and populations and habitats, as well as protecting them.

2. The National Planning Policy Framework (NPPF, 2018) states that "the planning system should contribute to and enhance the natural and local environment by 'protecting and enhancing ' sites of biodiversity or geological value'" and "minimising impacts on and providing net gains for biodiversity '" (paragraph 170).

3. The NPPF sets out principles that local planning authorities should seek to apply when determining planning applications to protect and enhance biodiversity; these include refusing planning permission if significant harm to biodiversity from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for; refusing development that would result in

the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists; and encouraging opportunities to incorporate biodiversity improvements in and around developments, especially where this can secure measurable net gains for biodiversity (paragraph 175).

4. Paragraph 99 of ODPM Circular 06/2005 states "It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision".

Potential impacts on biodiversity

5. Insufficient information has been provided to assess the potential impacts of the proposed development on biodiversity. The ecological report submitted with the application is dated September 2014, and reports a Phase 1 survey that was undertaken recently after the site had been cleared. The report included little contextual information about the surrounding area. BS42020:2013 Biodiversity - code of practice for planning and development states that ecological information should be fit to inform the decision-making process, and should be sufficiently up-to-date (e.g. not normally more than two/three years old, or as stipulated in good practice guidance).

6. The South Downs National Park lies c. 130m to the north and west of the site (at the nearest point) and there are Local Wildlife Sites (LWS or Sites of Nature Conservation Importance) to the southeast, west and north, the closest being Meeching Down LWS which lies c. 150m to the southeast. There are multiple records of protected and notable species from the local area including great crested newts and reptiles.

7. In light of the above, and in line with BS 42020:2013, an Ecological Impact Assessment (EclA) of the site should be carried out to assess the likely impacts of the scheme on biodiversity. Ecological impacts should be assessed, and recommendations for appropriate mitigation, compensation and enhancement made in accordance with the Chartered Institute for Ecology and Environmental Management (CIEEM) guidance. The survey and assessment should consider the proposed development and the surrounding area, and should include a data search from the Sussex Biodiversity Record Centre.

In line with the NERC Act and the NPPF, it should consider the existing nature conservation resource of the site, identify impacts and assess the need for avoidance, compensation and new benefits for biodiversity, including the potential to create and/or strengthen connectivity between existing habitats.

As a minimum, such an assessment should be informed by a Preliminary Ecological Appraisal (PEA). Should a PEA of the site indicate the potential for protected species, further surveys may be required. Surveys should be carried out in accordance with best practice guidelines and Natural England's standing advice.

Summary

In summary, further information is required to assess the potential impacts of the proposed development on biodiversity and to inform appropriate mitigation, compensation and enhancement; this information is required before the application can be determined. Further advice will be provided upon receipt of additional information.

Updated ecology comments following submission of additional information

The preliminary ecological appraisal in 2014 and the subsequent update in 2019 did not pick up on the Local Wildlife Sites very close to the site (see letter from Kate Cole ESCC 11/04/19) and because of this, the PEA and planning application do not address ecological connectivity within the wider landscape.

The application should, therefore, include a soft landscaping plan that promotes connectivity through thick mixed native species hedges with rough ground (and space for this hedge to spread to approx. 4m around the perimeter of the site).

The L shaped area marked white on the attached map, should be protected (including during site works and for the long term) and ecologically enhanced as per consultant's recommendations in the email below. A planting scheme, a method statement and an ongoing biodiversity management plan for this area must be agreed before any works can commence.

Though the site was mown short prior to both ecological assessments (2014 and 2019), photographs reviewed, including planning officer's site visit photographs, and google aerial mapping (2019), show that the site is not kept mown short all the time. Given the approx. 200 reptiles trapped on the neighbouring site during development, there is a residual risk of reptiles within suitable edge habitats on this site. There is also a risk of reptiles readily colonising further suitable habitats as they develop, such as longer rough grass and ruderals. Precautionary measures should be employed. The plans for the L-shaped area must include reptile-suitable habitat.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

Five representations were received from various local residents objecting due to additional traffic created by the development, lack of parking, overlooking, loss of privacy, increased danger to pedestrians, compromised access, loss of open space, effect on wildlife, lack of infrastructure.

A further objection was received from a resident of a small development of three properties adjacent to the site which are located in a small cul-de-sac off Valley Road. Concerns were raised that the residents of these properties did not receive letters, that their properties were not shown on the submitted location plan, that the proposal would encroach onto their land and result in the loss of trees. Other objections raised are as noted above.

An objection was received from 'Community Action Newhaven' regarding the "poor access" and impact on parking and loss of open-land, lack of affordable housing.

6. PLANNING CONSIDERATIONS

Principle of development

6.1 The site falls within the planning boundary, so there is no in-principle objection to the development of the site in the context of policy DM1, subject to compliance with other planning considerations. Policy H1 of the Newhaven Neighbourhood Plan supports residential development within the planning boundary.

6.2 Crucially, the site is also allocated under policy NH01, which states that it has potential for 24 new dwellings and should be accessed from Valley Road. However, this allocation refers to a larger area which includes the house and garden of the property known as Jace and which is understood to be in the applicant's ownership; this property is not included

within the red line boundary of this application. Given that the application site is just under 34% of the area in the plan allocation, and taken together with the need to provide an on-site turning area and adequate buffers with adjacent residential development, it is considered that a quantum of 9 dwellings is appropriate.

6.3 Policy CP2 seeks a range of dwelling types and sizes to meet *“the identified local need, based on the best available evidence. This need will generally include 1 and 2 bedroom homes for single person households and couples with no dependents.”* Studies that informed the NPP also identified a need for family housing, which is generally considered to be at least 3 bedrooms. The adjacent site, currently under construction (LW/12/0850) has a mix of 15 x 2 bed, 63 x 3 bed and 7 x 4 bed houses. Property sizes in the wider area range from 2-4 bedroom houses. The proposal falls within this range.

6.4 Policy CP2 also states that *“Account will also need to be given to the existing character and housing mix of the vicinity...”* and that new housing developments will be expected to *“Reflect the site context including the character of the surrounding area, site accessibility, and the size and type of dwellings needed in the locality, to achieve densities in the region of 47 to 57 dwellings per hectare for the towns and 20 to 30 dwellings per hectare for the villages. Higher or lower densities may be justified by the specific character and context of a site.”* The proposed density of the development, excluding the rear part of the site that is to be set aside as an ecology area, is 32 dph. The density of the adjacent site currently under construction is 29 dph. The density of the surrounding, existing residential development generally falls within the range 25-34 dph. In terms of density and local character, the proposal meets these criteria.

6.5 Taking all of the above factors into consideration, it is considered that the proposal does not conflict with Policy CP2.

Design and layout

6.6 The only matters for consideration under this Outline Application are access and layout. The layout shows four pairs of semi-detached houses on either side of a central access road in a staggered arrangement due to the turning area at the front of the site. The detached house is at the top end in the south-west corner. As the site slopes in two directions, the houses are also stepped at intervals across and along the site to follow the contours. At the top end of the site there are two visitor parking spaces and a turning area, beyond which is a strip of land that will be landscaped to enhance the ecology of the site. The layout is considered to be acceptable and can accommodate the number of proposed dwellings without detriment to the wider surroundings and meeting the recognised standards, and therefore complies with policies CP11, DM25 and D1.

6.7 The indicative elevations and supporting documentation indicate that the design of the new houses and materials will be traditional pitched tiled roofs, brick at ground floor and cladding at first. Details of materials are to be secured by condition.

Access, Traffic and parking

6.8 No formal comments have been received from ESCC Highways in respect of this current application, although it is acknowledged that objections were raised under the two previous applications. These were in relation to the unsuitability of the section of Valley Road leading to the site, lack of turning area and rights of access.

6.9 The applicant's agent has submitted copies of pre-application correspondence with the ESCC Highways that the previous objections and concerns could be resolved if the applicant agreed to fund the construct a section of road and pavement leading to the site and a turning

area for general use within the site. These works, which lie outside the site will be secured by s106 and the turning area, which is shown on the submitted drawings, will be secured by condition.

6.10 The Highways Calculator for the site indicates a need for just over 20 car parking spaces for this development; 20 spaces have been provided – two per dwelling and two for visitors. Details of the cycle storage facilities, indicated on the plans, will be required by condition.

6.11 It is considered that the proposal meets the relevant criteria in policies CP11, CP13, DM25 and T1.

Amenity

6.12 The layout of the houses within the site will ensure that mutual overlooking is minimised; the houses are staggered on opposite sides of the access road and the front-to-front distance between them is 15m. The semi-detached houses have 5m long gardens, which wrap around to the side of the dwelling, as do the properties on the adjacent site under-construction, so there is no overlooking conflict between them. The three properties adjacent to the site along the eastern boundary, 125-129 Valley Road, face Valley Road and are located to the south of the proposed new houses. Again, there would be no overlooking or overshadowing conflicts with these properties.

6.13 The detached house is oriented to the north-east with the bulk of its garden to the front. Again, there would be a 10m gap between the side of this house and the new properties on the adjacent site.

6.14 In terms of the amenity of the future residents, it is noted that the proposed houses do not fully comply with the Nationally Described Space Standards. There are also a number of minor drafting errors. However as the application is in outline with just two matters to be considered, and the drawings are clearly labelled as 'Indicative' these issues can be resolved at Reserved Matters or Full Application stage. Each house has sufficient space to provide refuse and recycling bins.

6.15 In relation to amenity, it is considered that the proposal meets the relevant criteria in policies CP11, DM25, DM26 and D1

Ecology/open space

6.16 One of the key concerns surrounding this application has been the impact of the proposal on the ecological value of the site. Following discussions with the in-house Ecology and Landscape Team and the County Ecologist, the boundary of the development site has been amended to encompass land to the south-east that is in the applicant's ownership and originally shown outlined in blue, so that it can be used as an ecological mitigation site. Details of how the area will be planted and managed are to be secured by condition and within the S106. Policy R1 states that "*Development proposals should take every opportunity to contribute to a connected recreational green network and provision of new open spaces/playing fields*". Whilst the proposal does not offer an opportunity to make such a contribution, it should be noted that the site is opposite a Public Footpath that leads directly on to the SDNP.

6.17 It is considered that the proposal as amended will fulfil the requirements of policies DM24, NE1 and R1.

Sustainability and drainage

6.18 Since the application was submitted, the applicant's agent has worked with the SUDs Team to devise a drainage strategy that is considered to be acceptable and that will comply with policies CP12 and D2. They are satisfied that conditions can be imposed that will ensure that any risk is capable of being mitigated to acceptable levels.

6.19 Conditions are also recommended seeking detailed sustainability measures for the scheme as well as for the provision of electric car charging points, in compliance with policies CP13, CP14 and D2.

Response to representations

6.20 The Local Plan Policy comment regarding safeguarding the rest of the site allocated under policy NH01 is noted. However, the use of part of the allocation for an ecology area in this application will preclude this section being utilised for development. This partition of the allocated site leaves only the house and garden of the property known as Jace and it is not known when or if this part of the site will become available. Furthermore, given the reduction in the site area and the constraints afforded by the ecology area and the parking and turning area, it is unlikely that a future scheme would satisfactorily link in with the development currently under consideration. For this reason, it is not considered appropriate to seek to retain a link with the remainder of the site.

6.21 The Neighbourhood Policy comments are noted. Regarding policy NE1, the Ecology Survey and updates that were submitted with the application describes the site consisting of 'cleared tall ruderal vegetation and short sward semi improved grassland mosaic rather than lowland calcareous grassland. As noted above and in the conditions, ecological mitigation measures are sought. Regarding R1, the limitations of the site do not offer opportunities for provision of new open space or contributing to a recreational green network. However, it should be noted that opposite the site is a Public Footpath that leads directly into the SDNP.

6.22 Most of the neighbour objections have been covered in the report. With regard to lack of consultations, this issue was investigated and the three properties were sent letters at the same time as all other neighbours in the vicinity of the site. The properties in question, which were built within the last five years, do not show on the Ordnance Survey maps yet; the updating of these maps is not in the council's control. However, the addresses are on the council's Gazetteer system that generates neighbour consultation letters.

6.23 Regarding encroachment, the applicant is satisfied that the boundary shown on the location plan is correct; there is a fence along most of the length of this boundary and there is no intention to remove this fence. Notwithstanding, this matter is outside of the jurisdiction of planning legislation. Finally, no trees are to be removed to facilitate this development.

S106

6.24 The applicant has agreed to enter into a S106 agreement to secure the formation of a section of new road way and pavements leading to the site, the extent of which is to be agreed, as well as securing the ecological mitigation site.

7. RECOMMENDATION

7.1 On balance, the proposal with the site boundary amended to allow space for ecological enhancements, is considered to be acceptable and to broadly meet all relevant policy requirements, and will make a small but welcome contribution to the District's Housing Land Supply. Approval subject to s106 is recommended.

The application is subject to the following conditions:

1. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended)

2. No development shall commence until drawings showing the detailed layout of the site, floor plans and elevations of the proposed new dwellings have been submitted to and approved in writing by the Local Planning Authority. (Those floor plans should ensure that the dwellings comply with the National Space Standards). The development shall be carried out in accordance with the approved drawings. The floor plans shall be annotated to demonstrate compliance with the Nationally Described Space Standard.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policies CP11 and DM25 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

3. No development shall commence until details/samples of all external materials 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.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policies CP11 and DM25 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

4. No development shall commence until details, including materials, of all hard and soft landscaping and boundary treatment 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.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policies CP11 and DM25 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

5. No development shall commence until details of the ecological mitigation area and a future maintenance plan for the area 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.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policy DM24 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

6. No development shall commence until detailed drainage drawings and calculations have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include evidence (in the form hydraulic calculations and infiltration testing in accordance with the BRE365) that surface water discharge rates are limited to the equivalent greenfield runoff rates 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. All works shall be carried out in accordance with the approved details.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve habitat and amenity having regard to policy CP12 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

7. No development shall commence until detailed design of the attenuation pond/tank/permeable pavement has been submitted to and approved in writing by the Local Planning Authority. The detailed design shall be informed by findings of groundwater monitoring between autumn and spring. The design should leave at least 1m unsaturated zone between the base of the drainage structures and the highest recorded groundwater level. In the event this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the hydraulic capacity and structural integrity of the drainage system shall be provided. All works shall be carried out in accordance with the approved details.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve habitat and amenity having regard to policy CP12 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

8. The detailed design of the drainage scheme shall include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely. Details shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve habitat and amenity having regard to policy CP12 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

9. No development shall commence until maintenance and management plan for the entire drainage system has been submitted to and approved in writing by the planning authority 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 thereafter remain in place for the lifetime of the development.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve habitat and amenity having regard to policy CP12 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

10. No development shall commence until details of measures to manage flood risk, both on and off the site, during the construction phase have been submitted to and approved in writing by the Local Planning Authority. This may take the form of a standalone document or incorporated into the Construction Management Plan for the development. All works shall be carried out in accordance with the approved details.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve habitat and amenity having regard to policy CP12 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

11. No development shall commence until details of the layout of the new access and/or the specification for the construction of the access have been submitted to and approved in writing by the Local Planning Authority and the use hereby permitted shall not commence until the construction of the access has been completed in accordance with the specification set out on Form HT407 which is attached to and forms part of this permission. Such details to be approved should include revised plans and details incorporating the recommendations given in the Stage 1 Road and Safety Audit and accepted in the Designers Response.

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

12. No development shall take place until details of finished floor levels and ground levels in relation to the existing ground levels 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: In the interest of the character of the locality having regard to Policies CP11 and DM25 of the Lewes District Local Plan and the National Planning Policy Framework.

13. No development or works in connection with the development hereby approved, including site preparation works, shall take place until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide information including details of the:

- a) anticipated number, frequency and types of vehicles to be used during construction;
- b) methods of access and routing of vehicles, including those of site operatives, during construction;
- c) parking of vehicles of contractors, site operatives and visitors;
- d) loading and unloading of plant, materials and waste;
- e) storage of plant and materials used in construction of the development;
- f) the appearance, erection and maintenance of security fencing;
- g) provision 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);
- h) measures to control the emission of dust, dirt, air pollution and odour during demolition and construction;
- i) temporary lighting for construction and security;
- j) public engagement both prior to and during construction works;
- k) means of safeguarding public rights of way or providing temporary diversions.

l) details of the precautions and facilities put in place to guard against the deposit of mud and substances from the application site on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed in order to be free of mud and similar substances prior to entering the public highway;

m) details outlining the proposed range of dust and dirt control measures and noise mitigation measures during the course of construction of the development, having regard to Section 61 consent under the Control of Pollution Act 1974;

n) details of off-site monitoring of the CEMP; and

o) assurance that the construction will be undertaken in accordance with the Considerate Constructor's Scheme

The approved CEMP shall thereafter be implemented and adhered to throughout the entire site preparation and construction period.

Reason: In the interests of highway safety and the environmental amenities of the area, having regard to guidance within the National Planning Policy Framework

14. No development shall take place until detailed drawings, including levels, sections and construction details of the proposed estate road, along with details of surface water drainage, outfall disposal and street lighting (as necessary), in accordance with the local highway authority's standards, have been submitted to and agreed in writing by the Local Planning Authority. The roads shall thereafter be constructed in accordance with the approved drawings and details.

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

15. No development above ground floor slab level of any part of the development hereby permitted shall commence until a report has been submitted to, and approved in writing by, the Local Planning Authority, to include details and drawings to demonstrate how a minimum of 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage.

The report shall identify how renewable energy, passive energy and energy efficiency measures will be generated and utilised for each of the proposed buildings to collectively meet the requirement for the development. The approved details shall be implemented with the construction of each dwelling and thereafter retained.

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.

16. No development above ground floor slab level of any part of the development hereby permitted shall commence until details of the siting and design of external electric car charging points have been submitted to and approved in writing by the Local Planning 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.

17. Prior to the occupation of any new dwelling within the development hereby approved, full details of covered and secure cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority. These areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles associated with residents and visitors to the development hereby permitted.

Reason: To provide alternative travel options and encourage use of alternatives to the use of the private car, in the interests of sustainability in accordance Policy CP13 of Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework

18. Prior to the occupation of any new dwelling within the development hereby approved, full details of storage for refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. These areas shall thereafter be retained. .

Reason: In the interests of the amenities of the area, having regard to guidance within the National Planning Policy Framework.

19. No part of the development shall be occupied until the access road, pavements, car parking spaces for both occupants and visitors, and the vehicle turning areas have been constructed and provided in accordance with the approved plans. The areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To provide car parking space and in the interests of road safety for the development.

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

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve habitat and amenity having regard to policies CP12 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

21. No site clearance or construction works shall take place outside 0800 hours to 1800 hours Mondays to Fridays and 0830 hours to 1300 hours on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interests of the amenities of the area, having regard to guidance within the National Planning Policy Framework.

22. 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 and the National Planning Policy Framework.

23. No development above ground floor slab level of any part of the development hereby permitted shall take place until details of how the development will incorporate measures to

reduce carbon energy use, facilitate renewable energy installations, and lower household water consumption, have been submitted to and approved in writing by the local planning authority. The approved measures shall be put in place prior to the first occupation of each of the residential units, and shall be retained as such thereafter.

Reason: In order to reduce locally contributing causes of climate change in accordance with policy CP14 of the Lewes District Local Plan Part One: Joint Core Strategy and the National Planning Policy Framework 2019.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Technical Report	8 March 2019	Habitat Survey
Proposed Block Plan	23 March 2020	14.09.18.3.050 Proposed block plan 1:500
Existing Block Plan	23 March 2020	14.09.18.3.001 Existing block plan 1:500
Location Plan	23 March 2020	14.09.18.3.002 Revised location plan 1:1250
Proposed Block Plan	23 March 2020	14.09.18.3.002 Revised indicative block plan 1:500
Proposed Floor Plan(s)	23 March 2020	14.09.18.3.003 Revised indicative block plan 1:500
Proposed Floor Plan(s)	23 March 2020	14.09.18.3.004 Revised indicative block plan 1:500
Proposed Elevation(s)	23 March 2020	18.11.09.3.005 Indicative N and E elevations 3 bed detached house 1:100
Proposed Elevation(s)	23 March 2020	18.11.09.3.006 Indicative W and S elevations 3 bed detached house
Proposed Elevation(s)	23 March 2020	18.11.09.3.007 Indicative E and W elevations 3 bed semi-detached houses 1:100
Proposed Elevation(s)	23 March 2020	18.11.09.3.008 Indicative N S W and E elevations 3 bed semi-detached houses 1:100
Proposed Elevation(s)	23 March 2020	18.11.09.3.009 Indicative east site elevation 1:200
Technical Report	4 October 2019	SUDs Statement
Location Plan	23 March 2020	14.09.18.3.002 Location Plan 1:1250
Proposed Block Plan	23 March 2020	14.09.18.3.002 Proposed Block Plan 1:500
Other Plan(s)	23 March 2020	14.09.18.3.050 Drainage Plan 1:500

Proposed Elevation(s)	23 March 2020	18.11.09.3.009 Indicative Site Elevations East and Section BB 1:200
Proposed Floor Plan(s)	23 March 2020	14.09.18.3.003 Indicative Plans Detached House 1:100
Proposed Floor Plan(s)	23 March 2020	14.09.18.3.004 Indicative Plans Semi-Detached Houses 1:100
Proposed Elevation(s)	23 March 2020	14.09.18.3.005 Indicative Elevations N and E Detached House 1:100
Proposed Elevation(s)	23 March 2020	14.09.18.3.006 Indicative Elevations S and W Detached House 1:100
Proposed Elevation(s)	23 March 2020	14.09.18.3.007 Indicative Elevations E and W Semi-Detached Houses 1:100
Proposed Elevation(s)	23 March 2020	14.09.18.3.008 Indicative Elevations E and W Semi-Detached Houses 1:100