

App.No: 200205	Decision Due Date: 29 October 2019	Ward: Langney
Officer: Neil Collins	Site visit date: 19 th March 2020	Type: Planning Permission
Site Notice(s) Expiry date: Neighbour Con Expiry: Press Notice(s): n/a		
Over 8/13 week reason: Viability Assessment Review and Committee cycle.		
Location: Land at Sandpiper Walk, Eastbourne		
Proposal: Erection of 16 dwellings together with parking and access		
Applicant: Park Lane Homes Ltd		
Recommendation: Grant Planning Permission subject to conditions and a S106 Legal Agreement to cover <ul style="list-style-type: none"> • Local Labour Agreement; and • Affordable housing contribution • Traffic Regulation Order costs (£6000) • Highway works to the junction of Sandpiper Walk and Kingfisher Drive 		

Contact Officer(s): **Name:** Neil Collins
Post title: Specialist Advisor - Planning
E-mail: neil.collins@eastbourne.gov.uk
Telephone number: 01323 4150000



1 Executive Summary

- 1.1 This application is brought to the Planning Committee as it is for major development, in line with the adopted Scheme of Delegation.
- 1.2 The application proposes the erection of sixteen dwellings on the site, comprising fourteen 2-bed and two 3-bed houses together with on-site parking for
- 1.3 The applicant has submitted a Financial Viability Assessment, which argues that the development would neither be viable with on-site provision of affordable housing units, nor a financial contribution towards off-site provision alongside 100% open market sale of the proposed units. The assessment has been independently assessed by the Council's elected viability consultants, which rebuts its conclusions and identifies a surplus of £29,592. As such, this surplus is recommended for capture towards off-site affordable housing provision.
- 1.4 The application has attracted a total of 15 objections.
- 1.5 The scheme is considered be sustainable residential development in a Predominantly Residential Area and accords with adopted national and local planning policy. As such, taking all other considerations into account, along with all other considerations noted within the body of the report, the application is recommended for approval subject to conditions and a Section 106 Legal Agreement to secure the following planning obligations:
 - Local Labour Agreement; and
 - Affordable housing contribution
 - Traffic Regulation Order costs (£6000)

- Highway works to the junction of Sandpiper Walk and Kingfisher Drive

2 Relevant Planning Policies

2.1 Revised National Planning Policy Framework (2019)

- 2. Achieving sustainable development
- 3. Plan-making
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment

2.2 Eastbourne Core Strategy Local Plan (2013)

- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C8: Langney Neighbourhood
- D1: Sustainable Development
- D5: Housing
- D8: Sustainable Travel
- D9: Natural Environment

2.3 Eastbourne Borough Plan – Saved Policies

- NE3: Conserving Water Resources
- NE4: Sustainable Drainage Systems
- NE15: Protection of Water Quality
- NE17: Contaminated Land
- NE18: Noise
- NE20: Sites of Nature Conservation Importance
- NE22: Wildlife Habitats
- NE28: Environmental Amenity
- UHT1: Design of New Development
- UHT2: Height of Buildings
- UHT4: Visual Amenity
- UHT6: Tree Planting
- UHT7: Landscaping
- UHT13: External Floodlighting
- HO2: Predominantly Residential Areas
- HO6: Infill Developments
- HO20: Residential Amenity
- TR2: Travel Demands
- TR7: Provision for Pedestrians

3 Site Description

3.1 The application site comprises a roughly rectangular piece of land located

adjacent to Langney Shopping Centre. It is bounded on its northern side by the shopping centre car park and to the south by Sandpiper Walk, which provides access from Kingfisher Drive, to the west of the site. Sandpiper Walk is in use both by pedestrians and vehicles, although vehicular access is restricted due to bollards just beyond the car park for St Barnabas United Church, on the southern side of the Sandpiper Walk.

- 3.2 The site is greenfield and is laid to grass with a small degree of other vegetation including an unprotected tree standing roughly central within the site. The topography of the site is generally flat, although neighbouring land has a gentle slope from north to south. To the west, land forming Kingfisher Drive is higher than the site, which is set down from neighbouring land at the western end of the site. The site is demarked on its northern boundary by a substantial retaining wall, which retains the higher land level of Langney Shopping Centre car park, an approximate 3-4m difference.
- 3.3 The site is identified as being suitable for redevelopment for residential or employment purposes as per the 2017 SHELAA (site LA44). The site is also located within a Residential Area, as defined by the Core Strategy. There are no other designations that would be significant to the consideration of this application.
- 3.4 The site is located within the Environment Agency's Flood Risk Zone 1 – Low Risk area.

4 Relevant Planning History

- 4.1 EB/2000/0627
Proposed residential development - amended indicative scheme shows fourteen two-bedroom flats in a three storey building with a pitched roof(outline application).
Refused, 13/08/2001
Dismissed at appeal, 18/01/2002
- 4.2 EB/2005/0529
Two-storey mixed use development to provide new retail units (3,450 square metres) library (at first floor level) and residential accommodation (8 one and two- bedroom flats), a new public transport interchange and associated parking for bicycles and 81 cars (for use by staff) [Kingfisher Drive Site] together with a residential development of 20 units and 22 car parking spaces, Home Zone and associated landscaping [Swanley Close Site].
Approved Conditionally, 10/01/2007
- 4.3 EB/2008/0714
Development of two-storey mixed use retail and leisure units. Creation of public library. Eight two-bed apartments at first and second floor level. Single-storey retail unit, service core and public amenity space. Change of use of existing library unit to A2 use. Change of use of unit 18 to A3. Twenty 1,2,3 and 4 bed apartments on land adjacent to Petrol Filling Station and Swanley Close. Re-configuration of car park, landscaping, bus drop-off and taxi-rank.
WITHDRAWN

- 4.4 EB/2009/0758
Full application for development of 2 storey mixed use retail and leisure units. Creation of public library. Ten two bedroom apartments at ground, 1st and 2nd floor level. Development of large single storey retail unit and 6 no adjacent small retail units with associated service core and public amenity space and application for outline planning permission for residential development of 20 apartments on land accessed from Swanley Close (Amended Plans).
Approved conditionally, 11/05/2011

5 Proposed development

- 5.1 The application proposes the erection of 16 dwellings on the site, comprising 14 2-bed and two 3-bed units. The proposed houses comprise two storeys with a pitched roof and would be arranged in four terraces of four dwellings running from east to west, with the front of the buildings facing due south and gardens at the rear (north side) of the buildings.
- 5.2 The site would provide parking for 22 cars, most of which would be located to the rear of the dwellings, access from the drive from the south eastern corner of the site from Sandpiper Walk. Remaining spaces would be located adjacent to, and directly accessed from, Sandpiper Walk. This arrangement would entail a change to the current accessibility of Sandpiper Walk to allow vehicular movement beyond the current position of bollards approximately half way from Kingfisher Drive.
- 5.3 The proposed palette of facing materials includes brick, render and composite weatherboarding and would differ throughout the development, to provide variety in appearance for each dwelling.

6 Consultation Responses

- 6.1 ESCC SuDS
- 6.1.1 No objection subject to conditions
- 6.2 Highways ESCC
- 6.2.1 No objection subject to conditions
- 6.3 Sussex Police Secured by Design
- 6.3.1 Various design changes have been recommended by Sussex Police to improve the security of the site and provide a development that is more robust against opportunities for crime. These recommendations have been incorporated in revised plans.

7 Neighbour Representations

- 7.1 Public notification regarding the application has been undertaken in the following ways:
- Letters have been sent to all registered properties adjoining and in close

- proximity to the application site;
- A site notice has been displayed in the vicinity of the application site;
- An advert has been published in the local newspaper.

The neighbour consultation period expired on 24th April 2020. It is noted that this period overlapped with the COVID19 lockdown period and this has been taken into account in progressing the application. Significant additional time has been given for comments to be submitted to the Council beyond the statutory consultation period to take account of the situation.

7.2 A total of 15 objections have yet been received following public notification regarding the application, which raise the following material planning objections:

- Flooding and surface water drainage
- Traffic generation
- Parking
- Road safety related to the use of Sandpiper Walk
- Lack of affordable housing provision
- Impact upon wildlife and biodiversity of the site
- Noise disturbance from increased activity and highway use

8 Appraisal

8.1 Principle of development:

8.1.1 The National Planning Policy Framework (NPPF) supports sustainable residential development. The site is located within the built-up area, where the principle of development is considered to be acceptable. Furthermore, the Borough Plan saved Policy HO2 identifies this location as being predominantly residential and National Policy (NPPF) supports sustainable residential development. This site would be considered a brownfield site and the strategy states that *“in accordance with principles for sustainable development, it will give priority to previously developed sites with a minimum of 70% of Eastbourne's housing provision to be provided on brownfield land”*. As such, the proposed residential use is in accordance with this spatial strategic objective.

8.1.2 The site is also identified as being suitable for redevelopment for residential or employment purposes as per the 2017 SHELAA (site LA44). As of 1 January 2019, Eastbourne is only able to demonstrate a 1.43 year supply of housing land, meaning that Eastbourne cannot demonstrate a five-year housing land supply. Therefore in accordance with para 14 of the NPPF, permission should be granted ‘unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole’.

8.1.3 Taking the above into account, the proposed development is considered to be acceptable in principle.

8.2 Impact of proposed development on amenity of adjoining occupiers and surrounding area:

8.2.1 The nearest residential occupiers to the site are those of Sandpiper Walk and Heron Close to the south and Magpie Close to the west on the opposite side of Kingfisher Road. The relationship between the proposed and existing dwellings would maintain a good standard of residential amenity for existing and future occupiers. The development would not result in overshadowing of neighbouring property, nor provide any direct and harmful views to sensitive neighbouring windows.

8.2.2 The proposed dwellings would be slightly elevated to overcome issues of flood risk in occurrences of severe weather, but this is not considered to have any significant impact on neighbouring amenity.

8.3 Impact of proposed development on amenity of future occupiers

8.3.1 *Standard of proposed accommodation:*

The proposed dwellings would generally provide a good standard of accommodation for future occupants, being well arranged on plan. The proposal would create 14 two-bed units and 2 three-bed units.

8.3.2 The 'Technical housing standards - nationally described space standards', adopted by central Government in March 2015 defines the requirements for internal space standard for new residential units, including both the Gross Internal Area (GIA) of each unit and the internal floor area of individual rooms and storage space.

8.3.3 The proposed units meet the minimum internal space standards in terms of the total Gross Internal Area and individual bedroom sizes.

8.3.4 *Outlook and privacy:*

The proposed dwellings would be dual aspect and would comprise a good level of outlook for future occupants, with adequate daylight levels within habitable rooms. It is not considered that there would be any privacy issues and would be As such, the scheme is considered to be acceptable in respect of these elements, in accordance with Policy HO20 Residential Amenity.

8.3.5 *Outdoor amenity space:*

The proposed dwellings would have access to suitably sized private outdoor amenity space. The space would be well related to the dwellings and easily accessed by future occupiers.

8.4 Design issues:

8.4.1 The proposed development comprises two storey pitched roof dwellings arranged in four terraces of four dwellings. The houses are well laid out on plan, having good sized dwelling to plot ratios. It is also considered that they would be well related to associated parking areas used by residents.

8.4.2 It is considered that the architectural design of the proposed dwellings would harmonise with the character of the local area, which is varied but included two storey dwellings of a similar form and arrangement as the proposed. It is also noted that the applicant has recently been granted permission for two other developments in the vicinity of Langney Shopping Centre, both of which

comprise similar designs to the proposed and will form the future character of the area in general.

8.4.3 *Landscaping*

The site is considered to be well landscaped in terms of soft and hard landscaping. However, it is considered that a condition should accompany any permission to ensure that planting is agreed and implemented prior to first occupation.

8.4.4 *Refuse/Recycling storage facilities:*

The application proposes dedicated refuse/recycling storage facilities within the curtilage of each of the dwellings. The facilities would be located within the rear garden areas away from designated collection points at the front of the site on Sandpiper Walk. This arrangement is considered to allow for adequate collection by waste services.

8.5 Impacts on highway network or access:

8.5.1 In terms of general accessibility, the site is considered to be well located for the travel demands of future occupants, taking into account the proximity to:

- Langney Shopping centre (that provides retail, banking and leisure facilities including a small supermarket),
- Regular bus services that operate from the Shopping centre (to Eastbourne town centre, and other areas) and
- West Rise Primary School (which is approximately 200m away)

8.5.2 Both Sandpiper Walk and Kingfisher Drive are adopted highway. Sandpiper Walk is also the access to St Barnabus Church (and car park) and pedestrian access to a number of residential properties and West Rise Infant School. It used to serve as the service road for Langney Shopping Centre, but this is no longer the case. The route remains but is gated at the shopping centre boundary.

8.5.3 As mentioned above Sandpiper Way is adopted highway but its junction with Kingfisher Drive is via a dropped kerb. The application proposes alterations to the access junction with Sandpiper Walk and Kingfisher Drive to form a bellmouht junction, together with maintaining Sandpiper Walk as a shared surface. ESCC Highways have confirmed that the current width of the road would be sufficient for shared use. A raised table is proposed at the junction.

8.5.4 Adequate visibility splays could be achieved at the junction of Sandpiper Walk and Kingfisher Drive for reasons of road safety. However, this would be subject to confirmation of the landscaping adjacent to the access. The car parking to the front of the site would also need to be kept clear of obstacles for visibility, so these elements would be agreed with the landscaping features by condition prior to first use.

8.5.5 ESCC Highways has carried out a Stage 1 Road Safety Audit on the access proposals and subsequent alterations to the use of Sandpiper Walk. The matters raised have been satisfactorily addressed in the submitted plans and documents.

- 8.5.6 Access works would be secured by s106 agreement and implemented under a s278 agreement with East Sussex County Council as the Highway Authority.
- 8.5.7 It is not considered that 16 dwellings in this area would have a severe impact on the transport network given the expected 8 or 9 trips that would be generated in peak hours.
- 8.5.8 ESCC has confirmed that they would not require a full Travel Plan as part of a development of this scale but it is noted that the application includes Travel Plan measures. Providing Travel Information Packs for residents is acceptable and welcome as a means of reducing car trips and parking demand and maximising the sustainability and accessibility of the site.
- 8.5.9 *Car Parking*
The applicant proposes 18 spaces plus 4 visitors spaces (marked as unallocated on the plan) - a total of 22 spaces. Each 2-bed dwelling has 1 space and each 3-bed dwelling has 2. Spaces for properties 1-8 are located off Sandpiper Walk with one visitor space. Properties 9-16 have spaces to the rear in a communal car park.
- 8.5.10 This parking provision is acceptable albeit that it is slightly below the usual parking standard (25 spaces) given the site's location, the need to ensure good pedestrian connectivity around the site and the applicant's inclusion of Travel Plan measures as part of the development.
- 8.5.11 The spaces measure 2.5m by 5m (widened where next to a boundary feature), which accords with adopted standards.
- 8.5.12 *Cycle storage facilities*
A dedicated cycle store is also proposed for each dwelling and would adequately provide for the sustainable travel needs of future occupants.
- 8.5.13 *Parking controls in the vicinity of the site*
Vehicles are often parked on the southern side of Sandpiper Walk, which will obstruct access to the proposed parking spaces at the front of the site, accessed from Sandpiper Walk. To allow manoeuvring into and out of spaces parking controls on Sandpiper Walk are likely to be needed through a formal TRO. The applicant has undertaken a parking survey over a number of days to assist in identifying the need for controls.
- 8.5.14 It should be noted that the TRO process is a matter separate to the planning process and is subject to public and statutory consultation. However, a TRO is demonstrably required to implement parking controls (yellow lines) to ensure residents can and do use the site parking as intended. The applicant is expected to cover the County Council's costs for the TRO process and implementing the parking controls (£6000) and this would be secured by S106 agreement.
- 8.5.15 *Construction Management:*
A Construction Management Plan (CMP) has been submitted with the application and this has been considered by ESCC Highways with no objection raised.

8.6 Affordable Housing

- 8.6.1 In line with NPPF and Eastbourne's Core Strategy Policy D5, development proposals for 10 or more dwellings are liable for an Affordable Housing Contribution.
- 8.6.2 The applicant has submitted a Financial Viability Assessment (FVA), which states that the site would not be viable with any affordable housing contribution, either on-site or by commuted sum for off-site provision.
- 8.6.3 The FVA has been independently reviewed by the Council's elected viability consultants. The independent review has found significant savings in terms of build costs and identified a greater return from unit sales. The resulting calculations identify a Residual Land Value (RLV) of £179,592 against an assumed Benchmark Land Value (BLV) of £150,000, therefore resulting in a surplus of £29,592.
- 8.6.4 It is recommended that the surplus amount be collected as contribution towards off-site affordable housing provision. This would be secured by Section 106 legal agreement, along with a review mechanism to ascertain whether the large abnormal costs shown in the submitted FVA were required to build out this scheme and to verify whether the achieved sales values and actual build costs were in line with the projected figures.

8.7 Flood risk and drainage

- 8.7.1 The site is located within the Environment Agency's designated Flood Risk Zone 1, which is defined as a low risk area. However, it is recognised that the site is prone to localised flooding in severe weather conditions, principally due to its topography in relation to neighbouring land and the surface water run-off from neighbouring sites.
- 8.7.2 ESCC Flood Risk Team has responded to consultation, which has concluded that the development is acceptable subject to conditions to control the drainage and surface water management aspects of the site.
- 8.7.3 Environment Agency maps show a surface water overland flow crossing this site. However, it is understood that the existing wall on the northern boundary prevents the surface water flows from entering the site. Should this wall be removed, there is potential for this route to flow through the site and introduce flood risk to the development. As such, ESCC has advised that measures should be incorporated in the design to ensure such water will not affect the new properties. This would be secured by condition.
- 8.7.3 British Geological Survey data indicates that groundwater is less than 3m below ground level at the application site and there is a potential for groundwater flooding adjacent to the site. Therefore, conditions to secure groundwater monitoring between autumn and spring is recommended to inform the design of the proposed attenuation tank and the properties.
- 8.7.4 The proposed surface water drainage strategy shows a proposed connection

into public surface water sewer. However, there is no written confirmation from Southern Water agreeing to the principle of the connection or proposed discharge rates. As such, ESCC has recommended that evidence be provided by condition that Southern Water has agreed to both the connection and the discharge rates.

- 8.7.5 The proposed drainage layout show that the diverted surface water sewer crossing the site will be quite close to the proposed attenuation tank. ESCC have advised that if there is not enough clearance left between these two assets, this could compromise the ability to replace either structure without damaging the other. Therefore applicant should provide evidence that whoever is responsible for the diverted sewer agrees to the proposed arrangements in discharging the drainage condition.

8.8 Local Labour Agreement

- 8.8.1 Policy EL1 of the Eastbourne Employment Land Local Plan and the Local Employment and Training SPD requires that development of 10 residential units or more only be granted with a Local Labour Agreement to include the following:

1. A Local Employment strategy to include the advertising of all new construction and operational vacancies locally (ie in the Borough of Eastbourne and within East Sussex).
2. A strategy to secure the recruitment and monitoring of apprentices, work experience placements for those unemployed, and NVQ training places associated with the construction and operation of the Development, as appropriate to the development and calculated in accordance with the Local Employment and Training Supplementary Planning Document.

- 8.8.2 This would be secured by Section 106 legal agreement accompanying any consented scheme.

8.9 Conclusion

- 8.9.1 The principle of residential development is considered to be acceptable on this site. The proposal would result in the net gain of 16 residential dwellings in a sustainable location and would make efficient use of the land for residential gain, contributing to the Council's housing delivery targets.
- 8.9.2 For reasons outlined in the report the design, layout, amenities and any impacts upon existing residential properties are considered to be acceptable.

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.

10 **Recommendation**

10.1 Grant Planning Permission subject to a Section 106 Legal Agreement comprising the following Heads of Terms:

1. Local Labour Agreement
2. Affordable Housing contribution of £29,592
3. Traffic Regulation Order costs (£6000)
4. Highway works to the junction of Sandpiper Walk and Kingfisher Drive

10.2 Subject to the following conditions:

- 1) 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). Approved Plans

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

- Location Block Plan: 6720/LBP
- Proposed Block Plan: 6720/11/G;
- Proposed Roof Plan: 6720/12/G;
- Plots 1-4 Proposed Floor Plans: 6720/20;
- Plots 5-8 Proposed Floor Plans: 6721/A;
- Plots 9-16 Proposed Floor Plans: 6722/B;
- Plot 1-4 Proposed Elevations: 6720/23/B;
- Plots 5-8 Proposed Elevations: 6724/B;
- Plot 9-16 Proposed Elevations: 6720/25/C
- Street Scene Elevations: 6720/26/B
- Site Sections: 6720/30/B
- External Finishes Schedule: 6720/A/EXTMAT
- Proposed Landscaping Arrangements: PLG/1610/20/D
- Proposed Drainage Scheme: 06936-jmla-TP-00-DR-D-0200-S4-P04
- Proposed External Works: 06936-jmla-TP-00-DR-D-0300-S4-P04
- Existing Drainage Survey: 06936-jmla-TP-00-DR-D-0100-S2-P03
- Common Parts Maintenance: 06936-jmla-TP-00-MR-D-0250-S4-P03
- Proposed Site Access Arrangements: 2019/4917/003
- Planning, Design and Access Statement, dated February 2020;
- Transport Statement by RGP Transport Planning and Infrastructure Design Consultants (February 2020)
- Travel Information Pack
- Flood Risk Drainage Assessment by JMLA
- Noise Impact Assessment Report by MEC AIR
- Financial Viability Assessment by Anderson Bourne (March 2020)
- Construction Management Plan

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

- 3) The external surfaces of the development, hereby approved, shall be finished in accordance with the approved External Finishes Schedule (6720/A/EXTMAT) and maintained as such for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory appearance.

- 4) No part of the development shall be occupied until the car parking spaces 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 for the development.

- 5) Secure covered cycle parking facilities for a minimum of 18 bicycles shall be provided in accordance with the details approved prior to first occupation of the development, hereby approved, and shall thereafter be retained in accordance with the approved details for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that satisfactory facilities for refuse and the parking of cycles are provided and to encourage travel by means other than private motor vehicles.

- 6) Notwithstanding what is shown on the approved plans, details of the refuse and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, they shall be provided in accordance with approved details prior to first occupation of the development, hereby approved, and retained as such for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that satisfactory facilities for refuse and recycling are provided for residents.

- 7) Notwithstanding what is shown on the approved plans relating to these matters, 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 prior to first occupation of the development, hereby approved, and shall remain as such unless otherwise approved in writing by the Local Planning Authority. Details shall include:

1. Visibility splays for the junction of Sandpiper Walk and Kingfisher Drive and adjacent to parking accessed directly from Sandpiper Walk;
2. Planting species and numbers; and
3. All boundary enclosures.

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) The development, hereby approved, shall not be occupied until the vehicular accesses to the site and at the junction of Sandpiper Walk and Kingfisher Drive have been constructed the approved details and in accordance with adopted highway standards.

Reason: In the interests of road safety.

- 9) 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.

1. Evidence of drainage construction prior to first occupation
2. In accordance with ground contamination details

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve existing habitats.

- 10) The development shall not be occupied until footways within the site have been provided and constructed in accordance with the approved plans.

Reason: To ensure the safety of persons within the site

- 11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse, hereby permitted, shall be undertaken without the prior grant of planning permission by the Local Planning Authority.

Reason: In the interests of preventing overdevelopment of the site

- 12) No demolition, site clearance or building operations shall take place except between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Fridays and 8.00 a.m. and 1.00 p.m. on Saturdays and that no works in connection with the development shall take place on Sundays or Bank Holidays unless previously been agreed in writing by the Local Planning Authority.

Reason: In the interest of maintaining the amenities of nearby residents/occupiers.

- 13) The development shall not be occupied until residents have been issued with the approved Travel Information Pack.

Reason: To encourage and promote sustainable transport.

- 14) Prior to first occupation of the development, hereby approved, planting shall be completed in accordance with the approved details. Any new trees or planting that die, are removed or become severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard and enhance the character and amenity of the

area.

- 15) No works shall commence until a surface water drainage scheme and maintenance and management plan have been submitted to and agreed in writing by the local planning authority. The scheme shall include the following:

- 1) Details of monitoring of surface water at the site between autumn and spring to inform the design of the proposed attenuation tank and drainage scheme;
- 2) Evidence that Southern Water has agreed to both surface water sewer connection and the discharge rates from the site; and
- 3) Evidence that whoever is responsible for the diverted sewer agrees to the proposed arrangements.

Thereafter, the approved scheme shall be carried out or supervised by an accredited person. An accredited person shall be someone who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM). The implementation of the surface water drainage scheme shall thereafter be carried out in accordance with the approved details prior to the occupation of the development hereby approved.

Prior to submission of the scheme, the applicant shall first make contact with ESCC Flood Risk Team and Southern Water to ensure their agreement with the scheme.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve existing habitats

- 16) Following completion of the works a statement by an accredited person, who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM), confirming that the SuDS scheme approved under condition 6 has been fully implemented shall be submitted to the Local Planning Authority.

Reason: To reduce the risk of flooding, both on and off site and to improve and protect the water quality.

- 17) In the event that the wall on the northern boundary is removed or altered, details shall be submitted to and approved in writing to demonstrate that any impact of surface water on the site can be managed. Any remediation measures shall be implemented within a timescale to be agreed by the Local Planning Authority in discharging this condition.

Reason: To prevent surface water flooding of the site

Informatives

- 1) A formal application regarding the impact upon and connection to the public sewerage system is required in relation to this development. For further information, the applicant is advised to contact www.southernwater.co.uk

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.

12 Background papers

The background papers used in compiling this report were as follows:
None