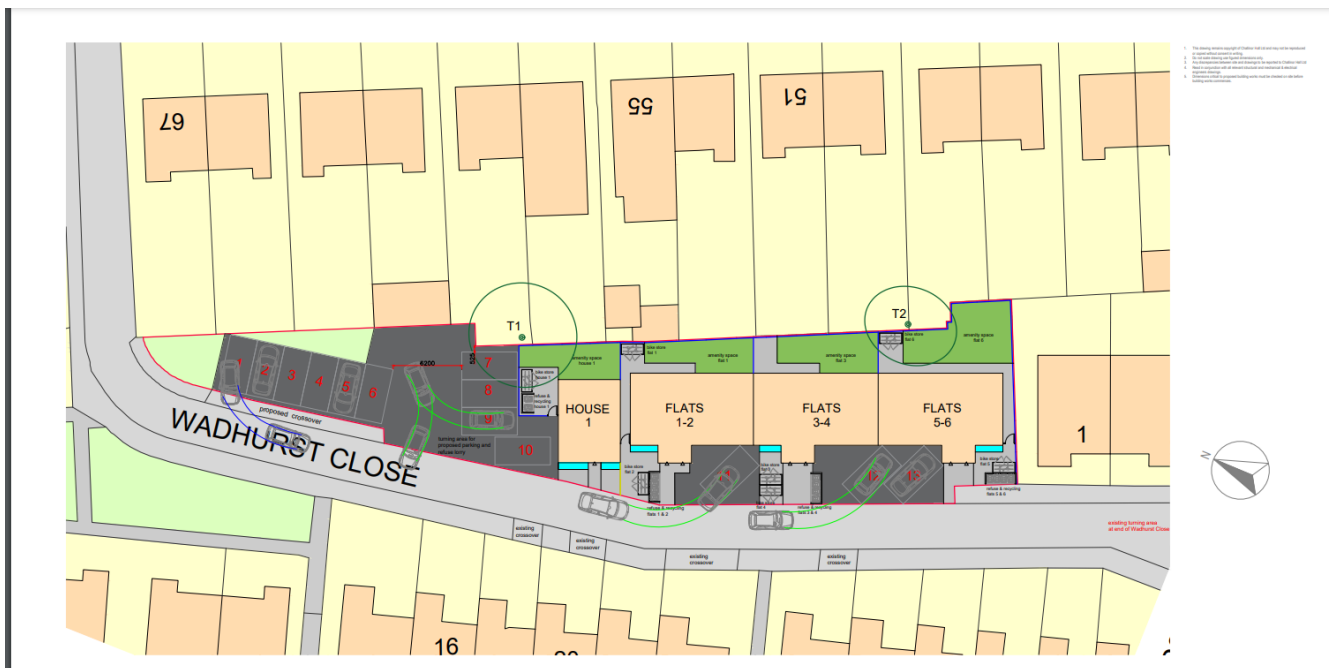


Report to: Planning Committee
Date: 20th August 2024
Application No: 240035
Location: Land at Wadhurst Close
Proposal: Proposed redevelopment of site comprising the demolition of existing 19no. garages and erection of 7no. two-bedroom dwellings with parking and landscaping (Amended Description).
Applicant: Galega Ltd
Ward: Hampden Park Ward
Recommendation: 1. Approve subject to conditions.

Contact Officer: **Name:** Emma Wachiuri
E-mail: emma.wachiuri@lewes-eastbourne.gov.uk

IMPORTANT NOTE: This scheme is CIL Liable.

Site Location Plan



1.	Executive Summary
1.1	This application is presented to the Planning Committee due to the significant number of objections received in relation to the proposed scheme (44 objections received). Members are advised that the number of objections is not a material consideration in the determination of planning applications, but does have a bearing upon the requirement for consideration by the Planning Committee.
1.2	The application seeks planning permission for redevelopment of site comprising the demolition of existing 19no. garages and erection of 7no. two-bedroom dwellings with parking and landscaping. These would include 1x2-bed house and 6x2-bed flats.
1.3	The proposal would provide 13no. off street parking spaces, cycle storage facility for each unit in the rear or front garden and dedicated refuse store within the front/side garden.
1.4	It is considered that the design, scale and layout of the development sympathetic towards neighbouring sites and, as such, the development would not generate any unacceptable overbearing, overlooking or overshadowing impact.
1.5	The access and parking arrangements for the development accord with ESCC Highways subject to conditions and it is therefore considered that the development would not have an unacceptable impact upon highway safety or lead to parking stress on the surrounding highway network.
1.6	Overall, it is considered that the proposed development would not result in any harm of a significance that would outweigh the benefit of a net gain of one dwelling which would contribute towards the Council's housing delivery targets and address identified housing need within the Borough.

2.	Relevant Planning Policies
2.1	<p><u>National Planning Policy Framework:</u></p> <ul style="list-style-type: none"> 2. Achieving sustainable development 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	<p><u>Eastbourne Core Strategy 2006-2027:</u></p> <p>B1: Spatial Development Strategy and Distribution</p> <p>B2: Creating Sustainable Neighbourhoods</p> <p>C7: Hampden Park Neighbourhood Policy</p> <p>D1: Sustainable Development</p> <p>D5: Housing</p> <p>D8: Sustainable Travel</p> <p>D9: Natural Environment</p> <p>D10a: Design.</p>
2.3	<p><u>Saved polices of the Eastbourne Borough Plan 2001-2011:</u></p> <p>NE4: Sustainable Drainage Systems</p> <p>UHT1: Design of New Development</p> <p>UHT4: Visual Amenity</p> <p>UHT7: Landscaping</p> <p>US3: Infrastructure Services for Foul Sewage and Surface Water Disposal</p> <p>US4: Flood Protection and Surface Water Disposal</p> <p>US5 Tidal Risk</p> <p>HO1: Residential Development within the Existing Built-up Area</p> <p>HO2: Predominantly Residential Areas</p> <p>HO11: Residential Densities</p> <p>HO20: Residential Amenity</p> <p>TR2: Travel Demands</p> <p>TR6: Facilities for Cyclists</p> <p>TR11: Car Parking.</p>
2.4	<p><u>Supplementary Planning Documents and other relevant guidance:</u></p> <p>Sustainable Building Design SPD</p> <p>Trees and Development SPG</p> <p>Sustainability in Development</p> <p>EBC Sustainability in Development TAN</p> <p>EBC Biodiversity Net Gain TAN</p> <p>EBC Electric Vehicle Charging Points TAN.</p>
2.5	<p><u>Other Guidance:</u></p> <p>National Design Guidance</p> <p>The Technical housing standards – nationally described space standard (2015).</p>

3.	Site Description
3.1	<p>The site consists of a row of single storey garage units located on the east side of Wadhurst Close which is accessed via Lottbridge Drive.</p> <p>The site is located on a residential road that is characterised by two-storey semi-detached and terraced residential buildings.</p> <p>The site is bounded to the north and west by Wadhurst Close, to the east by the rear gardens of properties on Lottbridge Drive and to the south by the domestic property at 1b Wadhurst Close.</p> <p>The immediate streetscene of Wadhurst Close consists of mostly semi-detached and terraced two storey buildings.</p>
3.2	The overall site area is approx. 936 m ² .
3.3	There are no trees or arboricultural features within the site boundary, however two mature trees (T1 ash and T2 Monterey cypress) are located within the rear gardens of numbers 49 and 59 Lottbridge Drive.
3.4	<p><u>Site Constraints:</u></p> <p>Predominantly Residential Area.</p> <p>Public Sewer SEWER OPERATIONAL PUBLIC FOUL SEWER UNKNOWN PUBLIC SURFACE WATER.</p> <p>Covenants Eastbourne Borough Council.</p> <p>Willingdon Levels Catchment Ar 28/05/2009 00:00:00.</p>

4.	Proposed Development
4.1	<p>Proposed redevelopment of site comprising the demolition of existing 19no. garages and erection of 7no. two-bedroom dwellings with parking and landscaping (Amended Description).</p> <p>During the course of the application the proposal has been amended by reducing the number of proposed units from 8no.dwellings to 1 x 2-bed dwelling house and one block of 6x 2- bed flats in a bid to address ESCC Highways concerns.</p>

4.2	The application proposes 13 parking spaces. Of the 13 parking spaces, each of the 6 flats will be provided 1 allocated parking space and the 2-bedroom house with 2 allocated parking spaces. 2 additional unallocated visitor parking spaces will also be provided along with a further 3 parking spaces that can be utilised by nearby existing dwellings in order to reduce the on-street car parking pressures currently experienced at this location.
4.3	Each unit would also be provided with a secure and accessible cycle storage. A refuse storage area for each unit would also be provided.
4.4	The detached house and the three ground floor flats would be provided with private amenity spaces.
4.5	Also proposed to be included are Photovoltaic (PV) panels or air source heat pumps depending on the outcome from the demands of the design stage SAP calculations as to which system will be required .
4.6	Swift boxes will be installed on the north-west and north-east elevations with bee bricks also being incorporated along the south facing elevations.
4.7	The overall site area is approx. 936 m ² and thus the proposed density is 74 dwellings per hectare.

5.	Relevant Planning History:
5.1	None of relevance.

6.	Consultations:
6.1	<u>ESCC Archaeology:</u> Based on the available evidence, we do not believe that any significant archaeological remains are likely to be affected by these proposals.
6.2	<u>ESCC Landscape Officer:</u> No comment received.
6.3	<u>Fire Brigade:</u> No comment received.
6.4	<u>Waste Services:</u> No comment received.
6.5	<u>Southern Water:</u> No response received.
6.6	<u>East Sussex Highways:</u>

	<p><u>Comment Date: 14 June 2024:</u> Highway objection is raised to this application for the reason listed below: The proposal (does not /could not) provide for (adequate) parking facilities within the site (the proposed parking/garage[s] is/are too small to adequately accommodate (a) parked vehicle(s)) which would result in additional congestion on the public highway causing [further] interference with the free flow and safety of traffic on the U2232 and would therefore be contrary to para 105 of the National Planning Policy Framework.</p> <p><u>Further Response dated 18 July 2024:</u> Further information has been provided to overcome the initial highway objection applied to this application. Plans 0124 – 02C confirm that the minor changes that have been made to the parking layout would overcome our initial concerns regarding the usability of all the parking spaces. Therefore, our initial objection raised to this application can be withdrawn.</p> <p>No objection subject to conditions.</p>
6.7	<p><u>CIL:</u> The proposal is CIL liable.</p>
6.8	<p><u>Specialist Advisor (Environmental Health):</u> No response received.</p>
6.9	<p><u>Specialist Advisor (Contaminated Land):</u> No objection subject to conditions.</p>

7.	Other Representations:
7.1	<p><u>Notification:</u> Notification of this application has been undertaken in the form of:</p> <ul style="list-style-type: none"> a. neighbour notification letters; and b. site notices displayed in roads neighbouring the site.
7.2	<p><u>Neighbour Representations:</u> 31no. letters of objection have been received, which raise the following concerns based upon material planning grounds:</p> <ul style="list-style-type: none"> 1. Increased parking pressure in the area following loss of garages forecourt and the introduction of driveways; 2. Insufficient parking spaces for the proposed and existing properties in Wadhurst Close; 3. Emergency, delivery and refuse vehicles would find it difficult to access due to road congestion and lack of turning/manoeuvre space; 4. Impact on highway safety; 5. Increase in traffic; 6. Overdevelopment of the site;

	<p>7. Out of character with the existing property;</p> <p>8. Overlooking and loss of privacy of properties in Lottbridge Drive;</p> <p>9. Loss of evening sun in summer to the houses to the rear in Lottbridge Drive;</p> <p>10. Loss of outlook – looking at a brick wall;</p> <p>11. Noise and disruption during the build;</p> <p>12. Loss of disabled parking space;</p> <p>13. Proposal goes against human rights as would go against rights to privacy and ownership of property.</p> <p><u>Non-planning considerations:</u></p> <p>1. Impact resale prospects of existing property;</p> <p>2. Communal land sold off.</p>
7.3	<p><u>Other Representations:</u></p> <p>None.</p>

8.	Appraisal:
8.1	<u>Key Considerations:</u>
8.2	<p><u>Principle of development:</u></p> <p>The site falls within the settlement boundary where the principle of development is deemed to be acceptable. There is no objection in principle provided it is designed to a high standard, respects the established character of the area, would not have an adverse effect on neighbouring amenity and is in accordance with the policies of the National Planning Policy Framework (2021), the Core Strategy 2006-2027, and saved policies of the Borough Plan 2007.</p> <p>There is a need for new homes within Eastbourne Borough, emphasised by the current shortage of identified land for housing development, and development should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole (para. 11 (d) (ii)). It is noted that para. 124 of the NPPF identifies the more efficient use of land as a means to meet housing demand.</p>
8.3	<p><u>Design, Character and Impact Upon Landscape:</u></p> <p>Relevant policy: Policy D10a (Design) of the Eastbourne Core Strategy 2013, saved policies UHT1 (Design of New Development) and UHT4 (Visual Amenity) of the Eastbourne Borough Plan 2003 and paragraphs 8 and 130 of the NPPF.</p> <p>The site is formed of single storey 19no block of garages to the east of Wadhurst Close.</p> <p>The immediate streetscene of Wadhurst Close consists of mostly semi-detached and terraced dwellings and flats and thus the proposal would be</p>

in keeping with the streetscene. In addition, the design, scale and bulk of the proposal is in keeping with the surrounding dwellings and will therefore not have a harmful impact on the visual amenity of the area.

There are no trees or arboricultural features within the site boundary, however two mature trees (T1 ash and T2 Monterey cypress) located within the rear gardens of numbers 49 and 59 Lottbridge Drive would be retained and protected during the build. In addition, the proposed development includes the implementation of new garden areas.

The proposed development would thus not be out of character but would also be an improvement to the current site conditions.

The proposal by reason of their size, design and appearance would not be out of character with the prevailing pattern of development in the area and in accordance with Policy D10a (Design) of the Eastbourne Core Strategy 2013, saved policies UHT1 (Design of New Development) and UHT4 (Visual Amenity) of the Eastbourne Borough Plan 2003 and paragraphs 8 and 130 of the NPPF.

8.4

Living Standards for Future Occupants:

Para. 119 of the Revised NPPF states that 'planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'. Paragraph 124 (e) requires decisions secure '[] well-designed, attractive and healthy places' and Para.130 (f) seeks to 'promote health and well-being, with a high standard of amenity for existing and future users'. Eastbourne Core Strategy Policy B2 (Creating Sustainable neighbourhoods) requires a development to "Protect the residential and environmental amenity of existing and future residents" and Eastbourne Borough Plan Policy UHT1 (Design of New Development) where a development is required to 'be appropriate in [] alignment and layout'.

Para. 126 of the National Design Guide (2019), which is a companion to the Revised National Planning Policy Framework, states that 'well designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to ceiling heights, internal and external storage, sunlight, daylight and ventilation.'

The Department for Communities and Local Government has produced the Technical housing standards – nationally described space standard. This document sets out minimum recommended Gross Internal Area (GIA) for new residential units, based upon number of bedrooms provided, number of storeys and number of occupants. The Local Planning Authority requires that all new residential developments comply with National Space Standards in order to provide suitable amenity space for future residents.

The proposed 7no. dwellings will each have a Gross Internal Area (GIA) of 71m² which meets the requirements of the Technical Housing Standards -

Nationally Described Space Standards of 70m² for a 2-bed, 3 persons, two-storey dwelling. In addition, the proposal complies with the required floor areas, bedroom dimensions, storage areas and floor to ceiling heights. As such it is considered that the proposed unit would meet the nationally described space standards.

All habitable rooms would be served by clear glazed openings that offer unobstructed outlook and thus these rooms would have access to good levels of natural light and ventilation.

New dwellings must also have acceptable arrangements for access and amenity space. Although the local development plan does not identify minimum sized for outdoor amenity space it is considered essential that suitable amenity facilities are provided for occupants of residential property in line with the objectives of para. 130 (f) of the Revised NPPF, which states that planning policies and decisions should ensure that developments 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users...'

It would appear from the site plan an amenity space could be provided for the occupiers of the detached dwellinghouse and the three ground floor flats. The occupants of the first floor flats 2, 4 and 6 would have no access to any outdoor amenity space, either private or communal, within the site. However, given the site is located within walking distance of public open spaces including the beach the failure to provide suitable outdoor amenity space is not considered a reason for refusal on that ground alone.

The proposed dwellings will provide a good level of accommodation for future occupiers.

8.5

Transport and Parking:

Relevant policy: Policy D8 (Sustainable Travel) of the Eastbourne Core Strategy 2013 and policies TR7 and UHT1 (Design of New Development) of the Eastbourne Borough Plan 2003 and para. 110 of the NPPF.

ESCC Highways were consulted and based on the revised site layout and reduction in number of dwellings they have not raised any adverse comments with regards to access/visibility, highway safety vehicle and cycle parking and refuse and recycling storage.

Cycle Parking:

The plans submitted to support this application confirm that each of the dwellings would be provided with adequate and accessible cycle parking. As there are 2 bedrooms per unit being proposed, there should be 2 cycle spaces for each unit in line with the ESCC Parking Guidance. Details of the cycle storage facilities can be secured via a planning condition.

Vehicle Parking:

They have advised that ESCC parking calculator indicates that there should be a minimum of 10 vehicle parking spaces within this development to accommodate residents parking and unallocated visitor parking.

The application proposes 13 parking spaces. Of the 13 parking spaces, each of the 6 flats will be provided 1 allocated parking space and the 2-bedroom house with 2 allocated parking spaces. 2 additional unallocated visitor parking spaces will also be provided along with a further 3 parking spaces that can be utilised by nearby existing dwellings in order to reduce the on-street car parking pressures currently experienced at this location.

With regards to loss of parking they have commented that the proposed development will result in the loss of a number of garages and a parking forecourt. The submitted information indicates that the garages are privately owned and that only one is currently being used as a parking spaces. It is understood that some residents utilise the forecourt for parking; however, as this is privately owned land this is not permitted.

Therefore, whilst any development likely to result in the loss of parking provision would generally be a concern; it is accepted that in this instance there is no obligation for the land to be used to accommodate the parking demands of local residents. Therefore, an objection due to the loss of existing parking could not be justified.

Refuse and Recycling storage:

The location of bin stores is considered acceptable.

The proposal is thus considered subject to conditions to meet its operational requirements without resulting in harmful impacts on highway safety and network.

8.6

Residential Amenity:

Relevant policy: Policy B2 (Creating Sustainable Development) of the Eastbourne Core Strategy 2013, saved policy HO20 (Residential Amenity) of the Eastbourne Borough Plan 2003 and para. 130 of the NPPF.

The residential properties to the east along Lottbridge Drive are the closest and the most likely to be affected by the proposed development. The proposal would be a continuation northward of the existing development along this side of Wadhurst Close.

The properties would have similar window-window separation distances to the properties to the rear as the existing to the north. This distance would range between 13m and 21m. Also, the site sits within a suburban location where this level of separation distances is acceptable.

Given the scale of the development and the orientation/relationship with adjacent properties, the proposal is not considered to result in detrimental impacts on amenity of neighbouring occupants. The proposal would thus accord with Policy B2 (Creating Sustainable Development) of the

	<p>Eastbourne Core Strategy 2013, saved policy HO20 (Residential Amenity) of the Eastbourne Borough Plan 2003 and para. 130 of the NPPF.</p>
<p>8.7</p>	<p><u>Flooding and Drainage:</u></p> <p>The site is identified as being within flood zone 1 and it is not at risk of surface water flooding.</p> <p>Saved Policy US4 states that all development should make adequate provision for floodplain protection and surface water drainage, in order to ensure that:</p> <ul style="list-style-type: none"> a) no overall reduction in flood storage capacity and flood waterway area occurs; b) measures are provided to manage increased surface water runoff to minimise the risk from flooding, whilst not increasing the risk of flooding elsewhere. <p>With regards to hard landscaping, the use of porous materials and the installation of channel drains to prevent surface water discharge onto the highway would be encouraged. Sustainable Drainage Systems can be sought via a planning condition.</p>
<p>8.8</p>	<p><u>Ecology and Biodiversity:</u></p> <p>Relevant policy: UHT5 (Protecting Walls/Landscape Features) of the Eastbourne Borough Plan 2003 and paras. 131 and 186 of the NPPF.</p> <p>The site is formed of a row of single storey garage units with an associated concrete apron in front of the garage units.</p> <p>The Environment Act (2021) includes the provision to amend the Town and Country Planning Act (1990) in order to require at least 10% biodiversity net gain for all new development to be delivered as a condition of a planning permission. The Act provided a two-year transition period before this requirement came in to force on 2 April 2024 for small sites such as this one. This application was submitted during the transition period (before 2 April 2024) and therefore this requirement doesn't apply.</p> <p>The Council have adopted a Biodiversity Net Gain Technical Advice Note (TAN) to reflect the direction of travel and also provide clarification on NPPF requirements that 'planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity (para. 180) and that, when determining planning applications, local planning authorities should apply the principle that 'opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity' (para. 186). However, the TAN does not require or expect a 10% biodiversity net gain from minor developments and so doesn't apply to this application.</p> <p>The Council's Arboriculture was consulted but no comments had been made at the time of writing this report.</p>

	<p>There are no trees or arboricultural features within the site boundary, however two mature trees (T1 ash and T2 Monterey cypress) are located within the rear gardens of numbers 49 and 59 Lottbridge Drive respectively and are within direct influence of the proposed development. According to the submitted Tree Survey and Report Reference: DKS/1247.1, these trees would be retained and protected during the build.</p> <p>The proposal also seeks to provide soft landscaped rear amenity spaces and soft landscaping strips to the front of the buildings which is a positive improvement from the current site conditions.</p> <p>Swift boxes will be installed on the north-west and north-east elevations with bee bricks also being incorporated along the south facing elevations.</p> <p>Details of the proposed soft landscaping and additional biodiversity enhancements measures such as swift-boxes and bee bricks would be secured via a planning condition in any given approval. The proposal is thus not considered to harm the natural environment in a level to warrant a refusal.</p>
8.9	<p><u>Sustainability:</u></p> <p>According to the submitted design and access statement, photovoltaic (PV) panels or air source heat pumps will be included although, the implemented system will depend on the outcome from the demands of the design stage SAP calculations as to which system will be required, should the application receive approval.</p> <p>A condition would be attached to any approval to ensure that each dwelling within the scheme is provided with an electric vehicle charging point, as required by the Eastbourne Electric Vehicle Charging Points Technical Advice Note.</p> <p>In addition, a condition would be used to secure further water and energy efficiency measures as well carbon saving measures in any given approval.</p>
8.10	<p><u>Planning Obligations:</u></p> <p>None.</p>
8.11	<p><u>Human Rights Implications:</u></p> <p>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.</p>

8.12	<p><u>Conclusions:</u></p> <p>The application is considered acceptable in principle and is compliant with the Local Plan policies and the NPPF.</p>
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9.	Recommendations
9.1	It is therefore recommended that the application is approved subject to the following conditions:

10.	Conditions:
10.1	<p>Time Limit: The development hereby permitted shall be begun before the expiration of three years from the date of permission.</p> <p>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).</p>
10.2	<p>Approved Plans: The development hereby permitted shall be carried out in accordance with the approved drawings and documents:</p> <ul style="list-style-type: none"> - Drawing: Location Plan - Drawing: Ho 0124-02C proposed site layout plan - Drawing: Ho 0124-02C proposed site layout plan with parking notes - Drawing: Ho 0124-11 parking tracking (bays 2-6) - Drawing: Ho 0124-09A proposed rear and side elevations (flats 1-6) - Drawing: Ho 0124-08A proposed front and side elevations (flats 1-6) - Drawing: Ho 0124-07A proposed roof plan (flats 1-6) - Drawing: Ho 0124-06A proposed floor plans (flats 1-6) - Drawing: Ho 0124-05A proposed elevations (house 1) - Drawing: Ho 0124-04A proposed plans (house 1) - Drawing: Ho 0124-03A proposed street scene. <p>- Document: Tree Survey and Report by Arborweald Environmental Planning Consultancy, Reference: DKS/1247.1 Date: March 2024.</p> <p>Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates.</p>
10.3	<p>Materials: The external finishes of the development hereby permitted shall be as stated on the approved drawings and within the submitted application form and otherwise to match the existing dwellings within Wadhurst Close.</p> <p>Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.</p>
10.4	<p>Landscaping: The site shall be landscaped strictly in accordance with the approved Site Layout Plan (Ref: 0124 – 02C) in the first planting season</p>

	<p>after completion or first occupation of the development, whichever is the sooner.</p> <p>Any new tree(s) that die(s) are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which die, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approve details unless agreed otherwise with the Local Planning Authority.</p> <p>Reason: To safeguard and enhance the character, amenity, and biodiversity of the site.</p>
10.5	<p>Protection of existing trees: No development shall commence until fences for the protection of the two mature trees (T1 ash and T2 Monterey cypress) located within the rear gardens of numbers 49 and 59 Lottbridge Drive respectively have been erected in accordance with the submitted Tree Survey and Report by Arborweald Environmental Planning Consultancy, Reference: DKS/1247.1 Date: March 2024. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.</p> <p>Reason: To protect the trees which are to be retained on the site in the interest of safeguarding and enhancing the character, amenity, and biodiversity of the site.</p>
10.6	<p>Biodiversity: Prior to occupation of the development, hereby approved, details of biodiversity enhancements (a minimum of two swift boxes and a bee brick per building) to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details and installed prior to occupation. Once installed the swift boxes and bee brick shall thereafter be retained in perpetuity.</p> <p>Reason: To enhance biodiversity on the site.</p>
10.7	<p>Porous Surfaces: All ground surfaces of the development, hereby approved, shall be constructed in porous materials or shall discharge surface water onto porous areas within the application site and shall remain as such for the lifetime of the development. No surface water shall be discharged onto the public highway or adjoining land.</p> <p>Reason: To ensure that surface water is dealt with appropriately within the application site and not affect the public highway or adjoining properties.</p>
10.8	<p>Land Contamination: No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing by the local planning authority:</p>

	<p>(a) Additional site investigation scheme, based on preliminary investigations already undertaken to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.</p> <p>(b) The results of the site investigation and the detailed risk assessment referred to in (a) and based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.</p> <p>(c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.</p> <p>Reason: To ensure that risks from any 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 National Planning Policy Framework, para 170, 174, 178 and 179].</p>
10.9	<p>Verification report: No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall include any plan (a 'long term monitoring and maintenance plan) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long term monitoring and maintenance plan shall be implemented as approved.</p> <p>Reason: To ensure that any remediation, if deemed necessary, is satisfactorily completed.</p>
10.10	<p>Previously unidentified contamination: 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 a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.</p> <p>Reason: To ensure that any contamination identified during the construction works is fully characterised and assessed.</p>

10.11	<p>Construction Environmental Management Plan (CEMP): No development shall take place until a Construction Environment Management Plan has been submitted to and approved in writing by the Planning Authority. The approved plan shall set out the arrangements for managing all environmental effects of the development during the construction period, including traffic (including a workers' travel plan), temporary site security fencing, artificial illumination, noise, vibration, dust, air pollution and odour, site illumination and shall be implemented in full throughout the duration of the construction works, unless a variation is agreed in writing by the Planning Authority.</p> <p>Reason: In the interests of amenity of the locality.</p>
10.12	<p>Asbestos Survey: The building to be demolished may contain asbestos. Accordingly, prior to demolition, a Demolition asbestos survey should be undertaken by a competent person in accordance with the current guidance and practice. A copy of the report should be provided to the local planning authority together with a mitigation plan that removes the risk to future occupiers of exposure to asbestos.</p> <p>Reason: To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [receptors having regard to policy DM21 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.</p>
10.13	<p>Parking Areas: The development shall not be occupied until 3 parking areas have been provided in accordance with the approved plans 0124 – 02C which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the areas shall thereafter be retained for that use.</p> <p>Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.</p>
10.14	<p>Parking Spaces: The proposed parking spaces shall measure at least 2.5m by 5m (add an extra 50cm where spaces abut walls or fences).</p> <p>Reason: To provide adequate space for the parking of vehicles and to ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.</p>
10.15	<p>Cycle Parking/ Storage: Prior to first occupation of the development, hereby approved, secure and covered cycle parking shall be provided within the site in accordance with the approved plans drawings no. 0124 – 02C and 10. Thereafter the facilities shall be retained solely for the parking of cycles, in accordance with the approved plans for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.</p>

	<p>Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development.</p>
10.16	<p>Turning space for vehicles: The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with the plans 0124 – 02C and the turning space shall thereafter be retained for that use and shall not be obstructed.</p> <p>Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.</p>
10.17	<p>EV Charging facilities: Details of electric charging facilities, including their number, specification and location, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the facilities shall be implemented in accordance with the details approved prior to first use of the development, hereby approved, and retained as such thereafter for the lifetime of the development.</p> <p>Reason: To provide sustainable travel options in accordance with current sustainable transport policies.</p>
10.18	<p>Refuse/Recycling: Notwithstanding what is shown on the approved drawings, details of enclosed refuse and recycling storage facilities shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the facilities shall be provided prior to first occupation of the development, hereby approved, and retained solely for the storage of refuse and recycling in accordance with the approved plans for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure satisfactory refuse and recycling to the properties and to protect the amenity of the adjacent residential property.</p>
10.19	<p>Water and Energy Efficiency Measures: Prior to the occupation of the development hereby permitted or in accordance with a programme to be agreed in writing with the Local Planning Authority an as-built stage sustainability report shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>For energy this must demonstrate with reference to design stage SAP data</p> <p>a) Predicted CO2 emissions from all proposed new dwellings to be at least 19% reduced through the energy efficiency of the buildings. compared to the target emission rate baseline set by building regulations</p> <p>b) Predicted CO2 emissions from all proposed new dwellings to be at least 20% reduced through the use of on-site low or zero carbon energy generation compared to the target emission rate baseline set by building regulations.</p> <p>For water this must demonstrate via a BRE (or equivalent) water calculator that the predicted internal mains water consumption is no more than 105 litres/person/day.</p>

	Reason: To ensure an environmentally sustainable development.
10.20	<p>Micro Renewables: Prior to the occupation of the development hereby permitted, details of micro renewable equipment, including their number and specification, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the facilities shall be implemented in accordance with the details approved prior to first use of the development, hereby approved, and retained as such thereafter for the lifetime of the development.</p> <p>Reason: To provide on-site sustainable energy production to reduce the energy demands of the development.</p>
10.21	<p>Removal of PD Rights: 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 enlargement or extension or dormer window, shall be constructed without planning permission obtained from the Local Planning Authority to the dwellings hereby approved.</p> <p>Reason: To safeguard the amenities of the occupiers of nearby properties.</p>
10.22	<p>Removal of PD Rights: 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 outbuildings, raised platforms or hard-surfacing shall be erected within the curtilage of dwelling houses hereby approved other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.</p> <p>Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area.</p>

11.	Appendices
11.1	None.
12.	Background Papers
12.1	None.