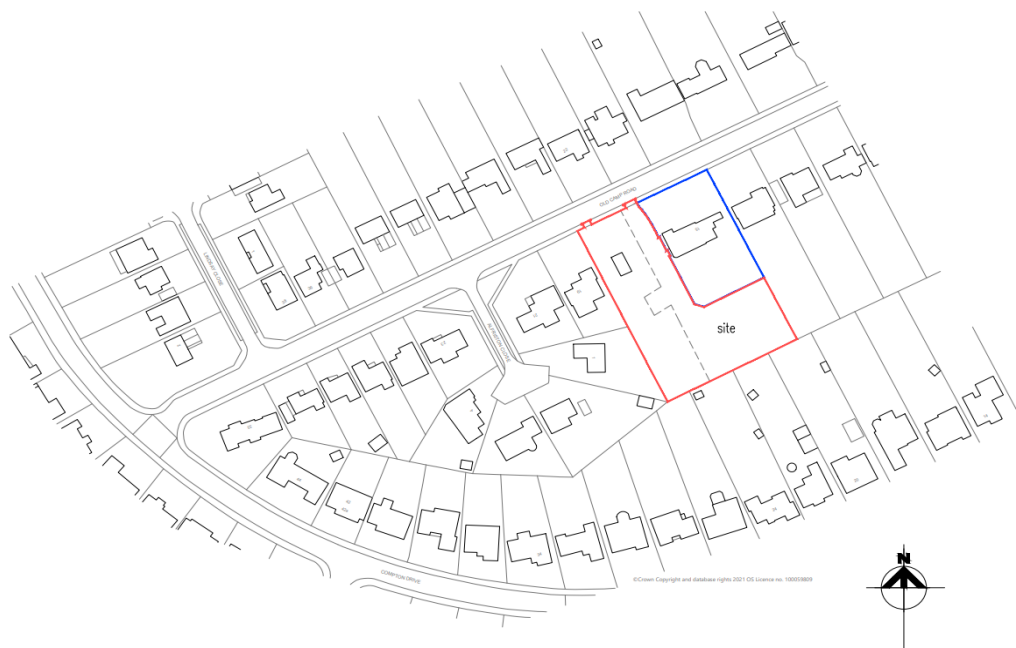


**Report to:** Planning Applications Committee  
**Date:** 12 November 2024  
**Application No:** 240153  
**Location:** The White House, 15 Old Camp Road, Eastbourne  
**Proposal:** Erection of 1no. 4 bed dwelling and 2no. 3 bed dwellings and detached carports along with associated access, parking and landscaping at 15-17 Old Camp Road (Amended Description)  
**Applicant:** Mr M Gietzen  
**Ward:** Old Town  
**Recommendation:** 1. Delegate to Head of Development Management, to:  
i. Conclude consultation with the ESCC (Ecology and Landscape) and  
ii. Make any necessary revisions, attach conditions or seek planning obligations resulting from the above consultations;  
2. Grant planning permission subject to conditions listed in this report.  
**Contact Officer:** **Name:** Emma Wachiuri  
**E-mail:** [emma.wachiuri@lewes-eastbourne.gov.uk](mailto:emma.wachiuri@lewes-eastbourne.gov.uk)

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**IMPORTANT NOTE: This scheme is CIL Liable.**

### Site Location Plan



1.	<b>Executive Summary</b>
1.1	The application is being presented to the Planning Committee in line with the Scheme of Delegation due to the number of objections received.
1.2	<p>This site was previously considered by the Planning Committee in 2022, where it was resolved that a scheme for three dwellings in a similar arrangement to this proposal be refused for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposed development would be unsympathetic towards the established character of the surrounding area; particularly as a consequence of the backland positioning of the bungalows which result in the loss of green space towards the rear of the site. It is therefore in conflict with saved policies UHT1, UHT4, UHT5 and UHT7 of the Eastbourne Borough Plan, policies B2, D1 and D9 of the Eastbourne Core Strategy and paragraphs 124 and 130 of the NPPF.</li> <li>2. The submitted scheme fails to demonstrate that biodiversity net gain can be achieved within the site and is therefore in conflict with saved policies NE22 and NE28 of the Eastbourne Borough Plan, policies B2, D1 and D9 of the Eastbourne Core Strategy and paragraphs 174 and 180 of the NPPF.</li> </ol> <p>However, the applicant requested that the application be withdrawn prior to the decision being issued.</p>
1.3	<p>The application seeks planning permission for the erection of 1no. 4 bed dwelling and 2no. 3 bed dwellings and detached carports along with associated access, parking and landscaping at 15-17 Old Camp Road.</p> <p>During the course of the application the proposed development has been amended at officers' request to ensure that the development is not car dominated in the interests of visual amenity and the residential amenity of adjacent occupiers. The main changes are as follows:</p> <ul style="list-style-type: none"> <li>• Detached garages replaced with detached open-fronted carports.</li> <li>• Separate access road to the frontage dwelling with the rear bungalows sharing access and drive with the donor property no.15 Old Camp Road.</li> <li>• Carport to have living green roof.</li> </ul>
1.4	The proposal would result in development of a vacant plot of land and the creation of good quality residential accommodation in a sustainable location close to transport links and the amenities of Eastbourne Town Centre.
1.5	Design, transport, access, amenity and drainage impacts of the development are considered to be acceptable and the development is considered to provide a good quality of proposed accommodation.
1.6	Merits of the scheme can be summarised as:

	<ul style="list-style-type: none"> <li>• Delivering sustainable development within the Built-Up Area of the Borough;</li> <li>• Development would make a modest contribution of 3no. dwellings, contributing to a choice of homes in a location that has good access to a range of services and facilities;</li> </ul> <p>1.2 Delivering biodiversity net gain.</p> <p>The following paragraphs outline the weighting of the material considerations in the planning balance.</p>
1.7	<p><u>Social Benefits</u></p> <p>There would be significant social benefits in the provision of much needed housing on a site within the Built-Up area of the Borough. This includes smaller units for which there is an identified need, and which would increase the choice of homes and population in this area.</p> <p>This carries <b>significant positive weight</b> in the planning balance.</p>
1.8	<p><u>Design and Built Environment</u></p> <p>The proposal would make efficient use of a vacant residential plot that is expected to be developed in accordance with the development plan. The site would be provided with soft landscaping, additional urban trees, hedge rows, ecological enhancement measures and diverse green roof which would contribute to place-making in this significant location.</p> <p>This would carry <b>significant positive weight</b> in the planning balance.</p>
1.9	<p><u>Transport</u></p> <p>The proposal would promote sustainable transport means of transport including cycling and EV charging points whilst preventing significant impacts upon the transport network.</p> <p>This carries <b>moderate positive weight</b> in the planning balance.</p>
1.10	<p><u>Economic Benefits</u></p> <p>The proposed development would minor economic benefits associated with the construction phase and with regard to the future occupation of the properties.</p> <p>This carries <b>moderate positive weight</b> in the planning balance.</p>
1.11	<p><u>Sustainability</u></p> <p>The proposal would incorporate a number of measures to deliver a sustainable and energy efficient form of development. It would also deliver an effective sustainable drainage scheme that manages surface water and flood risk.</p> <p>This carries <b>moderate positive weight</b> in the planning balance.</p>
1.12	<p><u>Ecology and Biodiversity</u></p>

	<p>The development would deliver biodiversity net gain on the site, through the replacement and addition of habitats within the landscaping scheme and the building.</p> <p>This would carry <b>limited positive weight</b> in the planning balance.</p>
1.13	<p><u>Neighbour Amenity</u> The proposed development would increase activity within the rear portion of the site, including vehicular, which would lead to some additional disturbance to neighbouring occupants.</p> <p>This would carry <b>limited negative weight</b> in the planning balance.</p>

<b>2.</b>	<b>Relevant Planning Policies</b>
2.1	<p><u>National Planning Policy Framework:</u></p> <ul style="list-style-type: none"> <li>2. Achieving sustainable development</li> <li>4. Decision making</li> <li>5. Delivering a sufficient supply of homes</li> <li>8. Promoting healthy and safe communities</li> <li>9. Promoting sustainable transport</li> <li>11. Making effective use of land</li> <li>12. Achieving well-designed places</li> <li>14. Meeting the challenge of climate change, flooding and coastal change</li> <li>15. Conserving and enhancing the natural environment</li> </ul>
2.2	<p><u>Eastbourne Core Strategy 2006-2027:</u></p> <ul style="list-style-type: none"> <li>B1: Spatial Development Strategy and Distribution</li> <li>B2: Creating Sustainable Neighbourhoods</li> <li>C10: Summerdown &amp; Saffrons Neighbourhood Policy</li> <li>D1: Sustainable Development</li> <li>D5: Housing</li> <li>D8: Sustainable Travel</li> <li>D9: Natural Environment</li> <li>D10a: Design</li> </ul>
2.3	<p><u>Saved polices of the Eastbourne Borough Plan 2001-2011:</u></p>

	<p>NE4: Sustainable Drainage Systems</p> <p>NE28: Environmental Amenity</p> <p>UHT1: Design of New Development</p> <p>UHT2: Height of Buildings</p> <p>UHT4: Visual Amenity</p> <p>UHT5: Protecting Walls/Landscape Features</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>HO1: Residential Development within the Existing Built-up Area</p> <p>HO2: Predominantly Residential Areas</p> <p>HO3: Retaining Residential Use</p> <p>HO6: Infill Development</p> <p>HO7: Redevelopment</p> <p>HO9: Conversions and Change of Use</p> <p>HO20: Residential Amenity</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> <p><u>Other Guidance:</u></p> <ul style="list-style-type: none"> <li>• National Design Guidance</li> <li>• The Technical housing standards – nationally described space standard (2015).</li> <li>• Building for life</li> </ul>
<b>3.</b>	<b>Site Description</b>
3.1	<p>The application site is L-shaped and forms part of the rear garden of 15 Old Camp Road along with the undeveloped plot of 17 Old Camp Road. The overall site area is approx. 2342 m<sup>2</sup>.</p>

3.2	Undeveloped land on either side of Old Camp Road was divided into plots and sold for residential development which took place at a piecemeal rate through to the early 1960's, when cul-de-sacs at Alfriston Close and Lindsay Close were added. The land had previously been occupied by the Summerdown convalescent camp, which supported injured army personnel during and immediately after World War I. Plots 15 and 17 were purchased together and plot 17 was retained as garden land, with extensive landscaping and planting being carried out.
3.3	Significant areas of this planting have since been cleared, with the site area now being largely surfaced in grass, with occasional clusters of shrubbery, a collection of medium sized trees which are primarily concentrated towards site boundaries. As well as these trees there is hedging/shrubbery which is relatively contiguous on the eastern and western boundaries but patchier along the southern boundary. This hedging includes a substantial leylandii type hedge running along the majority of the western boundary. The site level to the rear of No. 15 is slightly higher than the plot at No. 17.
3.4	The dwelling at 15 Old Camp Road, which is a large detached 1½-storey dwelling, does not fall within the application site but part of its rear garden does. There is a small brick plinthed glass house positioned towards the south eastern corner of the site and an area of hardstanding, on which a shed type structure was previously positioned, towards the north-western corner. There is also an area of hard surfacing adjacent to an existing dropped kerb gated access that serves plot 17.
3.5	The site is located on a residential road that is characterised by large detached dwellings that are generally set on large, wide plots although plot size decreases from the eastern end of the road to the west. There are a mixture of building designs present due to the piecemeal way in which development flanking the road was carried out, with dwellings towards the western end of the road generally being of more modern appearance. The site is entirely surrounded by neighbouring residential development.
3.6	Development on Old Camp Road has a clearly defined frontage, with a relatively consistent building line being maintained. Dwellings are set back from the road with parking and mature landscaping provided to the front. This landscaping combines with flint and brick walling which flanks the pavement and occasional street trees to generate an intimate and somewhat verdant character. Development on Alfriston Close and Lindsay Close introduces buildings that are set back to the rear of frontage properties, with dwellings being smaller in size and occupying smaller plots than the frontage properties.
3.7	The edge of the South Downs National Park is approx. 200 metres to the south and 250 metres to the west of the site. There are no specific planning designations or constraints attached to the site or the immediate surrounding area.

3.8	<p><u>Site Constraints</u></p> <p>Predominantly Residential Area.</p> <p>Source Protection Zone.</p>
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4.	<p><b>Proposed Development</b></p>
4.1	<p>The proposed development involves the erection of 1no. 4 bed dwelling and 2no. 3 bed dwellings and detached carports along with associated access, parking and landscaping at 15-17 Old Camp Road. These would comprise a large, detached two-storey dwelling that would face onto Old Camp Road and two detached bungalow dwellings that would be set back from the street frontage and accessed via a driveway that would pass between the existing dwelling at 15 Old Camp Road and the proposed frontage dwelling.</p>
4.2	<p>The frontage dwelling is similar in scale to the one recently approved under 230438. It would be a large detached dwelling with a hipped roof over and integral garage. The footprint of the two-storey element is approx. 170m<sup>2</sup>. Height to the eaves of the roof would be approx. 4.6 metres with the ridge line at approx. 7.3 metres.</p>
4.3	<p>The two bungalows match each other in terms of footprint and scale but with a mirrored layout. The footprint of each building would be approx. 86 m<sup>2</sup> with the eaves height of the roof at approx. 2.3 metres and the ridge line at approx. 4.96 metres.</p>
4.4	<p>The driveway would utilise the existing dropped kerb access serving 15 Old Camp Road. It would be widened to meet ESCC Highways standards for two-way access and to allow for suitable visibility splays to be provided in both directions. The road would be a width of 4.5 metres along the first 5.5 metres from the highway, reducing to a minimum of 3.7 metres where it passes between the frontage buildings.</p>
4.5	<p>The driveway would provide shared access between the hard surfaced parking to the front of No. 15 Old Camp Road and the 2no. bungalows to the rear of the site.</p> <p>In addition, a new designated single access would also be formed to the front of the proposed frontage property.</p>
4.6	<p>An integral garage would be provided for the frontage dwelling and each bungalow would be provided with a detached open-fronted car port for 2 x cars as well as a cycle storage shed within the rear garden. Each dwelling would be provided with an electric vehicle charging point.</p>
4.7	<p>During the course of the application the proposed development has been amended at officers' request to ensure that the development is not car dominated in the interests of visual amenity and the residential amenity of adjacent occupiers. The main changes are as follows:</p>

	<ul style="list-style-type: none"> <li>• Detached garages replaced with detached open-fronted carports.</li> <li>• Separate access road to the frontage dwelling with the rear bungalows sharing access and drive with the donor property no.15 Old Camp Road.</li> <li>• Carports to have living green roofs.</li> </ul>
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<b>5.</b>	<b>Relevant Planning History:</b>
5.1	EB/1980/0614 ERECT HOUSE (WITHIN CURTILAGE NO. 15) (OUTLINE) Approved Conditional 1980-11-04
5.2	EB/1961/0412 EXTN OF OLD CAMP RD & CONSTN OF 2 CUL-DE-SAC RDS & SEWER FOR 25 HOUSES Approved Unconditional 1961-08-24
5.3	EB/1948/0114 ERECT PREFAB GARAGE Approved Conditional 1948-10-21
5.4	210536 Erection of 3no dwellings consisting of 1no 4X bedroom two-storey dwelling with detached double garage. 2no 3X bedroom bung a low with detached garage. Formation of parking, landscaping and vehicle entrance new vehicular access. AMENDED DESCRIPTION/PLANS - 1x bungalow removed and width of Plot 1 dwelling reduced Planning Permission Resolved to refuse at Committee and subsequently withdrawn 23/12/2022
5.5	230438 Erection of 1no. 3x bedroom detached dwelling (Amended Description) Planning Permission Approved conditionally 02/02/2024

<b>6.</b>	<b>Consultations:</b>
6.1	<u>ESCC Ecology:</u>  <u>25/06/2024</u> In summary, insufficient information has been provided to demonstrate that appropriate ecological mitigation, compensation and enhancement measures can be delivered. Further information is required as summarised below: <ul style="list-style-type: none"> <li>• It should be evidenced that the proposals can accommodate sufficient areas of retained, enhanced and created habitat for</li> </ul>



	<p>reptiles, to justify the proposed precautionary approach, or alternatively, presence/absence surveys should be carried out to inform appropriate mitigation, compensation and enhancement;</p> <ul style="list-style-type: none"> <li>• Details of habitat clearance and the pre-clearance baseline for the site;</li> <li>• Further information is required to demonstrate how the proposals would avoid a net loss for biodiversity, including for protected/notable species, and achieve a net gain; using the pre-clearance value of the site as the baseline.</li> </ul> <p>Whilst the final full details of landscaping and other ecological measures could be provided prior to commencement of development, sufficient information should be provided at application stage to demonstrate that such measures can be accommodated / achieved within the proposals and to give certainty over the extent, location and type of habitats proposed.</p> <p>Further information has been received and County Ecologist re-consulted but at the time of writing this report their comments had not been received.</p>
6.2	<p><u>Specialist Advisor (Arboriculture):</u> No comment received</p>
6.3	<p><u>East Sussex Highways:</u> On this occasion, do not consider it necessary to provide formal Highway comments.</p>
6.4	<p><u>SUDS:</u> Unfortunately, the LLFA is unable to respond to minor applications at this time unless the Planning Officer deems there to be a significant flood risk arising from this proposal.</p>
6.5	<p><u>CIL Consultations:</u> The application is CIL liable.</p>
<b>7.</b>	<b>Other Representations:</b>
7.1	<p><u>Notification:</u></p> <p>Notification of this application has been undertaken in the form of:</p> <ol style="list-style-type: none"> <li>a. neighbour notification letters</li> <li>b. site notices displayed in roads neighbouring the site.</li> </ol>
7.2	<p><u>Neighbour Representations:</u> 104 comments have been received following public notification regarding the application, which raise objection on the following material planning considerations:</p>

- Resubmission of previously refused planning application ref:210536 and there has been no significant change and hasn't addressed previous refusal reasons
- Overdevelopment of the site
- Inappropriate and out of character backland development
- Inappropriate development of residential gardens contrary to para.72 of the NPPF
- Increased density is out of character of the area
- Loss wildlife corridor and green space
- Proposed development will cause problems with vehicular access
- Congestion in the area
- Danger regarding access for fire engines, ambulances due to narrow access road (*Officer note: the proposed shared access road measures 4.6m wide which is acceptable based on standing advice provided by East Sussex Fire and Rescue*)
- Would set a precedent
- The access single driveway for use by 8 vehicles is inadequate and would not allow passing of 2 vehicles simultaneously
- Increase of vehicle movement at the access point would pose danger to pedestrians
- Lack of turning point for emergency vehicles within the site
- Lack of pavement for pedestrians
- The bungalows if converted into houses through loft conversion would intrude into privacy of surrounding properties
- The two houses in the back gardens will bring noise and light pollution
- Loss of privacy
- Alfriston Close and Lindsay Closes are not an example of backland development as these were original features of the original masterplan
- Proposal fails to demonstrate biodiversity net gain can be achieved within the site
- Site likely to have archaeological history
- Increased volume of refuse bins causing blockage and restrictions on pavement users
- The ecology report submitted is inaccurate and inadequate
- Loss of 20% of remaining trees on site
- Bungalows likely to suffer from surface -water run off due to site level difference
- Drainage and flooding problems as the gardens along Old Camp Road and Compton Drive provides attenuation of surface water runoff
- Inadequate notification (*Officer comment: Neighbour letters and site notice notifications were carried out in accordance with the Council's procedures*)
- Tilted balance is not a major factor here as the benefit of only two additional dwellings do not outweigh the harm
- Proposal will not contribute to reaching carbon neutrality goal by 2030

	<ul style="list-style-type: none"> <li>• Deliberate neglect and damage of natural habitat to enable development</li> <li>• Proposal is contrary to local policy C10 and NPPF</li> <li>• Lack of pre-application discussions with residents</li> <li>• There is a pond in close proximity to the site, so the submitted ecology report is misleading</li> <li>• Proposed living green roof do not offer any robust, long term, bio-diversity benefit</li> </ul> <p><u>Non-Planning considerations</u></p> <ul style="list-style-type: none"> <li>• Devaluation of neighbouring properties</li> <li>• Residents might begin to question the council tax band of their property.</li> </ul>
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<b>8.</b>	<b>Appraisal:</b>
8.1	<p><u>Principle of Development:</u></p> <p>Para. 76 of the Revised National Planning Policy Framework (NPPF) instructs that ‘Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. As the Eastbourne Core Strategy is now more than 5 years old, the standard method for calculating housing need set out in Planning Practice Guidance for Housing Needs and Economic Assessment is used to establish the need. As present, the Council is only able to identify a 1.4 year housing land supply as at 1 October 2023.</p> <p>Para. 11 (d) of the NPPF states that, where a Local Planning Authority is unable to identify a 5 year supply of housing land, permission for development should be granted unless there is a clear reason for refusal due to negative impact upon protected areas or assets identified within the NPPF or if any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. This approach, commonly referred to as applying a ‘tilted balance’ will be adopted in assessing the planning application.</p> <p>The proposal involves the development of garden land. Whilst the site is within the built-up area, the National Planning Policy Framework (NPPF) does not regard residential gardens as previously developed land. Para. 72 states that ‘plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area,’ whilst para. 128 instructs Local Planning Authorities, when considering planning applications that increase residential density, to pay regard to ‘the desirability of maintaining an area’s prevailing character and setting (including residential gardens). As such, there are stringent controls on</p>

development of residential gardens and the impact of the proposed development on the established character of the surrounding area.

The above should be seen in context with the overall objective to promote effective and efficient development of land which is set out in section 11 of the NPPF, with particular attention drawn to para. 125 which states that 'where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.'

In terms of contribution towards housing delivery, para. 70 of the NPPF recognises that 'small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly' and states that Local Planning Authorities should 'support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'.

The site is identified in the Council's emerging Strategic Housing and Employment Land Availability Assessment (SHELAA) as having the capacity to accommodate 4 new dwellings. Table 2 of the Eastbourne Core Strategy anticipates the net delivery of 36 residential units in the Summerdown & Saffrons Neighbourhood.

The proposed development incorporates bungalow dwellings, a form of development that provides an important function in serving the needs of less able-bodied members of the community. It is considered that provision of bungalow dwellings would help meet NPPF objectives for a mix of development that meets the needs of different groups of the community (NPPF para. 74 and National Design Guide para. 121).

It is therefore considered that the principle of the development is acceptable subject to a balanced assessment of the potential impact of the development, with particular emphasis on the impact upon the prevailing character of the surrounding area as well as other relevant factors set out in the NPPF and consistent Local Plan policies, including highway safety, residential and environmental amenity, sustainability and biodiversity.

8.2 Design quality and impact upon the street scene and visual amenity of the area:

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 135 of the NPPF.

The proposed development occupies an area that is currently garden land and has not been previously developed. Plots on Old Camp Road are generally large and incorporate sizeable areas of green space to the rear. However, plot sizes reduce significantly from the eastern end of the road to the west and the application site adjoins the plot of 19 Old Camp Road,

which occupies a modest plot and also has development set behind it in the form of properties on Alfriston Close.

Para. 131 of the NPPF states that ‘the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.’ Para. 132 states that design policies should be ‘grounded in an understanding and evaluation of each area’s defining characteristics.’ Area-wide, neighbourhood or site-specific design codes or guides are identified as a means to fulfil these objectives. Eastbourne Borough Council does not currently have any adopted design code or guide and, in such instances, para. 134 of the NPPF instructs that national documents should be used to guide decisions on applications.

The National Design Guide and National Model Design Code Part 2 Guidance Notes both identify context as an important consideration when looking at how a development would impact upon the character of an area. Para. 39 of the National Design Code states that well designed places are ‘based on a sound understanding of the features of the site and the surrounding context, integrated into their surroundings so they relate well to them, influenced by and influence their context positively and responsive to local history, culture and heritage.’

It is considered that the development on Alfriston Close provides suitable context for the proposed development given its positioning to the rear of frontage development on Old Camp Road. It is also noted that, at a wider, neighbourhood scale, backland development is present on Summerdown Road in the form of Summerdown Close and individual dwellings that have been built on garden land to the rear of frontage properties.

The density of the development, at approx. 13 dwellings per hectare, is considered to be low, allowing for the incorporation of a suitable level of landscaping to maintain greenspace and linkage with the verdant garden land to the east and is broadly consistent with the approx. 11 dwellings per hectare density of Alfriston Close. The scale of the proposed bungalow dwellings would also be clearly subservient to frontage dwellings on Old Camp Road and the two-storey dwellings on Alfriston Close, reducing their visual prominence and preventing the character of the existing built environment from being overwhelmed. It is therefore considered that, with a suitable landscaping scheme, the proposed development would provide a sympathetic transition between the more densely developed area of Old Camp Road to the west of the site and the more open and green environment to the east, respecting the context of both the built environment and the natural environment within the immediate surrounds as well as the wider neighbourhood of Summerdown and Saffrons.

There is no overriding characteristic in terms of the design of dwellings on Old Camp Road, probably due to the period of time over which development was undertaken as well as the piecemeal way in which plots were developed. However, there is a general consistency in terms of scale and in spatial characteristics, with dwellings generally having a large footprint that occupies close to the full width of their respective plots and

frontages being set back from the road. Mature landscaping to the front of properties and the presence of boundary walls also provide a key contribution to the street scene.

It is considered that the footprint and plot coverage of the proposed frontage dwelling is consistent with the general spatial characteristics of the area whilst the two-storey height is sympathetic to the scale of surrounding dwellings. As such, it is considered that the proposed dwelling would integrate well within the existing street scene and not appear disruptive or overly dominant, particularly as it would occupy a designated plot.

Although there are no bungalow dwellings within the immediate surrounding area, the proposed bungalows would be set back from the road and have a minimal impact upon the street scene on Old Camp Road. However, it is not considered that these dwellings would suffer from a sense of isolation or seclusion as a result given the relatively open and spacious nature of their plots and the good level of interaction between the bungalows as well as the proposed frontage dwelling and the existing dwelling at No. 15.

It is considered that the design of the bungalows is of good quality, with features such as quoins, hipped roof projections and porches utilised to a greater degree of visual interest.

Given that the proposed development would be embedded in a residential area, surrounded by neighbouring development and of a modest scale it is not considered that it would compromise views from or towards the South Downs National Park.

The proposed backland positioning of the bungalows is not considered out of character in the area given the development along Alfriston Close to the west of the application site and Lindsay Close which are similar in context to the proposed development.

8.3

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 proposed frontage dwelling would occupy close to the full width of its plot. As such, the two-storey western flank elevation would be within close proximity of ground floor windows on the eastern elevation of 19 Old Camp Road which serve a wc, living/dining area and a kitchen and a first-floor bathroom window. It should be noted that the kitchen and living/dining areas are served by other windows on the rear elevation of the building and are already subject to a level of overshadowing due to the proximity to the substantial leylandii type hedge on the western boundary shared between the two plots. It is not considered essential for bathroom/wc windows to have access to high levels of natural light as they are not primary habitable rooms.

As the front and rear elevations of the proposed frontage dwelling generally align with the two-storey front and rear elevations of 19 Old Camp Road it is not considered that other windows at the property would be impacted upon as a result of the proposed development. It is also considered that the alignment with 19 Old Camp Road and the amount of setback provided from the side boundary is consistent with the pattern of development across the length of Old Camp Road and that it is sufficient to prevent the proposed dwelling from appearing unacceptably overbearing when viewed from 19 Old Camp Road.

It is noted that the largest portion of the Leylandii boundary hedge, which is entirely within the curtilage of the application site, would be retained. Screening would be provided through boundary fencing and retained hedge. There are no upper floor windows in the western elevation facing no. 19 whilst on the eastern flank first floor level facing no. 15 are bathroom and en-suite windows only, which will be obscure glazed, and thus the proposal would not result in overlooking/loss of privacy.

The proposed bungalow dwellings are considered to be of modest height, only approx. 0.95 metres taller than an outbuilding that could be lawfully positioned in a similar location without the need for planning permission. They are stepped well away from site boundaries. It is therefore considered that they would not appear overbearing or be the generate any unacceptable level of overshadowing. All windows and openings would be at ground floor level and, as such, outward views towards neighbouring properties would be interrupted by site boundary treatment. Due to the potential for invasive views if rooms and windows were to be provided in the roof of the bungalows, a permitted development restriction removing the rights to carry out such works without the benefit of planning permission would be attached to any approval given.

The parking areas and road serving the dwellings within the application site would be stepped well away from boundaries shared with neighbouring plots and buildings, topography and landscaping would provide screening that would prevent harmful visual impact as well as control noise and light spill generated by vehicles.

It is considered that the residential nature of the proposed development would be compatible with the surrounding environment as would the intensity of its use.

8.4

Living standards for future occupants:

Para. 139 of the NPPF states that ‘development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.’

Para. 126 of the National Design Guide (2019) 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 Technical housing standards – nationally described space standard (2015) defines minimum levels of Gross Internal Area (GIA) that should be provided for new residential development, based on the amount of bedrooms provided and level of occupancy. The proposed 4 bed detached dwelling comfortably exceeds the minimum GIA requirement as defined in space standards whilst the bungalow dwellings exceed the minimum GIA required for a 3 bed 4-person bungalow and thus the proposal meet the requirements.

All habitable rooms within the proposed dwellings would be served by clear glazed windows allowing access to good levels of natural light as well as providing natural ventilation to the dwelling interior. The layout of each new dwelling is considered to be clear and uncluttered, with rooms of an awkward size or shape being avoided, allowing for a good level of adaptability and functionality within each dwelling.

It is considered that the occupants of each dwelling, as well as of the existing dwelling at 15 Old Camp Road, would be provided with private outdoor amenity space of a good size, suitable to serve the day-to-day needs of the household.

8.5 Landscaping, Ecology and Biodiversity:

The site is currently garden land and, prior to clearance, had supported a substantial level of planting. The site is at the western end of a row of large rear gardens and there is connectivity between these individual areas of green space in the form of hedgerow and tree lines.

The National Planning Policy Framework (NPPF, 2023) 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 or soils...”, “...recognising the wider benefits from natural capital and ecosystem services...” and “minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures ...” (paragraph 180).

Policy D9 of Eastbourne Core Strategy Local Plan (2013) seeks to promote effective conservation and enhancement of wildlife by; producing Biodiversity Actions Plans (BAPs) to identify measures to preserve and enhance habitats and species of importance; safeguard protected nature conservation sites from inappropriate development; ensure development enhances biodiversity by including the needs of wildlife in design and that unavoidable impacts are appropriately mitigated; and all development >500m<sup>2</sup> or >5 dwellings produce a biodiversity survey demonstrating how impacts will be addressed through enhancement and mitigation measures.

Relevant saved policies of Eastbourne Borough Plan 2011 – 2021 (2013) include Policy NE19: Local Nature Reserves, Policy NE20: Sites of Nature Conservation Importance, Policy NE22: Wildlife Habitats and Policy NE23: Nature Conservation of Other Sites. Permission for developments which



would have a significant adverse effect, directly or indirectly, on the nature conservation interest of Local Nature Reserves (Policy 19), a Site of Nature Conservation Importance [syn. Local Wildlife Site] (Policy 20) or a habitat and/or species of flora and fauna of demonstrable nature conservation importance (Policy 23) will be refused. Policy 22 will not permit development to destroy or cause unacceptable adverse effects on habitats which are of particular nature conservation value in Eastbourne and cannot be satisfactorily moved or replaced, including flower-rich grasslands and ancient species-rich hedgerows.

Eastbourne Borough Council's 2021 Biodiversity Net Gain (BNG) Technical Advice Note (TAN) requires that, prior to BNG becoming mandated, that development proposals incorporate BNG principles and provide evidence with the planning application of how BNG will be achieved. For minor applications, the Council's expectation is that 'some net gain' will be achieved.

The County Ecologist was consulted and they have recommended refusal due to insufficient information that has been provided to assess the potential impacts on biodiversity and to inform appropriate mitigation, compensation and enhancement.

They have advised that the scheme must compensate for the loss of habitats and provide biodiversity enhancements in accordance with national and local planning policy. Whilst mandatory BNG is not applicable in this case (*because the application received before 02 April 2024*), the proposals should still demonstrate that they avoid a net loss for biodiversity and seek to achieve a measurable gain.

The Arboriculture Impact Assessment and Method Statement (AIA, St Aubyn Tree Consultancy, March 2024) states that seven individual trees and a single hedge are proposed for removal. Additional areas of habitat, including longer grassland and scrub, would also be removed. Part of the site was subject to clearance prior to previous planning applications. This included the removal of trees and shrub/scrub, and potentially other features. The Habitat Plan contained in the 2021 PEA appears to include more trees when compared with the 2024 PEA. It is unclear whether any further clearance has been undertaken. The PEA states that 'landscaping and enhancement plans should aim to compensate for the loss of features prior to clearance.' This approach is supported and is in accordance with Government guidance on net gain and the Council's BNG TAN which states that 'where there is evidence of deliberate neglect or damage to any of the habitats and species, their deteriorated condition will not be taken into consideration and the ecological potential of the site will be used to decide the acceptability of any development proposals.' However, no information has been provided in relation to this. Further information is required to demonstrate how the proposals would achieve enhancement, including against any habitats of value removed during previous clearance. The pre-clearance habitats should also be considered in terms of their suitability for protected / notable species, to ensure sufficient compensation is provided.

	<p>In summary, insufficient information has been provided to demonstrate that appropriate ecological mitigation, compensation and enhancement measures can be delivered. Further information is required as summarised below:</p> <p>1.3 It should be evidenced that the proposals can accommodate sufficient areas of retained, enhanced and created habitat for reptiles, to justify the proposed precautionary approach, or alternatively, presence/absence surveys should be carried out to inform appropriate mitigation, compensation and enhancement;</p> <ul style="list-style-type: none"> <li>• Details of habitat clearance and the pre-clearance baseline for the site;</li> <li>• Further information is required to demonstrate how the proposals would avoid a net loss for biodiversity, including for protected/notable species, and achieve a net gain; using the pre-clearance value of the site as the baseline.</li> </ul> <p>Whilst the final full details of landscaping and other ecological measures could be provided prior to commencement of development, sufficient information should be provided at application stage to demonstrate that such measures can be accommodated / achieved within the proposals and to give certainty over the extent, location and type of habitats proposed.</p> <p>Further ecology information to address the ecology and biodiversity concerns has been submitted and ESCC Ecologist re-consulted. However, at the time of writing this report their comments had not been received.</p> <p>This matter would be addressed prior to the grant of any approval.</p>
8.6	<p><u>Flooding and Drainage:</u></p> <p>The site is within Flood Zone 1 and, therefore, not identified as being at significant risk from tidal or fluvial flooding. Parts of the site are identified as being at medium risk of surface water flooding and it is therefore vital that an appropriate drainage scheme that has the capacity to manage surface water and to prevent surface water flood risk to occupants of the development as well as neighbouring sites. If attenuation measures are used, then it is likely that potential for surface water flooding could be reduced within the site. Any drainage scheme submitted would need to be based on sustainable drainage system principles.</p> <p>The details of a sustainable drainage system can be sought and secured via a condition were permission to be granted for the proposed development.</p>
8.7	<p><u>Transport and Parking:</u></p> <p>The proposed development would deliver a net gain of 3 dwellings. It is not considered that this amount of development would generate a level of</p>

vehicle movements that would be likely to significantly impact upon traffic on the surrounding highway network or the general character of the surrounding residential environment.

The existing dropped kerb access would be adapted to serve the proposed development, with the access being widened to 4.5 metres in accordance with ESCC Highways Minor Planning Application Guidance (para. 3.5.1). The access road would be at least 4.5 metres in width for a minimum of 5.5 metres leading from Old Camp Road, allowing for vehicles entering and leaving the site to pass each other safely. A condition will be used to ensure that the new boundary wall to the front of the site does not compromise the required visibility splays of 2.4m x 43m

The width of the access driveway reduces to a minimum of 3.7 metres where it passes between the frontage dwellings. Para. 3.5.2 of the ESCC Minor Planning Application Guidance states that 'a narrower shared access (less than 4.5m) may be acceptable in urban areas- (for example to allow backland development). However, the acceptability will depend on the length of narrow section, inter-visibility, on-street parking, and whether other similar accesses nearby operate successfully/without incident.' As the narrow section is not adjacent to Old Camp Road, is a short, straight section of driveway allowing for good levels of inter-visibility and is not required for vehicular parking it is considered that its presence would not compromise highway safety on the access road or on Old Camp Road.

The 3.7 metre width of the access driveway is also considered sufficient to serve fire appliances, based on standing advice provided by East Sussex Fire and Rescue. The driveway would need to be able to support the weight of the appliance. This would be addressed at the building regulations stage.

The access driveway would also provide pedestrian access to the development. Given its width, the relatively light usage the driveway would be subject to and good levels of intervisibility, it is considered that there would be no unacceptable conflict between pedestrians accessing the site and moving vehicles.

It would not be suitable for a refuse vehicle to access and turn within the site. A bin store would be provided in a recess part way along the access drive for collections day only and the refuse vehicle would remain on Old Camp Road whilst crews collect the bins. The store is located within suitable proximity to the properties it would serve and to the road on which the refuse vehicle would be parked, complying with the Good Practice Guide for Refuse & Recycling Storage at New Residential Developments within the Eastbourne, Hastings, Wealden and Rother Council Areas.

Based on interrogation of the ESCC Car Parking Demand Tool, the proposed development would generate demand for approx. 4 car parking spaces. Each of the dwellings has space for at least 2 parked vehicles provided on adjacent hard standing, along with turning and circulation

	<p>space that will ensure that vehicles will be able to enter and leave the site in forward gear.</p> <p>The existing vehicle access into no. 15 would be upgraded to ESCC highway standards so that it can then connect to a new driveway and serve the two bungalows and 15 Old Camp Road. This shared driveway would be a minimum of 4.5m wide for a distance of 5.5m into the site. The driveway would lead into the front forecourts of no. 15 and then continued down to the bungalows at the rear. The new house will also be accessed off the shared driveway, and have a second access point for exiting back onto Old Camp Road.</p> <p>It is therefore considered that the car parking and access arrangements that form part of the submitted scheme would prevent any unacceptable impact upon highway capacity or safety.</p>
8.8	<p><u>Sustainability and Energy Efficiency:</u></p> <p>Sustainable design and development is at the heart of the Eastbourne Core Strategy Local Plan. Policy D1 sets out the high-level strategic policy against which all proposals will be assessed. It requires that all new development is sustainable, well designed and constructed and demonstrate that it has taken account of the principles of sustainable development.</p> <p>The site is in a sustainable town centre location. The site is located within the Summerdown and Saffrons Neighbourhood, which is considered one of the most sustainable neighbourhoods in the Borough. The site is well served in terms of public transport, amenities and public services with Eastbourne train station and the town centre just a short walk from the site. The site is served by a number of bus routes in the vicinity.</p> <p>The submitted site plan indicates that the proposed units would be provided with solar PV panels. These would be secured by way of condition.</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>
8.9	<p><u>Planning Obligations:</u></p> <p>None.</p>
8.10	<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</p>

	<p>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>
8.11	<p><u>Conclusions:</u></p> <p><b>Tilted Balance-</b> The council encourages sustainable development. This seeks to strike a balance between the economic benefits of the development, the environmental impacts on the area and the social benefits derived by the creation of much needed housing.</p> <p>There is presumption in favour of development as set out in paragraph 11 of the NPPF. However, para 11d(ii) is relevant given the Council does not have a five-year housing land supply. Para 11d(ii) states where policies which are most important for determining the application are out-of-date, granting permission 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.</p> <p>The scheme delivers new housing in a sustainable location and will contribute towards maintaining a 5-year supply of housing land complying with Core Strategy policies B1 and D5. The proposed development would make a modest contribution of 3no. dwellings, which would have benefits in terms of boosting the supply of housing, contributing to a choice of homes in a location that has good access to a range of services and facilities.</p> <p>There would be minor economic benefits associated with the construction phase and with regard to the future occupation of the properties.</p> <p>There would be no harm in relation to highway safety and it has been concluded that the proposed development would not result in material harm to the character and appearance of the streetscene or to neighbours' living conditions.</p> <p>With regards to the ecology and biodiversity issue, there is scope for on site delivery of appropriate ecological mitigation, compensation and enhancement measures. Further ecology information to address this matter has been submitted and ESCC Ecologist re-consulted. However, at the time of writing this report their comments had not been received.</p> <p>This matter would be addressed prior to the grant of any approval.</p> <p>Therefore, as discussed in the report above the proposal is considered to provide for a sustainable form of development and an efficient use of land and therefore can be recommended for approval subject to conditions and subject to the Council's Ecologist being satisfied that a suitable level of biodiversity net gain is provided.</p>

<b>9.</b>	<b>Recommendations</b>
9.1	It is recommended that the application is approved, subject to the Council's Ecologist being satisfied that a suitable level of biodiversity net gain is provided and to the conditions listed below.
<b>10.</b>	<b>Conditions:</b>
10.1	<p><b>TIME LIMIT:</b> The development hereby permitted shall be commenced before the expiration of three years from the date of this 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><b>APPROVED PLANS:</b> The development hereby permitted shall be carried out in accordance with the following approved drawings: -</p> <ul style="list-style-type: none"> <li>• 2404/01 - Site Location Plan.</li> <li>• 2404/08 Rev C - PROPOSED SITE PLAN</li> <li>• 2404/04 Rev A Plot 1 Elevations</li> <li>• 2404/05 Plot 2 - Bungalow Details (Floor, Elevation and Roof plans)</li> <li>• 2004/06 Plot 3- Bungalow Details (Floor, Elevation and Roof plans)</li> <li>• 2404/09 Rev A - PROPOSED SITE SECTIONS.</li> <li>• 2404/07 Rev A - PLOT 2 -AND 3 - CARPORT DETAILS</li> <li>• Landscaping scheme - Dwg no.1 Rev 3</li> <li>• Arboricultural Impact Assessment and Method Statement by ST Aubyn Tree Consultancy Ref: StA 4195 AIA AMS Old Camp Road Rev, dated March 2024</li> </ul>
10.3	<p><b>EXTERNAL MATERIALS:</b> No external materials or finishes shall be applied until a schedule of materials has been submitted to an approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with those details and maintained as such unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interest of visual amenity and sustainability in accordance with saved policies UHT1 and UHT4 of the Eastbourne Borough Plan, policies B2, D1 and D10a of the Eastbourne Core Strategy and para. 135 of the NPPF.</p>
10.4	<p><b>DRAINAGE:</b> No above ground works shall commence until a surface water drainage scheme and maintenance and management plan, together with a timetable for implementation, have been submitted to and agreed in writing by the local planning authority. The surface water drainage scheme should be supported by an assessment of the site's potential for disposing of surface water by means of a sustainable drainage system. Surface water run off to the surface water sewer network shall be limited to a rate agreed with Southern Water and shall incorporate any required mitigation measures. Thereafter, the approved scheme shall be carried out or supervised by an accredited person. An accredited person shall be</p>

	<p>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 dwelling hereby approved.</p> <p>Prior to submission of the scheme, the applicant shall first make contact with ESCC SuDS Team and Southern Water to ensure their agreement with the scheme.</p> <p>Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve existing habitats.</p>
10.5	<p>Following completion of the SuDS scheme, a Completion 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), which demonstrates that the development has been fully implemented in accordance with the approved SuDS scheme, including a photographic record of the works, shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To reduce the risk of flooding, both on and off site and to improve and protect the water quality.</p>
10.6	<p><b>CEMP:</b> No development shall take place, including any further site clearance, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,</p> <ul style="list-style-type: none"> <li>1.4 the anticipated number, frequency and types of vehicles used during construction,</li> <li>1.5 means of reusing any existing materials present on site for construction works,</li> <li>1.6 the method of access and routing of vehicles during construction,</li> <li>1.7 the parking of vehicles by site operatives and visitors,</li> <li>1.8 the loading and unloading of plant, materials and waste,</li> <li>1.9 the storage of plant and materials used in construction of the development,</li> <li>1.10 the erection and maintenance of security hoarding,</li> <li>1.11 the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the</li> </ul>

	<p>public highway (including the provision of temporary Traffic Regulation Orders),</p> <p>1.12 details of public engagement both prior to and during construction works.</p> <p>1.13 address noise impacts arising out of the construction;</p> <p>1.14 demonstrate that best practicable means have been adopted to mitigate the impact of noise and vibration from construction activities;</p> <p>1.15 include details of the use of protective fences, exclusion barriers and warning signs;</p> <p>1.16 provide details of the location and appearance of the site offices and storage area for materials, including a bunded area with solid base for the storage of liquids, oils and fuel;</p> <p>1.17 details of any external lighting.</p> <p>Reason: In order to safeguard environmental and residential amenity and in the interests of highway safety and the wider amenities of the area having regard to saved policies UHT1, NE28 and HO20 of the Eastbourne Borough Plan, policies B2, D1 and D9 of the Eastbourne Core Strategy and para. 180 of the NPPF.</p>
10.7	<p><b>LANDSCAPING:</b> Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:</p> <ul style="list-style-type: none"> <li>• Details of all hard surfacing;</li> <li>• Details of all boundary treatments (including provision of mammal gates to allow for foraging animals to cross the site);</li> <li>• Details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees;</li> <li>• Ecological enhancements and Biodiversity Net Gain;</li> </ul> <p>All hard landscaping, means of enclosure and ecological enhancements and Biodiversity Net Gain shall be completed in accordance with the approved scheme prior to first occupation of the development and retained as such thereafter.</p> <p>All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 30 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.</p>



	<p>Reason: To safeguard and enhance the character, amenity, and biodiversity of the site in accordance with saved policies UHT1, UHT4, UHT7, NE28 and HO20 of the Eastbourne Borough Plan, policies B2 and D1 of the Eastbourne Core Strategy and para. 180 of the NPPF.</p>
10.8	<p><b>PAVING SURFACES:</b> 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>
10.9	<p><b>EXTERNAL LIGHTING:</b> No external lighting or floodlighting shall be installed on the buildings or the road and parking areas hereby permitted without the prior written approval of the local planning authority.</p> <p>Reason: To protect the amenity and character of the surrounding environment as well as habitat in accordance with saved policy NE28 of the Eastbourne Borough Plan, policies B2 and D1 of the Eastbourne Core Strategy and para. 180 of the NPPF.</p>
10.10	<p><b>CAR PARKING:</b> The development shall not be occupied until all parking and turning areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles</p> <p>Reason: In the interests of highway safety and for the benefit and convenience of the public at large having regard to saved policy TR11 of the Eastbourne Borough Plan, policies B2 and D1 of the Eastbourne Core Strategy and para. 114 of the NPPF.</p>
10.11	<p><b>VISIBILITY SPLAYS:</b> Visibility splays measuring 2.4m x 43m shall be provided either side of the approved site access and shall be maintained free from obstruction at all times.</p> <p>Reason: In the interest of highway safety in accordance with policies B2 and D1 of the Eastbourne Core Strategy and para. 114 of the NPPF.</p>
10.12	<p><b>CLOSURE OF EXISTING ACCESS:</b> Prior to the first occupation of any part of the development hereby approved, the existing dropped kerb access at 17 Old Camp Road shall be closed off and the pavement restored.</p> <p>Reason: In the interest of highway safety and accessibility in accordance with policies B2 and D1 of the Eastbourne Core Strategy and para. 114 and 116 of the NPPF.</p>

10.13	<p><b>ELECTRIC VEHICLE CHARGING POINT:</b> Prior to the first occupation of any part of the development hereby permitted, a minimum of 1 x electric vehicle charging point shall be provided for each dwelling and shall be maintained in an operable condition thereafter for the lifetime of the development.</p> <p>Reason: To encourage alternative, more sustainable modes of transport and to reduce local contributing causes of climate change in accordance with policies B2, D1 and D8 of the Eastbourne Core Strategy and para. 116 of the NPPF.</p>
10.14	<p><b>SUSTAINABILITY MEASURES:</b> The proposed development shall not be occupied until full details of all renewable/carbon saving/energy and water efficiency measures to be incorporated into the scheme have been submitted to and approved by the Local Planning Authority. All measures approved shall thereafter be provided prior to the occupation of any dwelling and maintained in place thereafter throughout the lifetime of the development.</p> <p>Reason: In order to ensure suitable sustainability measures are incorporated into the development and maintained in accordance with policies B2 and D1 of the Eastbourne Core Strategy and para. 157 of the NPPF.</p>
10.15	<p><b>BIN &amp; CYCLE STORAGE:</b> Prior to the first occupation of any part of the development hereby approved, the bin and cycle storage facilities shown on the approved plans shall be installed in accordance with those details and maintained in place thereafter throughout the lifetime of the development.</p> <p>Reason: In the interest of environmental amenity and in order to encourage the use of sustainable modes of transport in accordance with saved policies UHT1, NE28 and HO20 of the Eastbourne Borough Plan, policies B2, D1 and D8 of the Eastbourne Core Strategy and para. 116 of the NPPF.</p>
10.16	<p><b>REMOVAL OF PERMITTED DEVELOPMENT RIGHTS:</b> Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, structures or works (including the formation of new windows) as defined within Part 1 of Schedule 2, classes A-F inclusive of that Order, shall be erected or undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.</p> <p>Reason: To enable the Local Planning Authority to regulate and control the development of land in the interest of visual and residential amenity in accordance with saved policies NE28 and HO20 of the Eastbourne Borough Plan, policies B2 and D1 of the Eastbourne Core Strategy and para. 135 of the NPPF.</p>

10.17	<p><b>OBSCURE GLAZING:</b> All first-floor windows on the east and west (side) elevations of the dwelling at plot 1 shall be obscure glazed and all parts fixed shut other than those over 1.7 metres above the finished floor level of the room that they serve.</p> <p>Reason: In order to protect the amenities of neighbouring residents in accordance with saved policy HO20 of the Eastbourne Borough Plan and policies B2 and D1 of the Eastbourne Core Strategy.</p>
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11.	<b>Appendices</b>
11.1	None

12.	<b>Background Papers</b>
12.1	None