

Report to: PLANNING COMMITTEE

Date: 25 May 2016

Report from: Assistant Director of Housing and Built Environment

Application Address: **Summerfields Business Centre, Hornty Park, Hastings, TN34 1UT**

Proposal: **Demolition of single storey offices and redevelopment of site for 10 x 3 bed dwelling houses and 22 x 1 and 2 bed flats, access, parking and landscaping**

Application No: **HS/FA/15/00984**

Recommendation: **Grant Full Planning Permission**

Ward: GENSING

File No:

Applicant: Hastings Borough Council/Amicus Horizon Limited per Kember Loudon Williams Ridgers Barn Bunny Lane Eridge, Nr. Tunbridge Wells, Kent. TN3 9HA

Interest: Council Owned

Existing Use: Vacant Offices (B1)

Policies

Conservation Area: No

Listed Building: No

Public Consultation

Adj. Properties: Yes

Advertisement: Yes - General Interest

Letters of Objection: 2

Petitions Received: 0

Application Status: Not delegated - Council applicaton

Summary

This is a full planning application for the demolition of the existing office buildings, and the erection of 10 X 3 bedroom dwellings and 10 X 1 and 12 X 2 bed flats (32 residential units in total). The application proposes 8 of the 32 dwellings (25%) to be affordable housing. Marketing has been submitted as evidence of viability of the site for employment. The need for housing is referenced in the Local Plan and government guidance within the National Planning Policy Framework (NPPF). The need for affordable housing far exceeds supply and it is considered that this proposal will positively assist in providing more people with decent home thereby supporting the ongoing regeneration of Hastings.

The development is sustainable development in the context of the National Planning Policy Framework (NPPF) and on balance it is recommended that a resolution to grant planning permission be made and, that subject to the satisfactory completion of a S106 legal agreement to secure the provision of affordable housing and other contributions, planning permission is granted.

Site and Surrounding Area

The application site is 0.605 ha in total and comprises two, single storey, low level buildings, which are currently vacant. The buildings are currently vacant and were last in use as general offices (B1) and Registrar of Births, Deaths and Marriages (B1).

The buildings lie within a larger complex comprising Horntye Park Sports Complex and the Fire Station to the north and the Police Station and Law Courts to the south.

The neighbouring site to the west (curtilage of Horntye Park Sports Complex) has planning permission for a total of 205 apartments, which was granted in 2013. That consent has not been implemented and will expire on 24 June 2016. Part of that development (known as east block) proposes 22 X 2 bed flats and would be located to the west of the application site.

Summerfields Woods lies to the north of the application site and comprises the Summerfields Woods Local Nature Reserve (LNR) and Bohemia Walled Garden.

The site is surrounded by trees of varying size and landscape value. A large belt of conifers lie on the south east boundary and a mix of trees and shrubland to the northeast.

The nearest residential properties to the north are over 80 metres away from the boundary.

The main entrance to the site is via a private road which has a junction with Bohemia Road (A21), which is a main route into the town centre of Hastings.

Proposed Development

The application proposes the demolition of the existing office buildings and the erection of 10 X 3 bedroom, semi detached houses and two, four storey blocks of 10 X 1 bed and 12 X 2 bed apartments (total of 32 residential units). There will be 52 parking bays and 35 cycle bays. All existing buildings are currently vacant, the Registrars facility has relocated to the Town Hall in Queens Square.

Within the southern section of the site a biodiverse garden is proposed which will be a shared amenity space for the future occupants of the development. The existing line of conifers to the south will be replaced with a new line of tree planting in order to retain a screen between the development and the Law Courts.

The application is supported by the following documents:

Environmental Land Risk Report
Arboricultural Assessment Report
Design and Access Statement
Ecological Assessment Report
Marketing Documentation
Drainage Strategy and Sustainable Drainage Management and Maintenance Plan

Statement of Community Involvement
Transport Statement
Planning Statement
Marketing Information
Draft Viability Statement produced by Bespoke Solutions

Relevant Planning History

- HS/OA/66/00309 Use of land for erection of civic buildings, law courts, police & ambulance, school extension and municipal offices
Granted 26 July 1966
- FA/84/94/1465 Continued Use of building as office for Borough Planners office
Granted 14 March 1984
- HS/FA/90/00347 Erection of pre-fabricated office building
Granted 26 July 1990
- HS/FA/08/00296 Adj to site at Horntye - Residential west block development comprising 60 X2 bed apartments and 1 X4 bed penthouse and east block to comprise 32 X 2 bed apartments
Granted 25 June 2013
- HS/FA/11/00334 Adj to site at Horntye - Erection of 22 X 2 bed flats (south block)
Granted 25 June 2013

Development Plan Policies and Proposals

Hastings Local Plan - Planning Strategy (2014)

DS1 - New Housing Development
SC1 - Managing Change in a Sustainable Way
SC2 - Working Towards Zero Carbon Development
SC7 - Flood Risk
EN3 - Nature Conservation and Improvement of Biodiversity
EN5 - Local Nature Reserves
H1 - Housing Density
H2 - Housing Mix
H3 - Provision of Affordable Housing
E1 - Existing Employment Land and Premises
CI1 - Infrastructure and Development Contributions
CI3 - Childrens Play Provision
T3 - Sustainable Transport

Hastings Local Plan - Development Management (2015)

LP1 - Considering Planning Applications
DM1 - Design Principles
DM3 - General Amenity
DM4 - General Access
DM5 - Ground Conditions
HN1 - Development Affecting the significance and Setting of Designated Heritage Assets
HN8 - Biodiversity and Green Space

Other Policies/Guidance

Sussex Air Quality and Emissions Mitigation Guidance 2013

Employment Land Retention Supplementary Planning Document

National Planning Policy Framework (NPPF)

The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Para 14 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the Development Plan should be approved without delay.

Three dimensions of sustainability given in paragraph 7 are to be sought jointly; economic (by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation); social (providing housing, creating high quality environment with accessible local services) and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst paragraph 10 advises that plans and decisions need to take local circumstances into account, so they respond to the different opportunities for achieving sustainable development in different areas.

Paragraph 17 sets out the Core Planning Principles .

Paragraph 22 relates to employment sites.

Paragraph 50 requires Local Planning Authorities to deliver a wide choice of high quality homes and widen opportunities for home ownership.

Paragraph 51 relates to the reuse of buildings.

Consultation Comments

The Acting Housing Needs and Enabling Manager: No objection

"The Housing Department have observed a growing demand for affordable accommodation across the Borough of Hastings and, in particular, Central St Leonards and the Town Centre. The difficulty low income and benefit dependent households are facing in securing accommodation is reflected in the rising number of accepted homelessness applications we have received in recent years (207% increase since 2010/11). We are in need of, in particular, accommodation for affordable rent, across all unit types. This proposed development will assist this department in meeting the growing affordable housing demand and meeting the housing aspirations of the local community".

The ESCC Highway Authority: No objection and comment that the proposed residential use would be less intensive in terms of traffic generation than the previous business use. Parking requirements were discussed at pre-application stage and conditions are recommended.

The Environment and Natural Resources Manager: No objection subject to conditions relating to wildlife mitigation and S106 financial contributions towards play area maintenance and the upkeep of Summerfields Woods.

The Council Arboriculturalist: No objection, agrees to the removal of the trees but recommends a condition for replacement of the trees in order that the law courts are still provided with adequate screening.

The Conservation Officer: No objection and concludes that the re-development of the land will not result in harm to the setting of the designated heritage asset (ice house).

ESCC Lead Flood Authority - Verbal update at committee

Following detailed comments from the SUDS team, a detailed drainage design will be submitted by the end of May. Either a verbal report will be given at committee or a condition added requiring details of final design to be submitted prior to commencement of development.

The Environmental Health Officer: No objections subject to conditions regarding construction hours, contaminated land, construction waste and method statement.

Representations

There have been 2 letters of objection which raise the following concerns:

1. Surface water drainage
2. Impact on Summerfields Woods
3. Construction Noise/Traffic
4. Noise from existing uses not compatible with residential uses

It should be noted that an objection relating to loss of employment and the need for a doctors surgery has subsequently been withdrawn.

Planning Considerations

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

Determining Issues

1. Loss of Existing Use

Although the premises have been vacant for nearly a year, their last use was as offices (B1), which is considered an employment use. As such, Policy E1 (Existing Land and Premises) is relevant. Policy E1 seeks to retain employment uses unless it can be demonstrated that there is no reasonable prospect of its continued use for employment uses. The Policy is also supported by The Employment Land Retention Supplementary Planning Document which gives details of how the policy will be implemented.

A marketing exercise in respect of the employment use was carried out by Stiles Harold Williams in 2013/14. A report detailing enquires from prospective purchasers and advertising methods was submitted in July 2014. Following the marketing exercise, one realistic offer was made. However, the proposed redevelopment was for a relatively small amount of office space with the majority for residential.

Further updated report was submitted in June and November 2015 which concluded that the market had not significantly changed and that the commercial use of the site remained an unattractive proposition for potential purchasers.

As detailed in the Local Plan, Summerfields business centre does not lie within the 5 established industrial estates in Hastings. The site is not therefore allocated for employment on the Local Plan. Turning to the issue of supply of employment land it is noted that there is existing purpose built employment floorspace in Queensway Priory Square and Lacuna Place in Hastings, which is currently underutilised and hard to let. There is also a major commercial development planned for North Bexhill which will support over 3,000 jobs in the neighbouring District Council of Rother.

Para 22 of the NPPF states

"Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities".

Para 51 of the NPPF is similarly relevant

"Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate".

Whilst this paragraph relates to the use of buildings rather than land, it is considered that the overall sentiment of the paragraph is relevant to this case. The obvious need for new homes (especially affordable housing) is such that retaining an employment use where there is no interest is not sustainable for the future.

2. Layout and Design/Proposed Residential Use

The proposed development will comprise 10 X 3 bedroom houses, 10 X 1 bedroom and 12 X 2 bedroom flats. The houses will be two storey and the apartments 4 storey, both with pitched roofs. The apartments will have a lift. Materials will be brick and render. The density of 49 dwellings per hectare is acceptable and the development makes full and effective use of the land in compliance with Policy H1 of the Hastings Planning Strategy.

The development of 1, 2 and 3 bedroom properties will provide a good mix of accommodation, 25% of which will be affordable units for rent. The scheme is therefore compliant with Policies H2 and H3 of the Strategy.

The amount of internal floorspace is compliant with point f of Policy DM3 and with national floorspace standards. The houses will have a rear garden which is over 10m in length.

The dwellings have been designed around a landscaped homezone which will incorporate parking with a landscaped area to provide a soft appearance. A further parking court is proposed at the north of the site which will service the apartment block to the north of the site.

The pattern of built form adjacent to the site includes the approved, but unimplemented, residential development at Horntyte which will be 5 - 7 storeys and the adjacent law court building is 3 storeys in height. The proposed development will retain a semi rural feel and will be comparable in height to the existing built form and as such will not be detrimental to the overall character of the area.

3. Impact on Residential Amenities

The approved residential development within the Horntyte Sports Complex (east block), adjacent to the site, has been considered in the design of the scheme. The closest residential units within that development will be over 22 metres away from the proposed housing at Summerfields. It is considered that this distance is sufficient to ensure there would be no harm arising from the proposed development on future residential amenities of the occupants at Horntyte.

The existing residential properties to the north of Summerfields are over 80 metres away and will not be impacted by the new development. These are the only two residential areas, closest to the site, that would be affected by the proposed development.

4. Ecology/Trees

An Ecological Assessment Report dated December 2015 was submitted with the application. The report makes a number of recommendations with regard to an existing badger sett, potential bat activity and protected species in general. These recommendations must be adhered to and will be attached to any approval by way of detailed conditions.

An Arboricultural Assessment Report dated December 2015 has been submitted as part of the application. A total of 27 trees will require removal in order to facilitate the proposed development. Nine of these trees are to be felled due to their poor condition. The remainder of the trees proposed to be felled will be replaced with new tree planting located between the adjacent Law Courts and the proposed development to provide an appropriate screen. New tree planting is also proposed 'home zone' in order to soften parking areas.

Existing access to Summerfields Woods will be retained as a public access point for the footpath.

Subject to appropriate conditions and a legal agreement, the impacts of the development in terms of ecology and trees are considered acceptable. The proposals adequately address policies EN3, EN5 and EN6 of the HPS and HN8 of the DMP.

5. Highways/Parking

The site lies in a central location, less than 1km from Hastings Town Centre. It has good access to public transport links and Warrior Square Station is approximately 800m walk. The application site is accessed by means of an existing access road which leads from a junction with Bohemia Road (A21). The A21 is a primary route linking Hastings with London. A Transport Statement dated 20 November 2015 was submitted as part of the application. No off site highway works are proposed as the existing access will remain.

The development proposes 52 parking spaces and 35 cycle parking spaces. The highways authority have discussed the parking requirement at pre-application stage and agreed to the amount/provision.

In location terms, the ESCC highways authority is supportive of the proposal.

The proposals are considered to be acceptable in terms of Policy T3 of the Hastings Planning Strategy and DM4 of the Development Management Plan.

6. Affordable Housing and other Contributions

The development will provide 25% affordable housing which will be secured via a S106 Agreement. The mix will be 4 X 1 bed flats, 2 X 2 bed flats and 2 X 3 bed houses (8 residential units in total).

Financial contributions will also be secured via S106 towards primary schools, libraries, play space and Summerfields Woods, subject to viability.

7. Sustainable Construction

A Sustainable Drainage Management and Maintenance Plan has been submitted and the ESCC SUDS team have no objection subject to conditions which are attached to this recommendation.

The proposed development addresses Policy SC7 of the Hastings Planning Strategy

8. The Ice House/Heritage

There is a Grade II Listed Ice House in close proximity to the development (northwest of the site), within the Horntye Park complex. The applicant has provided a Heritage Statement which assesses the significance of the Ice House and the potential impact of its setting from the proposed residential development. The impact is not considered to be harmful to the setting of the structure given that the majority of the structure is subterranean.

The County Archaeologist has recommended conditions to ensure that any potential archaeology is dealt with appropriately during construction.

The Conservation Officer has no objection to the proposed development.

Potential heritage impacts have been considered and the scheme is acceptable in terms of policy EN1 of the HPS and policies HN1 and HN4 of the DMP.

Evidence of Community Involvement

The agents for the planning application wrote separately to the Law Courts, Police Station, Fire Station, Horntye and the Bohemia Walled Garden with details of a draft redevelopment scheme.

A pre-application planning forum was carried out on 06 October 2015, it was well attended by local residents and Councillors.

Conclusion

Considering the above discussion the proposed development is considered to be sustainable development in accordance with the NPPF. The loss of employment uses has been justified via an acceptable marketing exercise. It will provide for much needed residential accommodation and secure benefits such as affordable housing, public open space and improvements to the Summerfields Local Nature Reserve through S106 financial contributions. These proposals are also considered to comply with or appropriately address the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004.

Recommendation

A) That the Planning Services Manager be authorised to issue planning permission upon completion of an agreement under S106 of the Town and Country Planning Act to secure:

- **financial contribution towards upgrade & maintenance of play facilities;**
- **financial contribution towards the upkeep of Summerfields Woods Local Nature Reserve**
- **financial contributions to primary schools, libraries and Public Rights of Way; and**
- **affordable housing**

unless it has been conclusively shown that the development would not be viable and it would still be acceptable in planning terms without the identified development contributions. In the event that the Agreement is not completed, or the viability issue not resolved by 25 August 2016 that permission be refused on the grounds that the application does not comply with the relevant policies (policies H3, CI1, EN2, EN3, EN5, EN6, and HN8) of the Hastings Local Plan, The Hastings Planning Strategy 2011-2028 or the Hastings Local Plan, Development Management Plan unless an extension of time has been agreed in writing by the Planning Services Manager in consultation with the Chair and Vice Chair of the Planning Committee.

B) Subject to the above:

Recommendation

Grant Full Planning Permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
12489_00-00-3-3, 12489_00-01-3-4, 12489_05-01-3-3, 12489_00-01-2-1, 12489_B_15_00-2-3, 12489_05-01-3-1, 12489-SPR-60-01-2_2, 12489-SPR-60-02-2_2, 12489_99-01-3-1, 12489_99-02-3-1, 12489_20-01-2-3, 12489_B_30_00-2-1

3. No development shall take place above ground until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to/made available on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. No development shall take place until full details of the hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved and thereafter retained. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs lighting etc.); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.
5. All hard landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority and thereafter retained.
6. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of soft landscaping to the whole site (including the Biodiverse Garden), which shall include indications of all existing trees and hedgerows on the land including details of those to be retained, together with measures for their protection in the course of development. New soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate together with an implementation programme.
7. All planting seeding or turfing comprised in the approved soft landscaping scheme shall be carried out prior to the occupation of any part of the development, or with the written agreement of the Local Planning Authority, in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 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. The soft landscaping areas shown within the approved landscaping scheme shall be provided prior to occupation of any part of the development and thereafter retained.

8. With the exception of internal works the building works required to carry out the development allowed by this permission must only be carried out within the following times:-

08.00 - 18.00 Monday to Friday

08.00 - 13.00 on Saturdays

No working on Sundays or Public Holidays.

9. (i) Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal/management have been submitted to and approved in writing by the Local Planning Authority.

(ii) Development shall be carried out in accordance with the details approved under (i) and no occupation of any of the dwellings or flats hereby approved shall occur until those works have been completed.

(iii) No occupation of any of the dwellings or flats hereby approved shall occur until the Local Planning Authority has confirmed in writing that it is satisfied, that the necessary drainage infrastructure capacity is now available to adequately service the development.

10. Prior to occupation, a "lighting design strategy for biodiversity" for the development shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for all bat species and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

11. No development shall commence until the role and responsibilities and operations to be overseen by an appropriately competent person [e.g. *an ecological clerk of works /on-site ecologist*] have been submitted to and approved in writing by the local planning authority. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

12. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

13. All ecological measures and/or works shall be carried out in accordance with the details contained in Land at Summerfields, Bohemia Road, Ecological Assessment Report by Ash Partnership dated December 2015.
14. No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and/or pipe and culverts are submitted to and approved in writing by the local planning authority. The measures may include:
 - a) creation of sloping escape ramps for badgers, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and
 - b) open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.
15. No development shall take place above ground until full details of all boundary walls/fences/railings/enclosures have been submitted to and approved in writing by the Local Planning Authority. All such boundary walls/fences/railings/enclosures shall be erected before the building to which it relates is occupied.
16. No works or development shall take place above ground until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority. Thereafter all tree planting shall be carried out in accordance with those details and at those times.

17. No development shall take place until temporary protective fences to safeguard the trees and/or hedges to be retained on the site have been erected in accordance with the current BS5837:2012: Trees in relation to design, demolition and construction, standards and to the satisfaction of the Local Planning Authority. All such fences shall be kept in a sound, upright and complete condition until the development has been completed and/or the Local Planning Authority confirm in writing that the works have been sufficiently completed for the fencing to be removed.
18. Prior to demolition works commencing on site a Traffic Management Scheme shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This shall include details relating to storage compounds for plant/machinery/materials; wheel washing provision, welfare facilities and contractor parking. The development shall be implemented in accordance with the approved Traffic Management Scheme.
19. The development shall not be occupied until a turning space for service/emergency vehicles has been provided and constructed in accordance with details which have been submitted to and approved in writing by the Planning Authority and the turning space shall thereafter be retained for that use.
20. The development shall not be occupied until parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use.
21. The development shall not be occupied until a cycle parking area has been provided in accordance with the approved plans and the area shall thereafter be retained for that use.
22. Prior to the landscaping of the Biodiverse Gardens, details of the management and responsibility of the Biodiverse Garden to be submitted in writing and approved by the Local Planning Authority. Thereafter, management of the garden to be carried out in accordance with the approved details.
23. Prior to the commencement of development, details of appropriate climate change mitigation and adaptation measures as required by policy SC3 of the Hastings Local Plan, The Hastings Planning Strategy 2011-2028, shall be submitted to the Local Planning Authority. The development shall be carried out in accordance with the approved details and measures proposed shall be retained thereafter unless agreed in writing by the Local Planning Authority.
24. No development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved programme of archaeological work.

25. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 24 and that provision for analysis, publication and dissemination of results and archive deposition has been secured, unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.
26. Before the development hereby approved is occupied provision shall be made for the ability to connect to fibre-based broadband.
27. No work shall be carried out on site for the development hereby approved until a detailed management plan for reducing construction waste during the building process in the form of site management, waste management and project design and planning has been submitted to and approved in writing by the Local Planning Authority. The approved waste management plan shall be implemented throughout the period of work on site.

Reasons:

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure a satisfactory form of development in the interests of the visual amenity.
4. To ensure a satisfactory form of development in the interests of the visual amenity.
5. To ensure a satisfactory form of development in the interests of the visual amenity.
6. To ensure a satisfactory form of development in the interests of the visual amenity.
7. To ensure a satisfactory form of development in the interests of the visual amenity and in order to ensure a satisfactory level of soft landscaping within the new development.
8. To safeguard the amenity of nearby residents.
9. To ensure adequate drainage provision and prevent increased risk of flooding.
10. To protect features of recognised nature conservation importance.
11. To protect features of recognised nature conservation importance.

12. To protect features of recognised nature conservation importance.
13. To protect features of recognised nature conservation importance.
14. In the interests of the safety and wellbeing of badgers on the site.
15. To ensure a satisfactory form of development in the interests of the visual amenity.
16. In the interests of the visual amenity and adequate screening to neighbouring sites.
17. In the interests of the health of the trees.
18. In the interests of highway safety and for the benefit and convenience of the public at large.
19. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.
20. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.
21. In order that the development site is accessible by non car modes and to meet the objectives of sustainable development.
22. To protect and enhance the conservation and biodiversity of the garden.
23. To ensure the development complies with policy SC3 of the Hastings Local Plan: The Hastings Planning Strategy.
24. To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.
25. To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.
26. To ensure the development complies with policy SC1 of the Hastings Local Plan: The Hastings Planning Strategy.
27. To ensure the development complies with policy SC3 of the Hastings Local Plan: The Hastings Planning Strategy.

Notes to the Applicant

1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning.

2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.
3. This permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
4. Consideration should be given to the provision of a domestic sprinkler system.

Officer to Contact

Ms K Phillips, Telephone 01424 783250

Background Papers

Application No: HS/FA/15/00984 including all letters and documents