

AGENDA ITEM NO: 6 (a)

Report to: PLANNING COMMITTEE

Date: 19 October 2016

Report from: Assistant Director of Housing and Built Environment

Application Address: 42 Beauharrow Road, St Leonards-on-sea, TN37 7BL

Proposal: Redevelopment of site with 8no. semi-detached houses

Application No: HS/OA/16/00321

Recommendation: Grant Outline Planning Permission

Ward: ASHDOWN
File No: BE28042V
Applicant: Mr & Mrs Dean per Pump House Designs Pump House Yard The Green SEDLESCOMBE, East Sussex. TN33 0QA

Interest: Owner
Existing Use: Dwellinghouse

Policies

Conservation Area: No
Listed Building: No

Public Consultation

Adj. Properties: Yes
Advertisement: Yes - General Interest
Letters of Objection: 5
Petitions Received: 0

Application Status: Not delegated - More than 2 letters of objection received

Summary

This is an outline application for the approval of 8 new houses. Apart from some changes to the indicative appearance of the proposed house (which are not being approved at this stage), the scheme is exactly the same as that presented to the Planning Committee under application HS/OA/14/00901. This application was approved by the committee and was only refused due to the applicant not subsequently completing the legal agreement that was required at the time.

The report below reflects the assessment of the previous application whilst taking into account newly identified constraints and the objections raised as part of this new proposal.

The development is ultimately recommended for approval subject to conditions.

Site and Surrounding Area

The application site relates to 42 Beauharrow Road, which is a large, detached, two-storey single house. The existing house sits within a very large plot and is set much lower than the unadopted road from which it is served. There is a sloped access from Beauharrow Road into the site and a stream runs along the south-western boundary which leads into the Hollington Stream to the east of the site. Because of the Hollington Stream, part of the application site falls within an identified Flood Risk Zone.

Aside from the house, access and large turning area, the site remains mostly undeveloped as a mixture of formal private garden space and unkempt natural space. The eastern end of the site extends into a designated Local Wildlife Site and preserved woodland. The site also adjoins a designated Ancient Woodland.

Given the lower level of the site compared with its surroundings and its relatively natural secluded character, the site is well screened.

The following other constraints have been identified:

- Risk of surface water flooding
- Adjoining area of Council owned land to the south east
- 2km buffer of a high pressure gas pipeline
- 250m buffer of a historic landfill

Proposed development

This is an outline planning application for the demolition of the existing property and the erection of 8 houses (as four semi-detached pairs). As the application is for outline planning permission, the applicant has chosen to seek approval of the access only with appearance, landscaping, layout and scale all as reserved matters. The information submitted in respect of these reserved matters is therefore indicative only but it is useful in establishing whether the principle of the development is acceptable.

The application is identical to an outline planning application that was resolved to be approved in 2015 (HS/OA/14/00901). Unfortunately that application was ultimately refused as the applicant did not complete their legal agreement for affordable housing within the approved committee deadline. The last planning applications for the site were otherwise submitted in the 1980s.

The application is supported by the following documents:

- Drawings
- Flood risk assessment
- Ecology report
- Tree report

Relevant Planning History

HS/OA/14/00901 Erection of 8 no. semi detached dwellings. (outline application)
Refused 27 January 2016

HS/OA/87/00178 Erection of house and garage
Refused 12 June 1987 and Appeal Dismissed 10 June 1988

National and Local Policies

Hastings Local Plan – Planning Strategy (2014)

DS1 - New Housing Development
FA1 - Strategic Policy for Western Area
SC1 - Overall Strategy for Managing Change in a Sustainable Way
SC3 - Promoting Sustainable and Green Design
SC4 - Working Towards Zero Carbon Development
SC7 - Flood Risk
EN2 - Green Infrastructure Network
EN3 - Nature Conservation and Improvement of Biodiversity
EN4 - Ancient Woodland
EN6 - Local Wildlife Sites
H1 - Housing Density
H2 - Housing Mix
T3 - Sustainable Transport

Hastings Local Plan – Development Management Plan (2015)

LP1 - Considering Planning Applications
DM1 - Design Principles
DM3 - General Amenity
DM4 - General Access
DM5 - Ground Conditions
DM6 - Pollution and Hazards
HN8 - Biodiveristy and Green Space

Other Policies/Guidance

Sussex Air Quality and Emissions Mitigation Guidance 2013

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.

Consultations comments

The **Waste Management Officer** has no comments.

The **Principal Environmental Health Officer** has no comments.

Natural England has no objection to the development in terms of impact on statutorily protected sites. They provide guidance in relation to the impact on protected species, impact on landscape and biodiversity enhancements.

The **Estates Manager** has no comments on this application.

The **Forestry Commission** has no comments.

Scotia Gas Networks has raised no objection but provided guidance on development near gas mains.

The **Local Highway Authority** has raised no objection subject to a condition securing off-street parking. They note that the road is privately owned but do not consider that the proposed development will generate enough traffic to have any significant impact and, although additional visitor parking space would be ideal, they are not concerned about overspill parking.

The **Environment Agency** has no objection to the proposal but states consultation with the Lead Local Flood Authority is required.

The **Lead Local Flood Authority** has raised no objection subject to drainage condition and an informative about layout changes and the requirement for Ordinary Watercourse Consent.

Southern Water has no comments.

The **Environment & Natural Resources Manager** has no comments.

The **Borough Arboriculturalist** has no objection subject to conditions regarding tree protection and landscaping. Although an outline application, the officer notes that the applicant has shown a successful layout that manages to retain the most valuable trees on site.

Representations

5 letters of objection have been received raising the following concerns:

- Increased traffic and access issues
- Insufficient parking
- Damage to unadopted private road
- Drainage and flooding
- Construction issues - traffic, access, noise, etc.
- Loss of wildlife
- Noise and disturbance from additional houses
- Waste collection issues
- Impact on stream through site
- Development out of character with surrounding houses
- Accuracy of submitted drawings
- Ensuring that recommendations and conditions from previous application are reused
- Impact on neighbouring residential amenities
- Loss of private garden space

Objections have also referred to the devaluing of existing properties. This is not a material consideration, therefore, has not been taken into account when assessing the planning application.

Determining Issues

Principle

Policy LP1 of the Hastings Local Plan - Development Management Plan (2015), paragraph 4.3 of the Hastings Local Plan – Planning Strategy (2014) and paragraph 14 of the NPPF set out a presumption in favour of sustainable development. The site is within a sustainable location with reasonable/good access to public transport, shops, services and facilities and as such the development is considered acceptable in principle subject to other local plan policies.

As explained above this is an application for outline planning permission with all matters apart from access reserved. The main considerations are, therefore, the principle of the development and the suitability of the access. In determining the principle of the development, it will be necessary to consider the impact on the character of the area, the impact upon neighbouring residential amenities, parking and highway matters, impact on protected species and ecological designations, impact on trees and flood risk.

Impact on the character of the area

The applicant has indicated that the appearance, layout and scale of the development are reserved matters. The submitted information is, therefore, indicative but, in reality, it is not considered that there are many other ways to arrange the proposed amount of development on site. This is especially true when ensuring sufficient access, parking, amenity space and a buffer with trees and wildlife also have to be provided whilst protecting neighbouring amenities. In this respect, the submitted information is useful in assessing the potential impact on the character and appearance of the area.

As explained above, the proposed development site sits lower than Beauharrow Road and is lower than neighbouring properties no.38 and those at The Russets. The site sits closer to the land level with the properties to the north but, given the change in levels from the road and the fact the site is relatively well-screened, any development at the site is unlikely to be prominent. Therefore, there is more flexibility when it comes to using this site efficiently and effectively. That being said, the proposed density in this instance is approximately 20 dwellings per hectare. Compare this with the new development at The Russets, which is approximately 19 dwellings per hectare, and the fact that new development should try to achieve at least 30 dwellings per hectare (in accordance with policy H1 of the HPS), the proposed development is not an intensive use of the site.

Despite concerns about the density of the development being out of character with the otherwise quite low density of the surrounding area, the above shows this is simply not the case. The development is more dense but a good balance has been struck between maintaining the very low density of the area and the Borough's planning policy aspirations to ensure that proposals make full and effective use of the land.

Properties in the area are a mixture of two-storey dwellings, bungalows and chalet bungalows. Properties are predominantly detached but there are a number of semi-detached pairs. The proposed development will add to the types of dwellings on offer by introducing more semi-detached pairs. This will help in diversifying the neighbourhood and creating a mixture of property types.

The indicative design of the proposed houses has changed since the previous submission. In the previous application it was stated that the design:

"...follows a pattern similar to that seen in some new developments elsewhere in town - i.e. Seacrest View and the new development at Pennine Rise. The design is unambitious and I believe that more effort should be made to create distinctive semidetached pairs which reflect the relative suburban and well secluded natural surroundings. As the appearance of the buildings is indicative at this stage they are not being approved and there is an opportunity for the appearance to be revised and submitted as part of any reserved matters application."

Although still indicative, the design of the houses has changed in this application. The main difference is that the roof form has changed from an uneven gable/hip design to a fully hipped roof which creates a more harmonious semi-detached pair. This one change softens the impact of the building and makes the scale and form acceptable for the location. The applicant is still encouraged to consider a more contemporary design that draws from the semi-rural woodland character for the detailed design stage but this one change shows that an acceptable development can be achieved on site.

Other concerns have related to the general increase in activity in the area, including increased vehicular movements. There have been worries that such increases in activity would change the local character for the worse. It is true that Beauharrow Road is a quiet area of town but nonetheless, it is part of the Borough's urban area and a certain level of activity is to be expected. Although the development will increase the local population very slightly and result in a small increase in traffic movements, it cannot be accepted that this would be to the detriment of local character. Whilst the proposal will certainly change the relationship of the site with existing surrounding development, it has a low density and is for residential use, and it is not considered that an increase in development at the site of this small scale warrants a refusal.

The applicant has provided sufficient information to show that 8 houses can be provided on site without causing harm to local character and achieving an appropriate layout. The proposal would comply with policies SC1, H1 and H2 of the HPS and policy DM1 of the DMP.

Impact on neighbouring residential amenities

The proposed development is suitably distanced from surrounding properties to cause no harm from loss of light, overshadowing or from being overly dominant. The main concerns from local residents relate to noise and disturbance and the impacts of overlooking.

With regard to noise and disturbance, as described above it is not considered that the development is of a sufficient size to have a significant change in its relationship with the surrounding area. Development would be well spaced from existing properties and the existing topography and natural screening should provide some protection to any increase in day-to-day household noise.

It is accepted that the number of vehicle trips along the boundary with 44 Beauharrow Road will increase but a section of acoustic fencing will help alleviate this. This can be secured by condition but will need to be discussed to ensure the provision of the fencing doesn't result in the loss of any natural screening.

In terms of overlooking the indicative layout can be split into two sections - plots 1-4 and plots 5-8.

Plots 1-4 run at right angles to the existing houses on Beauharrow Road, however, there is a minimum of 20m from plots 1-4 to 44 Beauharrow Road and a minimum of 36m to 38 Beauharrow Road. These distances will ensure that there is no harm from overlooking in planning terms but the boundary screening and changes in levels will add to the level of protection from overlooking.

Plots 5-8 have caused concern to the residents at 44 Beauharrow Road. Although the layout is indicative, it is unlikely to change significantly so a decent assessment of the impact on the neighbouring property can be made. The new plots are intended to be set further back into the site when compared with the existing house to be demolished. That being said, none of the houses in plots 5-8 are orientated towards the neighbouring property and any side elevation windows that would cause any overlooking could be conditioned to be obscure glazed and fixed shut. Given this, the level of additional protection that would be afforded by existing natural screening and new planting and fencing that could be secured by condition, it is not considered that there will be any overlooking or adverse harm to the amenity of no.44.

It is acknowledged that the submitted plans do not show the correct design of 44 Beauharrow Road - because the applicant has taken the outline of the property from the Ordinance Survey records which doesn't account for the extensions that have been added - but it is clear from the site visit that an acceptable relationship with no.44 can be achieved.

Some noise and disturbance during construction is inevitable but this can be minimised by restricting working hours and the submission of a construction management plan which should be followed during construction. Both can be secured by condition.

I consider that the proposed development will not result in any harm to neighbouring residential amenities. It complies with policy SC1 of the HPS and policy DM3 of the DMP.

Access, parking and highway safety matters

The highways impacts of the development are possibly the most contentious. Beauharrow Road is an unadopted road with some poorly constructed sections and issues relating to drainage. Any new development can cause worry.

In this particular instance, the Local Highway Authority (LHA) have raised no objection. As stated by the LHA in the previous application, this is a private road with highway rights and as such vehicles are allowed to access the site. The main considerations would be whether adequate parking is being provided so that the access roads (in this instance Beauharrow Road and the access into the site) are not blocked and whether the public highway (Battle Road) can be accessed safely. In this particular instance the amount of development - an additional 7 units over the existing 1 - is likely to generate up to 50 daily trips, which would be approximately 3-4 additional vehicle movements during peak times. The LHA do not consider this to be severe in terms of highway impact. Cars will still be able to pass safely on Beauharrow Road and the junction with Battle Road is acceptable.

Given the comments of the LHA, the access is not considered to cause any harm to highway safety or restrict vehicular (including emergency vehicular) access and the parking provision proposed on site is acceptable.

Concerns are shared with local residents about the quality of the access' construction. Indeed, applications for development in this area have been refused in the past because the access was not suitably constructed. Fortunately for the applicant, the default position is not to refuse applications on unadopted roads outright as the roads themselves can be improved. Therefore, in this instance, it is recommended that a condition is added to any consent requesting that Beauharrow Road is upgraded - between the access to the site and Battle Road - to an appropriate standard, including appropriate drainage.

The LHA recommend a condition that parking should be provided as per the submitted drawings. However, as this is an outline application and the layout of the development is not being approved, this condition is not considered appropriate and the final parking layout will be shown in the reserved matters application.

Subject to appropriate conditions the proposed development would comply with policy DM4 of the DMP.

Ecology and trees

The application site extends into a Local Wildlife Area on its southeastern boundary which adjoins an area of Ancient Woodland. The site also includes a number of mature trees. It is important to reiterate that the submitted application is in outline form, so matters such as the layout of the development are subject to change. Notwithstanding this, the applicant has demonstrated that a development can be compatible with these existing constraints.

Firstly, the applicant has shown that trees within the site will be retained. This is good for maintaining the site's natural screening and woodland character.

In terms of the Ancient Woodland, the applicant has followed standing advice from Natural England and a 15m boundary would be maintained between any development and the woodland itself. This will ensure protection of the woodland. A condition is recommended ensuring that no development can take place within the identified buffer zone to ensure protection in perpetuity, especially from permitted development rights. This buffer will also ensure protection of the Local Wildlife Site.

The applicant has identified that the site has ecological potential and that it is adjacent to an important wildlife area. Unfortunately, they have not identified the adjacent area as a Local Wildlife Site but this does not change anything. An appropriate survey of the site has been carried out and its conclusions remain valid.

The ecology report has investigated many types of protected species and concluded that no protected species will be harmed by the development. There was an absence of most species but the report identifies that there is potential for reptiles to be present. Recommendations on how to avoid reptiles inhabiting the site are referenced in the report as well as mitigation measures to avoid harm to protected species during construction. The submitted report also makes a number of recommendations in terms of biodiversity enhancements. These recommendations should be incorporated into the final design and this can be secured by condition.

The proposed development is considered to comply with policies EN2, EN3, EN4 and EN6 of the HPS and HN7 and HN8 of the DMP.

Flood Risk

The site is within Flood Risk Zones 2 and 3 - this relates to the Hollington Stream which runs along the south-eastern boundary. There is also a stream running along the southern boundary of the site. These constraints prompted a requirement for a flood risk assessment which has been submitted by the applicant.

The report ultimately identifies that the proposed development will not be at risk of flooding but states that appropriate drainage will need to be put in place to control surface water run-off from the site as water impermeability will increase by 90%. It also suggests that finished floor levels are set higher than surrounding floor levels and that flow paths are created to control surface water flows during extreme rainfall.

Following consultation with the Environment Agency and the LLFA, these matters can be addressed by condition or in the reserved matter details. The LLFA's requirement for minor layout changes to safeguard the stream running through the site, can also be achieved at the reserved matters stage.

The proposal is therefore considered to comply with the requirements of policy SC7 of the HPS.

Air Quality and Emissions

Having regard to guidance contained within 'Air Quality and Emission Mitigation' 2013 produced by Sussex Air Quality Partnership, the proposed development will not exceed statutory guidelines for airborne pollutants and Environmental Health Officers have no objection in this respect. No external lighting is proposed and residential amenities are not harmfully affected. The development will not give rise to ground or surface water pollutants and conditions are attached which require details of surface and foul water drainage. The development is, therefore, in accordance with Policy DM6 of the Hastings Development Management Plan (2015).

Other

The applicant has identified that the access into the site will be at least 4.5m wide. The car parking area for the development also will act as an appropriate turning head. Therefore it is not considered there will be a problem with refuse collection but the proposed communal refuse storage spaces need to be reconsidered. There is no reason why bins cannot be stored at each property. Such details can be secured by condition.

The proposed development makes no reference to policies SC3 and SC4 of the HPS and the requirement for new development to be sustainably designed. Although the lack of detail is disappointing, green and sustainable design measures can be secured by condition and shown in the reserved matter details.

The proposed development is not subject to affordable housing following Government guidance concerning schemes of fewer than 10 units.

The site is in a historic landfill buffer. In accordance with guidance from Environmental Health, an appropriate note to the applicant about the potential for land contamination is recommended below.

Scotia Gas Networks have raised no objection. Their information confirms that there will be no harm to the local gas network and the proposed development is not large enough or close enough to have any impact on the high pressure gas pipeline.

Conclusion

These proposals comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which 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".

The Human Rights considerations have been taken into account fully in balancing the planning issues.

Recommendation

Grant Outline Planning Permission subject to the following conditions:

1. Approval of the details of the layout, scale and external appearance of the building(s), and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the siting, design and external appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
5. The development hereby permitted shall, in terms of the access only, be carried out in accordance with the following approved plans:

4630/200
6. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority a scheme for the improvement of Beauharrow Road between the Battle Road junction and the proposed access to the site. Such scheme shall include details of the construction of the road to an acceptable standard, details of the drainage of the road and it will provide for the timing of the improvement works in relation to the implementing of the development. The development shall be implemented in accordance with such timing before any of the dwellings are occupied.
7. No development shall take place until the measures outlined in the submitted arboricultural statements and reports (Arboricultural Report by The Mayhew Consultancy Ltd, dated December 2014, ref AR/34014), have been fully implemented, unless:
 - (i) the programme for such measures is otherwise specified within that document, in which case the works shall be carried out in accordance with the timescales contained therein or;
 - (ii) unless the scheme(s), or programme(s) of measures contained within the arboricultural statements and reports is otherwise first varied, by way of prior written approval from the Local Planning Authority.
8. Notwithstanding the provisions of the The Town and Country Planning (General Permitted Development) (England) Order 2015 or as may be subsequently amended or re-enacted no development shall take place without the grant of an additional planning permission within the areas identified as 'construction exclusions zones' in the drawing attached at appendix B of the submitted Arboricultural Report by The Mayhew Consultancy Ltd (dated December 2014 and ref AR/34014).
9. No dwelling hereby approved shall be occupied until details of external storage space for refuse bins has been submitted to and approved in writing by the Local Planning Authority. The refuse storage space shall be provided prior to any occupation of the dwellings.

10.
 - (i) Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal/management (that have taken into account the recommendations of the Flood Risk Assessment by Hemsley Orrell Partnership dated June 2015 and referenced 14633/1/500) 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.
11. The details submitted with condition 10 above shall include details of 'flow paths' to direct surface water flows away from the buildings towards the existing stream channels at lower elevations.
12. The details submitted with condition 10 above shall include details of the measures which will be undertaken to divert the public sewers crossing the site.
13. The reserved matters details submitted in accordance with conditions 1 & 2 above shall include details of the proposed finished floor levels of the dwellings hereby approved taking into account the recommendations of the Flood Risk Assessment by Hemsley Orrell Partnership (dated June 2015 and referenced 14633/1/500).
14. The reserved matters details submitted for conditions 1 & 2 above shall include details of appropriate climate change mitigation and adaptation measures as required by policy SC3 and in accordance with the energy efficiency hierarchy in policy SC4 of the Hastings Local Plan, The Hastings Planning Strategy 2011-2028.
15. Before the development hereby approved is occupied provision shall be made for the ability to connect to fibre-based broadband.
16. 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.

- 17. The reserved matters details submitted in accordance with conditions 1 & 2 above shall include details of biodiversity enhancements in accordance with the recommendations of the Preliminary Ecological Appraisal by The Mayhew Consultancy Ltd (dated December 2014 and referenced EA/34014).
- 18. Prior to the commencement of development a Traffic Management Scheme shall be submitted to and approved by the Local Planning Authority in consultation with the Local Highway Authority. This shall include the size of vehicles, routing of vehicles and hours of operation. The development shall be carried out in accordance with the approved scheme.
- 19. 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.
- 20. The reserved matters details submitted with conditions 1 & 2 above shall include measures for the installation of an acoustic fence along the boundary with 44 Beaurharrow Road taking into account the need to retain trees and hedging where appropriate.

Reasons:

- 1. The application is in outline only.
- 2. The application is in outline only.
- 3. This condition is imposed in accordance with the provisions of Section 92 of the Town & Country Planning Act 1990.
- 4. This condition is imposed in accordance with the provisions of Section 92 of the Town & Country Planning Act 1990.
- 5. For the avoidance of doubt and in the interests of proper planning.
- 6. To ensure that a reasonable standard of access is provided in the interests of pedestrian and traffic safety.
- 7. To protect trees and features of recognised nature conservation importance.

8. To protect trees and features of recognised nature conservation importance.
9. To ensure a satisfactory form of development in the interests of the character and amenity of the area.
10. To prevent increased risk of flooding.
11. To prevent increased risk of flooding.
12. To prevent increased risk of flooding.
13. To prevent increased risk of flooding.
14. To ensure the development complies with policy SC3 of the Hastings Local Plan: The Hastings Planning Strategy.
15. To ensure the development complies with policy SC1 of the Hastings Local Plan: The Hastings Planning Strategy.
16. To protect features of recognised nature conservation importance.
17. To enhance features of recognised nature conservation importance.
18. In the interests of vehicular and pedestrian safety.
19. To safeguard the amenity of adjoining residents.
20. To safeguard the amenity of adjoining residents.

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. The developer is advised to discuss the matters of diverting the public sewer further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.
4. A formal application for connection to the public foul sewerage system is required in order to service this development, please contact Southern Water: Developer Services, Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW. Tel: 0330 303 0119. E-mail: developerservices@southernwater.co.uk.
5. All works to trees should be carried out by a competent tree surgeon.
6. This permission does not override the rights of the owners of trees whose

consent must also be obtained to carry out works to those trees.

7. Nothing in this permission, aside from the access, shall be construed as giving approval to the details shown on the plans accompanying the application hereby approved. Such plans have been treated as being indicative only.
8. Consideration should be given to the provision of a domestic sprinkler system.
9. The applicant is advised to consider the comments of the Lead Local Flood Authority when developing the detailed design of the approved development. The impacts on the stream running through the site need to be considered and any impact on the stream will require an Ordinary Watercourse Consent. Please contact the ESCC Flood Risk Management Team for more information and advice on 0345 60 80 193.
10. If during development and excavations any suspicions become evident or are aroused as to the potential or presence for any contaminated land, then works should immediately cease and a contaminated land assessment / ground investigation report be carried out which should then be submitted to and approved in writing by the Local Planning Authority prior to the work, associated with the permission hereby granted, commencing.

Officer to Contact

Mr S Batchelor, Telephone 01424 783254

Background Papers

Application No: HS/OA/16/00321 including all letters and documents