

<b>Report to:</b>	PLANNING COMMITTEE
<b>Date of Meeting:</b>	19 January 2022
<b>Report from:</b>	Assistant Director of Housing and Built Environment
<b>Application address:</b>	<b>Former Spyways School Buildings, Hollington Park School Grounds, Gillsmans Hill, St Leonards-on-sea, TN38 0SL</b>
<b>Proposal:</b>	<b>Outline Application for residential development for up to twenty eight units. All matters reserved apart from access.</b>
<b>Application No:</b>	<b>HS/OA/20/00022</b>
<b>Recommendation:</b>	<b>Grant Outline Planning Permission</b>
Ward:	WISHING TREE 2018
Conservation Area:	No
Listed Building:	No
Applicant:	Mr Finch per en-plan Missenden Back Lane Bomere Heath, Nr Shrewsbury. SY4 3PH
<b>Public Consultation</b>	
Site notice:	Yes
Press advertisement:	Yes - General Interest
Neighbour Letters:	Yes
People objecting:	5
Petitions of objection received:	0
People in support:	0
Petitions of support received:	0
Neutral comments received:	0
Application status:	Not delegated - 5 or more letters of objection received

## 1. Site and surrounding area

The site consists of a section of the former Spyway School site on the north of Gillsmans Hill. Access to the site is via the existing roadway which leads from Gillsmans Hill to Gillsmans Coppice and Stone Court further to the north. This site previously supported a woodland garden associated with The Spyway School site and invasive and non-invasive species are abundant in the site. The derelict former school buildings were demolished in past years. The

site slopes gently from south to north, with a larger drop in levels towards the northern boundary. Adjoining the site boundary to the north east and south west of the application site is an area of Ancient woodland, which is discussed in more detail herein under the trees section. To the East of the site are the properties in Stone Court which are themselves a relatively new development. To the South West is a large, detached dwelling, Helios, which is accessed directly from Gillsmans Hill. To the eastern boundary of the application site the adjoining site has planning permission for 8 dwellings under ref HS/OA/17/00812 and ref HS/DS/19/00584.

The application site is part of an allocated site under Policy GH3 (Spyways School, Gillmans Hill) of the Hastings Local Plan - Development Management Plan (2015) as a site for residential development with a possible net capacity of 33 dwellings.

Part of the site has outline and reserved matters planning permission for 8 dwellings under ref HS/OA/17/00812 and ref HS/DS/19/00584. When I visited the site, the ground was being prepared for the construction of these dwellings.

### Constraints

- Tree Preservation Order
- Flooding Surface Water 1 in 1000
- Low pressure Pipeline SGN
- Intermediate Pressure Pipeline 50m buffer SGN
- Ancient Woodland
- Local Wildlife Sites
- SSSI Impact Risk Zone
- Allocated site policy GH3 (Spyways School, Gillsmans Hill) of the Hastings Local Plan - Development Management Plan (2015).

## **2. Proposed development**

This application seeks outline permission for the erection of up to 28 dwellings. All matters are reserved except for access. The proposed illustrative site plan indicates the development will be accessed via a shared internal road which will also serve the application HS/OA/17/00812 and the associated ref HS/DS/19/00584 (development for 8 dwellings).

The reserved matters are design, appearance, layout and scale. A Master Plan of the layout of the proposed development is submitted with this application. Detailed design will include detailed design of dwellings, car parking layout, the landscaping of the site, amenity areas and other associated works, which will form a future reserved matters application.

The scheme proposes the following:-

- Plots 1-4 - detached block of flats
- Plots 5-11 - detached block of flats
- Plots 12-14 - terrace of 3 dwellings
- Plots 15-17 - terrace of 3 dwellings
- Plots 24-26 - terrace of 3 dwellings
- Plots 18-23 - pairs of semidetached dwellings
- Plots 27-28 - a pair of semidetached dwellings

No indicative elevation and floor plan drawings are submitted at this stage.

The indicative drawing master plan shows a layout plan of the proposed development which shows a proposed vehicular access into the site taken from Gillsmans Hill via Stone Court.

The whole site is allocated for residential development in the Local Plan under Policy GH3 – Spyways School, Gillsmans Hill for a net capacity of 33 dwellings.

Amended drawings were received to resolve highway concerns over visibility splays. A new application site (red line) was submitted and the application re-advertised and all consultees reconsulted.

The application is supported by the following documents:

- Ecology Report
- Planning, Design and Access Statement
- Waste Management Plan
- Suds Report
- Arboricultural Report
- Transport Statement
- Sustainability Statement
- Affordable Housing Statement
- Statement of Community Involvement
- Air Quality Emissions Statement
- Flood Risk Assessment

### **Relevant planning history**

HS/DS/19/00584	Approval of reserved matters relating to the layout, scale, external appearance of the buildings, means of access and soft and hard landscaping of Planning permission HS/OA/17/00812 – Outline application,(seeking approval of Access), for erection of 8 dwellings together with parking and access (amended proposal). GRANTED 18 February 2020.
HS/OA/17/00812	Outline application, (seeking approval of Access), for erection of 8 dwellings together with parking and access (amended proposal). GRANTED 23 May 2018
HS/OA/15/00751	Outline application for six, two bedroom, semi detached houses with access road. WITHDRAWN 10 February 2016
HS/FA/07/00486	Demolition of former school library & residential redevelopment to provide 3 dwellings together with associated access arrangements & parking. WITHDRAWN 28 October 2015
HS/FA/02/00473	Complete restoration, extension and conversion of the derelict library to single residence including double garage.

GRANTED 13 June 2003

HS/OA/02/00457      Erection of two dwellings with garages and parking Plots 1 and 2.

GRANTED 13 June 2003

## **National and Local Plan Policies**

### Hastings Local Plan – Planning Strategy 2014

Policy FA1 - Strategic Policy for Western Area  
Policy SC1 - Overall Strategy for Managing Change in a Sustainable Way  
Policy SC2 - Design and Access Statements  
Policy SC3 - Promoting Sustainable and Green Design  
Policy SC4 - Working Towards Zero Carbon Development  
Policy SC6 - Renewable Energy Development  
Policy SC7 - Flood Risk  
Policy EN1 - Built and Historic Environment  
Policy EN2 - Green Infrastructure Network  
Policy EN3 - Nature Conservation and Improvement of Biodiversity  
Policy EN4 - Ancient Woodland  
Policy EN5 - Local Nature Reserves (LNR)  
Policy EN6 - Local Wildlife Sites (LWS)  
Policy EN7 - Conservation and Enhancement of Landscape  
Policy EN8 - Open Spaces - Enhancement Provision and Protection  
Policy T3 - Sustainable Transport  
Policy DS1 - New Housing Development  
Policy H1 - Housing Density  
Policy H2 - Housing Mix  
Policy H3 - Provision of Affordable Housing  
Policy CI1 - Infrastructure and Development Contributions  
Policy T1 - Strategic Road and Rail Schemes  
Policy T2 - Local Road Improvements  
Policy T3 - Sustainable Transport  
Policy T4 - Travel Plans  
Policy DS1 - New Housing Development

### Hastings Local Plan – Development Management Plan 2015

Policy LP1 - Considering planning applications  
Policy LP2 - Overall approach to Site Allocations  
Policy DM1 - Design Principles  
Policy DM3 - General Amenity  
Policy DM4 - General Access  
Policy DM5 - Ground Conditions  
Policy DM6 - Pollution and Hazards  
Policy GH3 - Spyways School, Gillsmans Hill  
Policy HN7 - Green Infrastructure in New Developments  
Policy HN8 - Biodiversity and Green Space  
Policy HN9 - Areas of Landscape Value  
Policy HN10 - Amenity Green Spaces

## Other policies/guidance

National Design Guide 2019

Air quality and emissions mitigation guidance for Sussex (2020)

Urban design lessons: Housing layout and neighbourhood quality – 2014

National Planning Policy Framework 2021

Historic England Advice Note 2: Making Changes to Heritage Assets

Guidance Notes for Design Codes 2021

Draft National Model Design Code 2021

ESCC Supplementary Planning Guidance, “A New Approach to Development Contributions” (the SPG),

Community Infrastructure Levy Regulations 2010 - as amended (the CIL Regs)

The Department for Communities and Local Government Technical Guidance for Space Standards (TGSS)

Hastings Planning Strategy Policy H3: Provision of Affordable Housing; Interim Advice Note (April 2016)

ESCC - Guidance for Parking at New Residential Development

Government Manual for Streets

The Chartered Institute of Ecology and Environmental Management Advice Note - On the Lifespan of Ecological Reports and Surveys (April 2019).

The Hastings Local Plan Consultation Draft (Regulation 18), Winter 2020/21

## Government Circulars

Defra circular 01 2005, Biodiversity and geological conservation - statutory obligations and their impact within the planning system (2005) states that “it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”.

## British Standards

BS42020 Biodiversity - code of Practice for Planning and Development explains that where European Protected Species are affected, planning conditions are only used to secure method statement and/or controls and restrictions in situations where protected species are present and where it can be demonstrated that the construction can proceed without an offence being committed.

Paragraph 11 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.

## National Planning Policy Framework (NPPF)

Paragraph 8 sets out the three overarching objectives of the planning system in order to achieve sustainable development. Those are: 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 (to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;); and environmental (to protect and enhance our

natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy).

Paragraph 9 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 11 of the NPPF sets out a presumption in favour of sustainable development. For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. 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.

Paragraph 12 of the NPPF states that the development plan is the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan, permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Paragraph 47 of the NPPF sets out that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise.

Paragraph 120 of the NPPF states, amongst other things, that decisions should promote and support the development of underutilised land and buildings, especially if this would help meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.

Paragraph 124 of the NPPF states that planning decisions should support development that makes efficient use of land.

Paragraph 130 of the NPPF requires that decisions should ensure developments:

- Function well;
- Add to the overall quality of the area for the lifetime of that development;
- Are visually attractive in terms of:
  - \* Layout
  - \* Architecture
  - \* Landscaping
- Are sympathetic to local character/history whilst not preventing change or innovation;
- Maintain a strong sense of place having regard to:
  - \* Building types
  - \* Materials
  - \* Arrangement of streets
- Optimise the potential of the site to accommodate an appropriate number and mix of development;
- Create safe places with a high standard of amenity for future and existing users

Paragraph 131 advises that trees make an important contribution to the character and quality

of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decision should ensure that new streets are tree lined, that opportunities are taken to incorporate trees elsewhere in developments, and that existing trees are retained wherever possible ....

Paragraph 134 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, taking into account any local design guidance and supplementary planning documents such as design codes and design guides. Conversely, significant weight should be given to development which reflects local design policies and government guidance on design.

Paragraph 135 advises that Local Planning Authorities should seek to ensure that the quality of an approved development is not materially diminished between permission and completion through changes to the permitted scheme.

Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment.

Paragraph 176 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Paragraph 179 states that to protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Paragraph 180 When determining planning applications, local planning authorities should apply the following principles.

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are

wholly exceptional reasons and a suitable compensation strategy exists; and

- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

Paragraph 159 states that development should take full account of flood risk.

Paragraph 159 states that development in areas at high risk of flooding should be avoided. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 161 states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

Paragraphs 163 states that if it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in the national planning guidance.

Paragraph 164 states that the application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at application stage. For the exception test to be passed it should be demonstrated that:-

- The development would provide wider sustainability benefits to the community that outweigh the flood risk:
- The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall

Paragraph 165 states that both elements of the exception test should be satisfied for development to be allocated or permitted.

Paragraph 167 states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding, where in the light of this assessment (and the sequential and exception test, as applicable) it can be demonstrated that:-

- \* Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- \* The development is appropriately flood resistant and resilient
- \* It incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate



- \* Any residual risk can be safely managed; and
- \* Safe access and escape routes are included where appropriate, as part of an agreed emergency plan

Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment.

Paragraph 175 To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Paragraph 183 of the NPPF states that decisions should ensure a site is suitable for its proposed use having regard to ground conditions and risks arising from land instability and contamination.

Paragraph 184 of the NPPF sets out that where sites are affected by land stability or contamination, responsibility for securing a safe development rests with the developer and/or landowner.

Paragraph 185 of the NPPF states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

### National Design Guide

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

Paragraph 20 advises that good design involves careful attention to other important components of places, and these components include the context for places and buildings.

Paragraph 21 advises that a well-designed building comes through making the right choices at all levels including the form and scale of the building. It comes about through making the right choices at all levels, including: the layout (or masterplan), the form and scale of buildings, their appearance, landscape, materials, and their detailing.

Paragraph 39 advises that well-designed places are integrated into their surroundings so they relate well to them.

Paragraph 40: C1 - Understand and relate well to the site, its local and wider context - well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones.

Paragraph 42 - Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:

- the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;
- patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, form and scale – see Built form;
- the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development – see Identity.

Paragraph 50 - Well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- have a character that suits the context, its history, how we live today and how we are likely to live in the future; and
- are visually attractive, to delight their occupants and other users.

Paragraph 52 Well-designed new development is influenced by:

- an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;
- the characteristics of the existing built form – see Built form;
- the elements of a place or local places that make it distinctive; and
- other features of the context that are particular to the area – see Context.

This includes considering:

- the composition of street scenes, individual buildings and their elements;
- the height, scale, massing and relationships between buildings;
- views, vistas and landmarks;
- roofscapes;
- the scale and proportions of buildings;
- façade design, such as the degree of symmetry, variety, the pattern and proportions of windows and doors, and their details;
- the scale and proportions of streets and spaces;
- hard landscape and street furniture;
- soft landscape, landscape setting and backdrop;
- nature and wildlife, including water;
- light, shade, sunshine and shadows; and
- colours, textures, shapes and patterns.

Paragraph 53 - Well-designed places are visually attractive and aim to delight their occupants and passers-by. They cater for a diverse range of residents and other users. All

design approaches and architectural styles are visually attractive when designed well.

Paragraph - 54 Well-designed places appeal to all our senses. The way a place looks, feels, sounds, and even smells, affects its enduring distinctiveness, attractiveness and beauty.

Paragraph 55 - Well-designed places contribute to local distinctiveness. This may include:

- adopting typical building forms, features, materials and details of an area;
- drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings;
- using local building, landscape or topographical features, materials or planting types;
- introducing built form and appearance that adds new character and difference to places;
- creating a positive and coherent identity that residents and local communities can identify with.

#### Draft National Model Design Code 2021

Paragraph 56 Refuse Collection Options: in-curtilage Provision: This can be provided to the side or rear of the property in detached housing. For terraced housing, collection needs to either be from the rear or a bin store needs to be provided at the front.

Paragraph 61 Built Form – Identity: All schemes should be designed to respect and enhance the existing character of the surrounding area. The following principals will apply to most development:

i) Sense of place: All schemes should be designed to enhance local character and legibility by making use of local materials and detailing.

Identity may come out of respecting and enhancing the existing character of the area and also from adapting and shaping to develop new character. The architectural approach needs to be influenced by its surrounding architectural character (paragraph 119 of Guidance Notes for Design Codes).

Existing character is therefore something that must be understood as a starting point for the design of layouts and buildings so that they fit into and also enhance the character of the local area (paragraph 122 of Guidance Notes for Design Codes).

#### National Planning Policy Guidance (NPPG)

Design: process and tools

### **3. Consultation comments**

Housing Manager - **No objection. They require contributions to secure provision of onsite affordable units – To be secured via a S106 Legal Agreement.**

Environmental Health - Contaminated Land - **No objection subject to the imposition of a condition (Condition 30).**

Environmental Health - Noise - **No objection subject to the imposition of conditions (Conditions 8, 9 and 11).**

SSE Water - **No objection subject to the imposition of conditions (Conditions 13 and 14).**

Natural England - **No objection.**

East Sussex County Council (106 contributions) – **No objection. They require contributions to libraries – To be secured via a S106 Legal Agreement.** East Sussex

County Council (SUDs) - **No objection subject to the imposition of conditions (Conditions 13 and 14).**

Hastings Borough Council Parks and Open Spaces - **No objection. They require contributions to the improvement of nearby play facilities. To be secured via a S106 Legal Agreement.**

Hastings Borough Council Environment and Natural Resources Manager - **No objection subject to the imposition of conditions (Conditions 20, 21, 22, and 29).**

Hastings Borough Council Waste and Street Scene team - **No objection subject to the imposition of a condition (Condition 10).**

East Sussex County Council (Highways) - **No objection subject to the imposition of conditions (Conditions 12, 15, 31, 32, 33, 34, 35 and 36).**

Hastings Borough Council (Arboricultural Officer) - **No objection subject to the imposition of conditions (Conditions 16, 17, 18, 19, 25, and 37).**

Environment Agency - **No comments to make. They advise that the application falls outside of their remit as it is not located within a flood risk area.**

#### **4. Representations**

In respect of this application, two site notices were displayed and an advert was placed in the local paper. A total of 5 letters of representation were received. 5 were against or raised concerns regarding the development. The matters raised are as follows:-

- Concerned about the loss of beautiful grounds to housing development.
- The proposed development will exacerbate existing traffic and parking problems on Gillsmans Hill.
- Traffic calming measures are needed especially at junction with Celandine Drive.
- Development will be visually harmful.
- It is not known where the proposed access is to be located.
- What measures will be in place to keep noise at minimum level.
- The site has potential geological problems which are not explored in this submission and no geology report is submitted. This may have been an oversight by the applicant.
- There is unstable soil around this area and the nearby housing development had to dig 3m to through unstable sand clay deposits to establish a base for the reinforced concrete rafts necessary to support those houses.
- The site is surrounded by woodland and the proposed development will have a negative impact on this Ancient Woodland and the wildlife associated with it.
- There are protected species within the Ancient Woodland which will be harmed by the proposed development.
- Overdevelopment of the site.
- The impact of the development on the environment would be harmful.

#### **5. Determining issues**

As detailed above this is an application for outline planning permission with all matters (appearance, landscaping, layout and scale) reserved for future consideration excluding access which is proposed to be approved as part of this outline planning application.

A Master Plan of the proposed 28 dwellings, access track and car parking areas are submitted with this application. No indicative floor plans or elevation details are submitted with the application.

As detailed above this is an application for outline planning permission with access being assessed at this stage and all other matters (appearance, landscaping, layout and scale) being reserved for future consideration. The main considerations therefore are the principle of the development and the acceptability of the proposed access of the scheme.

In determining the principle of the development it is also necessary to consider the acceptability of the total number of dwellings proposed, the housing mix proposed, the indicative layout proposed, highway safety and parking matters, refuse and cycle storage matters, the impact upon neighbouring residential amenities, drainage matters, flood risk and local ground conditions, impact on protected species and ecological designations, impact on trees, land contamination matters, sustainable construction, the need for an Environmental Impact Assessment, provision of affordable housing, County infrastructure contributions, air quality emissions, and lighting and pollution.

#### a) 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 11 of the NPPF set out a presumption in favour of sustainable development. The site is within walking distance to local shops and services. The nearest bus stops are located on The Green (C664) around 230m from the site access. Bus Service 26/26A providing a circular route between Hastings town centre, Conquest Hospital and St Leonards. It also serves Hastings Rail Station providing links for onward travel. The nearest National Rail station to the site is St Leonards Warrior Square, which is located approximately 1.5 kilometres from the site and as such within the maximum acceptable walking distance for commuters as set out by the CIHT. St Leonards Warrior Square railway station provides connections to Eastbourne, Brighton, as well as Central London. The site is therefore considered to be in a suitably accessible location.

As such the development is considered acceptable in principle subject to other local plan policies.

Policy LP2 of the DMP - Overall Approach to Site Allocations, states that the number of dwellings set out in the Allocations Policies is purely indicative, showing what might be achieved on each site. Of principal and greater consequence for every scheme, however, will be matters which include design, height, mass, appearance of the proposed building(s), layout (including the provision of a safe and convenient access), trees, biodiversity, green infrastructure and relationship with the surroundings including nearby buildings and views of the Borough's natural and historic assets (including Hastings Castle). These considerations, rather than indicative numbers, will provide the guidelines to secure a development worthy of the site and its surroundings.

This site is allocated for residential development under Policy GH3 - Spyways School, Gillsmans Hill which advises that the Spyways School, Gillsmans Hill is allocated for residential development (possible net capacity of 33 dwellings).

Development proposals for this site will:-

- Include affordable housing on site at 25% of the overall housing provision;
- Include an Ecological Constraints and Opportunities Plan (ECOP) and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the presence of the Ancient Woodland and the adjacent Local Nature Reserve;
- Provide an Arboriculture Plan that demonstrates how existing trees on site will be integrated into the development, or how compensation will be made for their loss;
- Include a Flood Risk Assessment and flood resilient design as appropriate to the outcome of that report;
- Contribute to the improvement of existing play facilities in the surrounding area;
- Provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water;
- Be supported by a Transport Report. Proposals must indicate how the conclusions and recommendations of the Report have been incorporated within the development.

It should be noted that this planning application excludes a section of land that was given planning permission in past years under ref HS/OA/17/00812 and ref HS/DS/19/00584 and together with the application site under consideration the two make up the total area of land allocated for housing development in the Local Plan under Policy GH3 (Spyways School, Gillsmans Hill).

Meeting the requirements of Policy GH3 (Spyways School, Gillsmans Hill) of the Hastings Development Management Plan 2015

The site is allocated for residential development through Policy GH3 (Spyways School, Gillsmans Hill) of the Hastings Development Management Plan 2015, which is the first consideration in establishing the principle of developing the site. As the site is allocated in an up-to-date Local Plan, significant weight can be given to residential development.

Development in accordance with Policy GH3 requires a number of policy criteria to be met. The criteria are considered below: -

a) include 25% affordable housing	The application proposes a total of 7 affordable dwellings which meets criteria a) of Policy GH3 has been met.
b) include an ECOP including mitigation measures	The application is accompanied by a Preliminary Ecology Appraisal. The Borough Council's Environment and Natural Resources Manager has been consulted and they raise no objection to the development. Given this, it is considered that criteria b) of Policy GH3 has been met.
c) provide an Arboriculture Plan	The application is accompanied by an Arboricultural Report and the Borough Council's Arboriculture Specialist has been consulted and they advise that the submitted report is acceptable and a development as proposed is acceptable subject to conditions. Given this it is considered that criteria c) of Policy GH3 has been met.

d) Flood Risk Assessment and flood resilient design	The application is accompanied by a Flood Risk Assessment (FRA) which concludes that the site is not within a Flood Zone Area. The FRA identifies four potential sources of flooding. However, advises that there is no known flooding at the site within the last 100 years and given this, and that the land levels of the application site are above any localised Flood Zone Area this will ensure that the application site will not be vulnerable to any of the potential sources of flooding. As such no further modelling is required. The submitted FRA advises that drainage matters can be conditioned and dealt with at reserved matters stage (Condition nos.12, 13 and 14). The Environment Agency was consulted on the submitted FRA and they advise that the application site falls outside their remit (not within a Flood Zone Area) and as such they have no comments to make. Given this it is considered that criteria d) of Policy GH3 has been met.
e) play facilities	The application does not propose onsite play facilities, however, there is an option to make a financial contribution towards offsite play facilities. The applicant has agreed to make a financial contribution for the improvement of nearby play facilities as requested by the Council's Parks and Open Spaces Manager. This financial contribution will be secured via a S106 Legal Agreement. Given this it is considered that criteria e) of Policy GH3 has been met.
f) connection to the sewerage system	The application is accompanied by a SUDS Report and the Local Lead Authority and Southern Water have been consulted and they both have no objection to the application subject to conditions. Given this it is considered that criteria c) of Policy GH3 has been met.
g) To be accompanied by a Transport Report	A Transport Statement is submitted with the application. County Highways were consulted, and they raise no objection to the development subject to conditions (nos.12, 15, 31, 32, 33, 34, 35 and 36). Given this it is considered that criteria g) of Policy GH3 has been met.

As can be seen from this summary the proposal currently demonstrates compliance with this policy and this compliance offers support for the development of the site and significant weight is attached to this. Given this it is considered that a development as proposed meets Local Plan Policy GH3 (Spyways School, Gillsmans Hill) of the Hastings Development Management Plan 2015 and there is no principle objection to the proposed development.

#### b) Acceptability of the proposed housing mix

Policy H2 (Housing Mix) of the Hastings Planning Strategy 2014 seeks to support housing development that delivers a balanced mix of housing that contributes to a well-integrated mix of housing types and tenures to support a range of households and projected housing need. Flats, short terraces and pairs of semi-detached dwellings as proposed will positively contribute in meeting the Council's targets of providing a balanced mix of housing types, in particular in this location, provided that other policy requirements are met. Given this there is

no objection to the proposed Master Plan of this allocated site as it complies with policies.

#### c) 5 Year Housing Land Supply

As the Council cannot demonstrate a 5-year housing supply at this time, the tilted balance of NPPF paragraph 11d) is engaged. It is considered that a development as proposed would positively contribute to the Council's housing stock. As such the recommendation is for approval and the need to deliver housing adds further weight in favour of supporting the principle of housing development in this location.

#### d) Layout

The layout of the proposed development is reserved for future consideration, however, the submitted indicative layout will be assessed at this stage as this assessment will help determine whether the principle of this development is acceptable.

Policy DM1 of the Hastings Development Management Plan 2015 states that all proposals must reach a good standard of design, which includes efficient use of resources, and shows appreciation of the surrounding neighbourhood's historic context, street patterns, plot layouts and block sizes.

This is supported by Point (c) of Policy DM3 of the Development Management Plan, which states that, in order to achieve a good living standard for future users of proposed development and its neighbours it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes. Permission will be given for development where there is a means of landscaping that contributes to crime prevention, a permeable and legible green infrastructure network of routes and spaces to create a public realm that is attractive, overlooked and safe.

The NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, Local Planning Authorities and other interests throughout the process.

Furthermore, paragraph 134 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, taking into account any local design guidance and supplementary planning documents such as design codes and design guides. Conversely, significant weight should be given to development which reflects local design policies and government guidance on design .....

Paragraph 52 of The National Design Guide states that well-designed new development is influenced by:

- an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;
- the characteristics of the existing built form – see Built form;
- the elements of a place or local places that make it distinctive; and
- other features of the context that are particular to the area – see Context.



This includes considering:

- the composition of street scenes, individual buildings and their elements;
- views, vistas and landmarks;
- the scale and proportions of streets and spaces;

The existing allocation of the whole site in the adopted Local Plan is up to 33 dwellings. This application proposes up to 28 dwellings and there is part of the allocated site that has planning permission for 8 dwellings under ref HS/OA/17/00812 and ref HS/DS/19/00584. This then means that there would be a total of 36 houses on the allocated site as whole if this application is approved. It is considered that given the topography of the site, the secluded nature of the development, the available separation distance from neighbouring properties and the availability of dense vegetation at perimeter boundary of the application site, the application site is capable of accommodating up to 28 dwellings as proposed with a density of 35 dwellings per hectare is acceptable and will result in a development that would be integrated well with existing development and will be assimilated well with the housing development that has been approved in past years for the adjoining site under ref HS/OA/17/00812 and ref HS/DS/19/00584.

Policy H1 of the Hastings Planning Strategy requires a minimum of 30 dwellings per hectare, and this proposal exceeds this requirement. The proposed density in this instance is approximately 35 dwellings per hectare. Given the existing allocation of the site in the adopted Local Plan for this number of dwellings, and the site's topography, access arrangements and dense edge planting, it is considered that in this instance, a density of development as proposed is acceptable.

The application proposes a self-contained secluded development and it is considered that the site is big enough to accommodate a development as proposed with its own character. The size and mass of a building, and the scale of open spaces around and between them influences the character, functioning and efficiency of an area. In this case it is considered that the scale of built development proposed having regard to:

- the spacing in-between and around the buildings,
- the potential areas for landscaping,

is generally acceptable, subject to finer details that will be resolved at reserved matters stage.

Residential properties in the area are a mixture of two-storey dwellings. Properties are predominantly detached but there is evidence of pairs of semi-detached dwellings. The proposed houses are a mix of flats, short terraces and semi-detached houses, with open air car parking spaces. It is considered that the proposed development will make a positive contribution to the types and mix of dwellings in the local area by providing much needed family houses as well as smaller terraced properties and flats for smaller households.

The proposed development is for up to 28 new units. The applicant has provided an indicative site layout drawing of how the dwellings can be accommodated on site and allow for adequate open space, landscape buffering and car parking associated with the scheme. The submitted masterplan shows the vehicular access to the site taken from Gillsmans Hill and an access track is proposed with a T-road into the site. All dwellings are proposed to front a street and there is enough space for each dwelling to have a private amenity space. The Master Plan shows blocks of a mixture of flats, semi-detached houses and a short

terrace of three dwellings. The master plan shows existing trees that are proposed to be retained so that they are a green buffer strip of soft landscaping between the rear gardens of the proposed flats and the Ancient Woodland. Details of the landscaping of the site is reserved for future consideration. A layout as proposed is generally considered to be acceptable given that all matters except access are reserved for future consideration.

Given this, it is considered that the scheme as proposed is of acceptable layout would form a secluded development with its own character and this development would be contained by mature trees and soft landscaping and would not be easily visible from public vantage points. As such it is considered that a development as proposed complies with the NPPF policies and Local Plan Policies DM1, of the Development Management Plan 2015, and the National Design Guide 2019.

Local resident concerns have related to the density of development and that a development as proposed is an overdevelopment of the site. There have been concerns that such a development would have a harmful visual impact on the character and appearance of the area. Whilst a development as proposed would develop what is currently open land and dense vegetation, it is not considered that a layout as proposed 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 an acceptable density of development (35 dwellings per hectare) and is for residential use, and as such it is not considered that an increase in development at the site of the suggested scale warrants a refusal of planning permission. Moreover, it is important to note that the inclusion in the Local Plan for up to 33 dwellings on this site shows that the principle of residential development on this site has already been agreed.

#### e) Design

The layout of the proposed development is reserved for future consideration, and no indicative elevation drawings and design detailing is submitted at this stage.

Policy DM1 of the Hastings Local Plan - Development Management Plan (2015), states, that all proposals must reach a good standard of design, which includes efficient use of resources, and takes into account: a) protecting and enhancing local character; b) showing an appreciation of the surrounding neighbourhood's historic context, street patterns, plot layouts and boundaries, block sizes and scale, height, massing and materials; c) good performance against nationally recognised best practice guidance on sustainability, urban design and place-making, architectural quality and distinctiveness; d) the layout and siting of buildings to make efficient use of land, the orientation of frontages to achieve attractive streetscapes and to best take into account the effects of solar gain; e) an assessment of visual impact, including the height, scale, and form of development that should be appropriate to the location, especially given the complex topography of the Borough and the need, in some instances, to consider the visual effect from key viewpoints.

Paragraph 52 of The National Design Guide states that well-designed new development is influenced by:

- an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;
- the characteristics of the existing built form
- the elements of a place or local places that make it distinctive; and
- other features of the context that are particular to the area.

This includes considering:-

- the composition of street scenes, individual buildings and their elements;
- the height, scale, massing and relationships between buildings;
- views, vistas and landmarks;
- roofscapes;
- the scale and proportions of buildings;
- façade design, such as the degree of symmetry, variety, the pattern and proportions of windows and doors, and their details;
- the scale and proportions of streets and spaces;
- hard landscape and street furniture;
- soft landscape, landscape setting and backdrop;
- nature and wildlife, including water;
- light, shade, sunshine and shadows; and
- colours, textures, shapes and patterns.

In addition, Paragraph 55 of the Design Guide 2019 advises that well designed places contribute to local distinctiveness and this may include adopting typical building forms, features, materials and details of an area, drawing architectural precedents that are prevalent in the local area including the proportions of buildings and their openings and creating a positive and coherent identity that residents and local communities can identify with.

The NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 131 of the NPPF advises that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decision should ensure that new streets are tree lined, that opportunities are taken to incorporate trees elsewhere in developments, and that existing trees are retained wherever possible.

Paragraph 134 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, taking into account any local design guidance and supplementary planning documents such as design codes and design guides. Conversely, significant weight should be given to development which reflects local design policies and government guidance on design.

No floor plans and elevation details are submitted at this stage given that the appearance and scale of the development are reserved for future consideration and no indicative plans are submitted with the application. However, the submitted Master Plan shows use of short terraces that are intercepted within pairs of semidetached dwellings and two blocks of flats. This mix and distribution is acceptable in principle.

Designing out crime is an important factor and should be taken into consideration as part of an application to ensure proposed dwellings and their boundaries are secure. The orientation of the proposed units as shown on the indicative layout demonstrates that a suitable level of natural surveillance onto the parking spaces and across the site is possible. The current parking layout also shows regard to the 'Guidance for Parking at New Residential Development' produced by Transport Development Control in October 2017, which states that car parking also needs to be designed with security in mind. Therefore, parking for each dwelling is often best located on plot, preferably at the front or side of the dwelling where it can be overlooked by the owner. Parking provided off plot should be provided as close as is practicable to the property it will be serving and should be overlooked to encourage its use.

In addition, Policy DM1 of the Hastings Development Management Plan states that all proposals must reach a good standard of design, which includes efficient use of resources, and shows appreciation of the surrounding neighbourhood's historic context, street patterns, plot layouts and boundaries, block sizes and scale, height, massing and materials as well as good performance against nationally recognised best practice guidance on sustainability, urban design and place-making, architectural quality and distinctiveness.

This is supported by Point (c) of Policy DM3 of the Development Management Plan, which states that, in order to achieve a good living standard for future users of proposed development and its neighbours it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes. Permission will be given for development where there is a means of landscaping that contributes to crime prevention, a permeable and legible green infrastructure network of routes and spaces to create a public realm that is attractive, overlooked and safe.

Taking these factors into account, it is considered that the site can be developed for residential purposes without detriment to the existing character and appearance of the area, subject to conditions requiring samples of external materials to be approved by the Local Planning Authority (Condition 7). The proposal therefore complies with Policies DM1 and DM3 of the Hastings Development Management Plan as quoted above.

#### f) Highway Safety/Parking

Policy DM4 of Hastings Development Management Plan 2015 requires new development to comply with the parking standards set by East Sussex County Council Highway Authority.

The application is supported by a Transport Statement which provides an assessment of existing transport conditions, the proposed access, parking and traffic generation, and a summary of service availability through sustainable transport means.

#### Access:

Whilst the application is submitted in outline form, the applicant seeks approval of the access to the development at this stage.

This site is located directly off Stone Court which is a private road. In accordance with Manual for Streets the required driver visibility sightlines at the junction of Stone Court and Gillsmans Hill are a minimum of 2.4m x 43m being within a 30mph speed limit. An amended application site was submitted following concerns raised by County Highways regarding visibility of the proposed vehicular access. County Highways now advise that the visibility is

now considered acceptable following an extension to the red site boundary.

An internal access track is proposed into the application site and the internal access road would need to be of suitable width to accommodate two-way vehicle flows, the suggested width of 5.5m is considered acceptable. A plan showing tracking has been submitted which indicates that a 12m refuse vehicle can access the site and turn. Once the internal layout has been confirmed additional plans may be required and this can be conditioned if planning permission is given for the proposed development (Condition 36).

The proposed site plan shows that the development will be accessed via a shared internal road which will also serve the application HS/OA/17/00812 and the associated ref HS/DS/19/00584 (development for 8 dwellings). The application form suggests that the roads will form part of the public highway. Given the size of development it is considered appropriate to have sections or all of the roads in the development site put forward for adoption as highway. However, it should be noted that the roads within the development site can only be adopted if Stone Court (currently a private road with no highway rights) is also adopted. A highway route between the site and the existing highway (Gillsmans Hill) would need to be created. Stone Court would have to be made up to an adoptable standard and any road adoption will be subject to a s38 agreement with ESCC as Highway Authority. Given this, there is no principle objection to the proposed vehicular access, subject to details being conditioned (Condition 32).

Given the above, it is considered that the proposed access arrangement is considered to be acceptable in principle and as such complies with the NPPF Policies and Policy DM4 of the Hastings Development Management Plan 2015.

#### Parking:

The number of bedrooms per dwelling is not detailed at this stage and as such the exact parking requirement cannot be determined. However, it is suggested that parking will be provided in accordance with the ESCC parking standards. Electric vehicle charging points should be considered and suitable cycle storage provided. As this application is for outline purposes the parking can be covered by condition if outline planning permission is given for the development (Conditions 28, 31, 34).

#### Access for Emergency Vehicles:

In accordance with building regulation requirement B5 (2000) as indicated within Manual for Streets, there should be a vehicle access for pump appliances within 45m of every dwelling and a fire service vehicle (FSV) should not have to reverse more than 20m.

According to Manual for Streets a 3.7m carriage way is needed, however, this can be reduced to 2.75 over short distances. A swept path analysis is submitted to justify the development. This demonstrates that a refuse truck can enter and exit the site in a forward gear. Given this it is considered that the site is serviceable and that the proposed roadway satisfies this requirement. The County Highway Engineers have no objection to this part of the scheme.

The County Highways Engineer was consulted and they advise that they have no objection to the proposed development subject to a number of mitigation measures. To encourage occupiers of this development to use public transport bus stop infrastructure needs to be improved. The mitigation measures required are as follows:-

1) The two closest bus stops to the site referenced as the 'Springfield Road' bus stops should be upgraded at the applicant's expense.

Springfield Road northbound

Raised kerb, ideally 160mm height (minimum 125mm)

Bus stop clearway markings

Real time passenger information display

Springfield Road southbound

To provide raised kerbs at this location, alterations to the existing bus shelter are likely. One solution may be to replace the existing shelter with a new shelter with the open side facing the road, thereby providing space for the section of raised kerb.

2) Provision of a new bus stop to the socket and pole design (as per the northbound direction currently) – sourced from Stagecoach.

3) Provision of a Real Time Information Sign (RTPI). RTPI is required to help provide better, more reliable information about bus services. The Highway Authority requires a contribution of £24,000 to install RTPI signs at the two nearest bus stops.

4) Travel Plan (TP) - Although a TP is not mandatory for a development of this scale, measures to encourage the take up of sustainable transport options should be explored and secured by condition. A welcome pack for each new unit would be beneficial to detail walking and cycling routes, public transport links/ timetables with a bus season ticket voucher or cycle voucher. A monitoring fee is not required given that the proposed development is below the threshold.

All these off-site highway works would need to be secured through a S106 Legal Agreement. There is also need for a S278 Legal Agreement for road adoption and bus improvements, and a S38 Legal Agreement for the proposed adoptable on-site highway works. These financial contributions have been accepted by the applicant.

g) Refuse and Cycle Storage

Policy DM3 of Hastings Development Management Plan requires adequate space for storage of waste and its removal. The applicant is advised that all waste storage should be secure and covered and located at the rear of the property away from public view.

Part H of Building Regulations sets out that waste containers should be sited so that residents do not have to push the container more than 30m to an accessible collection point, so any collection points for bins should be within that distance.

East Sussex County Council's best practice guidance; 'Refuse & Recycling Storage at New Residential Developments within the Eastbourne, Hastings, Wealden and Rother Council Areas' states that any external bin store should be within 30m of an entrance of a property. The submitted indicative layout plan shows that there is ample space for bin storage areas within the curtilage of each dwelling and communal bin storage areas for each flat which are easily accessible. A swept path analysis has been submitted to justify this development and The Council's Waste and Refuse Team have been consulted and they advise that they have no objection to the proposed development as the proposed road size is of sufficient size to accommodate a 26 tonne RCV and that each proposed dwelling is capable of accommodating 3 wheeled bins within its residential curtilage and that the site is able to have free unimpeded access to the collection vehicle. Given this, there is no concern regarding the

proposed development on this ground. The final design of the refuse storage units and the communal bin storage areas can be secured by condition (Condition 10).

Cycle parking would also be required in accordance with ESCC guidelines. This is 1 space per 2 bed house and 2 spaces per 3+ bed. These spaces will need to be secure and covered so they are suitable for long term storage. Given that all of the proposed dwellings have private amenity areas, there is an opportunity for the occupiers of the dwellings to store bicycles within their gardens and as such it is recommended that if planning permission is given for the development provision of waste storage and cycle storage can be conditioned (Condition 33).

Given the above, it is considered that the proposed development complies with NPPF Policies, the East Sussex County Council residential car parking guidance 2017, and the Local Plan Policies.

#### h) Impact on neighbouring residential amenities

Policy DM3 of the Hastings Development Management Plan states that in order to achieve a good living standard for future users of the proposed development and its neighbours it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes. This includes the use of the scale, form, height, mass, and density of any building or buildings, reduces or avoids any adverse impact on the amenity (privacy, over shadowing, loss of daylight) of neighbouring properties.

Full assessment of the potential impact on the neighbouring residential amenities cannot be carried out until reserved matters are submitted. However, having reviewed the Master Plan submitted, it is considered that development of the site for residential purposes can be achieved, without causing detrimental harm to residential amenities of those in Stone Court, those adjoining the site and given planning permission under ref HS/OA/17/00812 and ref HS/DS/19/00584, and neighbours on Gillsmans Hill in terms of overlooking, overshadowing, outlook and loss of natural light.

It is also apparent that, due to the available separation distance and the available difference in land levels, there will not be any loss of amenity to existing neighbouring properties in Stone Court or those on Gillsmans Hill as a result of the proposed development.

In regards to the scheme that was given planning permission ref HS/OA/17/00812 and ref HS/DS/19/00584 it is considered that the positioning of these dwellings in relation with the proposed development is acceptable. The separation distances of the proposed dwellings to neighbouring properties are considered to be sufficient to ensure light and privacy is not adversely affected. Some additional planting, boundary fences, and careful design may be needed to help protect the amenity of neighbouring residents. Given that soft landscaping is a reserved matter such matters will be resolved at that reserved matters stage.

In regards to the relationship of the individual dwellings to each other, given that no floor plans and elevation drawings are submitted at this stage given that design and appearance, scale and appearance is reserved for future consideration, it is considered that based on the submitted layout a development as proposed is capable of protecting the amenity of neighbouring properties to acceptable levels.

As such, it is considered that a development as proposed is considered to comply with Policy DM3 of the Hastings Development Management Plan 2015.

Neighbours have raised concern regarding the general intensity of activity in the area, including increased vehicular movements, noise, inconvenience and disturbance that would be caused to neighbouring dwellings as a result of the proposed development. Although the development will increase the local population and development on what is currently open land, it is not considered that the activity and noise that would be generated by the development would be to the detriment of the residential amenities of neighbouring properties. It is acknowledged that at construction stage there will be an increase in vehicular movement associated with the construction of the development, however, to minimise impact on neighbours' residential amenities construction hours can be conditioned if planning permission is given for this development (Condition 8).

i) Impact on neighbours in terms of outlook, loss of light and overbearing impact

The development itself would need to be sufficiently well designed to ensure that impacts of overlooking and overshadowing are considered within. These detailed design and layout issues however, will be dealt with at reserved matters stage, and are not for consideration here.

Taking the above into account, it is not considered that the proposed development will result in any harm to neighbouring residential amenities. As such, the proposal complies with Policy SC1 - Overall Strategy for Managing Change in a Sustainable Way, of the Hastings Planning Strategy, and Policy DM3 - General Amenity of the Development Management Plan.

Internal Floorspace:

The proposal has been assessed against the technical housing standards as produced by the Department for Communities and Local Government. This document sets out the minimum floor space requirements for residential units. No details are submitted at this stage as they are reserved for future consideration.

The proposed units are likely to meet these requirements.

External Amenity Space:

Point (g) of Policy DM3 of the Hastings DM Plan states that appropriate levels of private external space are included, especially for larger homes designed for family use (dwellings with two or more bedrooms). In respect of proposed family dwellings the Council would expect to see the provision of private garden space (normally at the rear), of at least 10 metres in length. The plan submitted shows all of the gardens to the rear of the units meeting this distance. In addition, the site is capable of providing communal open space within the development and as such it is considered that the external amenity space proposed for the proposed units is acceptable and complies with policies.

As such it is considered that the proposed development would be in accordance with policy DM3.



#### j) Drainage and Flooding matters

Policy SC7 of the Hastings Local Plan – Planning Strategy (2014), states that the Council will support development proposals that avoid areas of current or future flood risk, and those that do not increase the risk of flooding elsewhere.

This policy advises that the Council will aim to adopt a risk-based sequential approach to determining the suitability of land for development, in accordance with the principles set out in National Planning Policy relating to Flood Risk and the Hastings Borough Council Strategic Flood Risk Assessment (SFRA) May 2019.

In addition, this local plan policy advises that adaptation of all developments to reduce the risk of flooding will be sought through a variety of suitable measures, including the use of Sustainable Drainage Systems, and that proposals for the long-term management of these should be submitted to the Council at or before the planning stage.

The application site is not located within a Flood Zone Area. The application is accompanied by a Flood Risk Assessment (FRA) and Drainage Report (Suds Decision Support Tool for Small Scale Development). The FRA identifies four potential sources of flooding. However, advises that there is no known flooding at the site within the last 100 years and given this, and that the land levels of the application site are above any localised Flood Zone Area this will ensure that the application site will not be vulnerable to any of the potential sources of flooding. The FRA report concludes that given this, no further modelling is required. The Environment Agency was consulted on the submitted FRA and they advise that the application site falls outside their remit (not within a Flood Zone Area) and as such they have no comments to make.

The County Council Flood Risk Management Team have reviewed the proposal and advise that the drainage details provided are satisfactory, and the proposed development is capable of managing flood risk effectively. As such they have no objection to the development subject to conditions to secure functionality of the proposed drainage systems (Conditions 12, 13 and 14).

Southern Water confirm that they can provide foul and surface water sewage disposal to service the proposed development, and that there is no objection to the development subject to a detailed design of the drainage system being secured by condition (Conditions 12, 13 and 14).

The proposed development therefore complies with the NPPF and Policy SC7 of the Hastings Local Plan – Planning Strategy 2014 and the Hastings Borough Council SFRA 2019, subject to drainage conditions (Conditions 12, 13 and 14).

#### k) Ecology

Policy EN3 of the Hastings Local Plan – Planning Strategy 2014, advises that development should seek to minimise damage to wildlife and habitats and that where the loss of existing wildlife habitats or geological features is unavoidable, the loss should be kept to a minimum and compensation should be provided through the creation of replacement habitats or other appropriate measures. Such measures should be achieved through the use of planning conditions or Section 106 agreements where appropriate.

Policy HN8 of the Hastings Local Plan – Development Management Plan 2015 and the National Planning Policy Framework (NPPF) requires an Ecological Assessment to accompany a planning application where it is necessary to assess the impact of proposed developments on habitats, wildlife, landscape and the Green Network. The assessment is required to provide sufficient information to meet the Council's requirements and detailing the nature conservation resource of the area affected by the application, the potential impact of the development proposed, and any suggested measures to protect existing habitats or species and/or measures to mitigate and/or compensate for any harmful impacts on them.

The NPPF requires that the Planning System should contribute to and enhance the natural and local environment by minimising the impact of the development on biodiversity and providing net gains in biodiversity wherever possible.

Paragraph 180 (a) and (d) of the NPPF states that :-

- if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; and
- a) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

This application is accompanied by a Preliminary Ecological Appraisal (PEA) report prepared by Corylus Ecology and dated March 2020 to justify the proposed development. This report advises that the site previously supported a woodland garden associated with The Spyway School site and invasive and non-invasive species are abundant in the site. The site is located in close proximity to the ancient and semi natural woodland areas, a Local Wildlife Site and the Local Natural Reserve hence the ecological value of the site. Dense scrub and non-native species would be lost as a result of the proposed development and there are some trees to the north-east and south-west of the site that will be retained it is not considered that the loss of the onsite habitats and trees would impact on the integrity of the adjacent woodland areas or trees within the site.

The submitted PEA report recommends measures to protect the woodland during development. There is 1 tree with high potential to support a bat roost and 8 have moderate potential. Given this, a mitigation strategy and EPSM licence would be required if a roost is identified in any trees that would be impacted by the proposed development. A population of slow worm is known to be present in the site and a reptile mitigation strategy is required to relocate the reptiles out of the development area. This detail can be submitted at reserved matters stage for consideration. There was evidence of badger activity when the site was surveyed in 2017. The dense scrub limited the surveyors to be able to search for any evidence of badgers during the 2020 survey. Given this, further surveys should be done and submitted at reserved matters stage. In addition, the trees and scrub on site are suitable for breeding birds and as such there should be no disturbance of breeding birds in the core breeding season March - August. The report recommends generous and rich planting to be done including trees, shrubs and hedgerows, creation of nesting opportunities for birds and measures to maintain habitat for hedgehog, including the provision of hedgehog holes in residential fencing. Given that this is an outline planning application, the detailed further ecological surveys required can be submitted at reserved matters stage if planning permission is given for this development. The Council's Environment and Natural Resources Manager has no objection to the development subject to the recommendations made by the

(PEA) report (Conditions 20, 21 and 22).

In addition, the NPPF requires that the Planning System should contribute to and enhance the natural and local environment by minimising the impact of the development on biodiversity and providing net gains in biodiversity wherever possible. Paragraph 174b of the NPPF encourages plans to 'identify and pursue opportunities for securing measurable net gains for biodiversity', and paragraph 175d advises that ..... 'opportunities to incorporate biodiversity improvements in and around developments should be encouraged especially where this can secure measurable net gains for biodiversity.' In regards to net gains in biodiversity, given that this is an outline planning application, this detail can be conditioned if planning permission is given for the development (Condition 29).

Taking these factors into account it is considered that the development complies with Policy EN3 of the Hastings Local Plan – Planning Strategy 2014, and Policy HN8 of the Hastings Local Plan – Development Management Plan 2015 and the National Planning Policy Framework (NPPF).

#### l) Impact on Great Crested Newts

The development falls within the amber impact risk zone for Great Crested Newts. In the amber impact zone, there is suitable habitat and a high likelihood of Great Crested Newts presence. There are 4 ponds within 250m of the application site. The applicant has submitted a Preliminary Ecological Appraisal, Corylus Ecology, March 2020 to support the planning application. This report states that *'there are no on-Site ponds and OS maps show four within a 250m radius of the Site). In 2017, three of these ponds P1 – P3 were found to be dry and no longer able to hold water, filled in or not present. Pond P4 is within Ponds Wood and the terrestrial habitat between the Site and this pond is dominated by roads and residential development. In 2017, this pond was found to have 'Poor' suitability for great crested newt Triturus cristatus under the Habitat Suitability Index (HSI) assessment.'*

The ESCC Newts Officer advises that the applicant has submitted a Preliminary Ecological Appraisal (PEA) for the development. This PEA is dated March 2020. The Chartered Institute of Ecology and Environmental Management have produced an advice note on the lifespan of Ecological Reports and Surveys (April 2019). This states that any report that is over 12 months old may require an update and if over 18 months an updated site visit. As such the applicant is required to provide further information to update the above PEA and the information about the ponds within 500m in line with Natural England's Standing Advice, to rule out impacts to Great Crested Newts. Given that this is an outline planning application, the up-to-date PEA required can be conditioned, if planning permission is given for this development (Condition 20).

#### m) Trees and Landscaping

This application is submitted in outline form and the landscaping of the site is reserved for future consideration (Conditions 1, 2 and 37).

Policy EN3 of the Hastings Local Plan – Planning Strategy 2014, advises that development should seek to protect nature conservation and improve biodiversity, and criterion g) of Policy EN3 of the Hastings Planning Strategy 2014, states that priority will be given to "protecting woodland, particularly ancient woodland and veteran trees."

Paragraph 131 of the NPPF advises that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree lined, that opportunities are taken to incorporate trees elsewhere in developments, and that existing trees are retained wherever possible.

The application is accompanied by an Arboricultural Report dated October 2019 prepared by The Mayhew Consultancy Ltd. The submitted report concludes that a total of 4 trees were considered to be in such a bad condition that their immediate removal is recommended, and a total of 23 individual trees and 3 groups of trees would be lost as a result of the proposed development. 4 mature oak trees are proposed to be retained. These are T14, T15, T16 and T17. To mitigate impact of all retained trees to acceptable levels, the applicant proposes the installation of three tree protection barriers during construction in order to protect retained trees (Conditions 16, 17, 18 and 19).

The landscaping of the site is reserved for future consideration at reserved matters stage and therefore no soft landscaping scheme is submitted with this application.

The Borough Arboricultural Officer has reviewed the proposal and, having regard to the submitted Arboricultural Report they advise that the proposed development would not have a significant adverse impact on existing trees on site, subject to landscaping and tree protection conditions, and that the submitted Arboriculture Report should be complied with (Condition 36).

#### Ancient Woodland:

Policy EN4 of the Hastings Planning Strategy states that planning permission will only be granted for development near or adjacent to an area of Ancient Woodland, if it can be convincingly demonstrated that the proposals will not adversely affect that Ancient Woodland and the need for development outweighs the importance of them. The layout of any development encroaching into, or close to, such woodland must take account of the designation and be designed so as to minimise the impact upon it. This is supported by Paragraph 180 c) and d) of the NPPF which states that:-

- d) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- c) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

Criterion g) of Policy EN3 of the Hastings Planning Strategy 2014, states that priority will be given to “protecting woodland, particularly ancient woodland and veteran trees.”

Policy HN7 of the Hastings Local Plan – Development Management Plan (Green Infrastructure in New Developments) states that good quality green infrastructure should be integrated into the design of new developments. Paragraph 131 states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree lined, that opportunities are taken to incorporate trees elsewhere in developments, and that existing trees are retained wherever possible ....'. Since the

landscaping of the site is reserved for future consideration, a robust landscaping scheme which includes trees lining the street, soft landscaping softening the appearance of car parking areas, and a robust soft landscaping scheme planted along the perimeter boundary of the site should be submitted when the reserved matters relating to the landscaping of the site are submitted for consideration (Conditions 1, 2, 16, 17, 18 and 19).

There is an Ancient Woodland to the north east and south west boundaries of the application site. In the supporting Arboricultural Report compiled by the Mayhew Consultancy Ltd, it identifies that a small portion of designated Ancient Woodland would be lost if the proposal were to be implemented. Having reviewed the submission, it is apparent that only a narrow 'spur' of the site is within the designated Ancient Woodland, at the point where the new vehicular access into the site meets Stone Court. The Arboricultural submitted indicates that the extent of the encroachment on the woodland is minimal and would have no effect on the visual amenity, survival or sustainability of the greater body of woodland lying to the north. If this area of Ancient Woodland were to be retained, the development potential of the land would be severely compromised, due to the difficulty of securing an appropriate and safe access to the site. This has the potential to result in a development of the site not falling within the parameters set out in the site allocation under Policy GH3 of the Hastings Development Management Plan. Taking these factors into account, while the impact on the Ancient Woodland is not ideal, it is considered that the loss of small area of woodland is acceptable, as weighed against both the economic benefit and the enhanced protection of retained woodland, which can be secured as part of a planning approval. In addition, significant weight should be given to that planning permission for this vehicular access and access track was given in past years under ref HS/OA/17/00812 and ref HS/DS/19/00584 where its impact on the Ancient Woodland was found to be acceptable.

The Borough Arboricultural Officer has reviewed the proposal and, having regard to the submitted Arboriculture Report they advise that the proposed development would not have a significant adverse impact on existing trees on site, subject to landscaping and tree protection conditions, and that the submitted Arboriculture Report should be complied with (Conditions 1, 2, 16, 17, 18 and 19).

Given the above it is considered that the development would have a significantly harmful impact on local trees and that a development as proposed complies with policies.

#### n) Contamination

Policy DM5 and DM6 Hastings Local Plan – Development Management Plan 2015 seek to protect human health and ground and water quality. No Land Contamination Assessment is submitted with the application. However, given that this site previously supported a woodland garden associated with The Spyway School site it is unlikely to be contaminated and it has not a potential source of historic contamination. However, there is the potential for the burial of site waste (such as asbestos containing material) or the contamination of the site from building material if the process of clearing is not controlled. Therefore, in the event that contamination is found at any time when carrying out any approved development, that was not previously identified, it must be reported to the Local Authority with proposed remediation measures. This can be conditioned if planning permission is given for this development (Condition 30).

#### o) Sustainable Construction

Any future application is required adhere to Policy SC3 of the Hastings Planning Strategy 2014. which requires that all schemes promote sustainable and green design. This should be achieved by:

- d) incorporating appropriate climate change mitigation and adaptation measures such as green roofs and walls, sustainable drainage systems, multi-functional green space, protecting and enhancing biodiversity, waste reduction and recycling facilities, water efficiency, flood risk management, and the use of recycled materials in new development
- a) enable a low carbon future in a changing climate

Innovative design proposals that enhance and attractively contrast local surroundings will be supported.

The development provides the opportunity to incorporate various renewable energy sources within the fabric design, which will be encouraged and explored through the Building Regulation process.

Matters of flood risk and biodiversity enhancement have been considered, together with vehicle charging points. The Environment Agency advise that given that the site is not within the flood risk area the application falls outside their remit and as such they have no comment to make. However, if outline planning permission is given for this development, full drainage details, details of biodiversity enhancements and vehicle charging points should be conditioned (Conditions. 12, 13, 14, 28 and 29).

As such a development as proposed is considered to be in accordance with Policies SC3 and SC4 of the Hastings Planning Strategy 2014.

#### p) Environmental Impact Assessment

The National Planning Practice Guidance (Paragraph: 017 Reference ID: 4-017-20170728) states that "Projects which are described in the first column of Schedule 2 but which do not exceed the relevant thresholds, or meet the criteria in the second column of the Schedule, or are not at least partly in a sensitive area, are not Schedule 2 development."

This development is not within a sensitive area as defined by Regulation 2 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and does not exceed the thresholds of schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such EIA is not required for this development.

#### q) Affordable housing Contributions

This is a brownfield site and Policy H3 of the Hastings Planning Strategy 2014 requires developments of 15 or more dwellings on a brownfield site to provide a minimum of 25% on site affordable housing. 25% equates up to 7 units. In line with Local Housing Need and with consideration of the viability of the scheme and the creation of sustainable communities a minimum of 60% of affordable housing is required to be for affordable or social rent. The affordable housing is required to be proportionate to the overall scheme, covering a range of house types and bed sizes relative to the scheme and dispersed evenly across the site in order to ensure a balanced and mixed communities within the site as required by policies and the NPPF. The applicant has confirmed their acceptance of all the requirements detailed above. As such, it is considered that a development as proposed complies with the NPPF Policies and Policy H3 of the Hastings Planning Strategy 2014 which requires development proposals to create mixed and balanced communities.

It should be noted that the final figure of the total number of affordable housing units that will be provided will be determined by the number of dwellings proposed at reserved matters stage.

#### r) County Council Infrastructure Contributions

Policy CI1 of the Hastings Planning Strategy Local Plan (2014) seeks to ensure that the right infrastructure is in place at the right time to provide the additional infrastructure capacity required to support new development. A development as large as the current scheme is required to make contributions that will be secured via a section 106 legal agreement. The County Council was consulted on this application and they have requested a financial contribution of a total of £7364.00 (£263 per dwelling x 28 dwellings) towards additional library provision and more flexible library and information services to meet changing needs. It should be noted that the final figure is dependent on the number of dwellings proposed at reserved matters stage.

Furthermore, Policy CI1 of the Hastings Planning Strategy 2014 requires development proposals to provide infrastructure or services that are necessary to mitigate impact created by additional pressures on community services or infrastructure as a result of the development. East Sussex County Council was consulted on this application and they advise that they request a contribution of £7364.00 (£263 per dwelling x 28 dwellings) towards additional library provision and more flexible library and information services to meet changing needs. The applicant has confirmed their acceptance of this financial contribution request. It should be noted that the final figure of the amount required for this financial contribution will be determined by the total number of dwellings proposed at reserved matters stage.

Given the above, it is considered that a development as proposed development complies with the NPPF policies, Policy CI1 of the Planning Strategy 2014, the East Sussex County Council's adopted Supplementary Planning Guidance, "A New Approach to Development Contributions" (the SPG), and the Community Infrastructure Levy Regulations 2010 - as amended (the CIL Regs).

#### s) Contributions for play facilities

Policy CI3 of the Planning Strategy 2014 requires developers to design housing environments in which children have space to play informally and safely and where they have priority over vehicles, and where such spaces contribute to the provision of open space. Developer contributions will be sought to improve existing equipped play provision in proximity to the proposed development in accordance with criteria e) of Policy GH3 (Spyways School, Gillsmans Hill) of the Hastings Development Management Plan (2015). Where no good neighbourhood playgrounds exist within 600 metres or a 15–20-minute walking distance, new play facilities will be required.

In some neighbourhoods where it is not appropriate or viable to provide further equipped play areas, developers may be required to enhance community green spaces as an alternative. In this instance, the Council's Parks and Open Spaces team was consulted and contributions towards the improvement/upgrading of play areas at Celandine Drive, Shornden, Gensing Gardens or Darwell Close are sought. Calculations have been done as below for the provision of 28 dwellings and an approximate total amount of £18,150.00 has been

calculated towards the off-site play area improvement contribution.

*'33 units (maximum allocated for this site) x 15 sq.m. = 495 sq.m divided by 3 = 165 sq.m. for fixed play*

*One LAP is required for a development of this size which is 400 sq.m. inc . buffer zone so we have to ask for a proportion*

*One LAP estimated cost to construct and maintain is £44,000.00.*

*£110 per. sq. m. x 165 sq.m. = £18,150.00'.*

*The money should be spent as follows: Celandine Drive (£3,000.00), Shornden (£6,000.00), Gensing Gardens (£6,150.00) and Darwell Close (£3,000.00)'.*

It should be noted that the amount of this contribution will need to be calculated on the basis of the number of dwellings proposed at the reserved matters stage. This contribution will also need to be agreed via a S106 Legal Agreement.

Subject to such an agreement, no objection is raised to the proposal on the basis of Policies H3, C13 and GH2 of the Planning Strategy 2014.

The applicant has agreed to make a financial contribution for the improvement of nearby play facilities as requested by the Council's Parks and Open Spaces Manager, subject to the total number of houses that are proposed at reserved matters stage. This financial contribution will be secured via a S106 Legal Agreement. Given this it is considered that criteria e) of Policy GH3 of the Hastings Development Management Plan (2015) has been met.

#### t) Air quality and emissions

Having regard to guidance contained within 'Air Quality and Emission Mitigation' 2020 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. The development is therefore in accordance with Policy DM6 of the Hastings Development Management Plan (2015).

#### u) Lighting and Pollution

No external lighting is proposed, and residential amenities are not harmfully affected. In the event that external lighting is proposed, details should be submitted to the Local Planning Authority for approval. This should be conditioned (Condition 11) if planning permission is given for the development. As such, it is considered that the development is in accordance with Policy DM6 of the Hastings Development Management Plan (2015).

#### v) Other matters

Neighbours have raised concerns regarding the land stability of the site and that the site has potential geological problems which are not explored in this submission and no geology report is submitted. In addition, neighbours raise concern that there is unstable soil around this area and the nearby housing development had to dig 3m to through unstable sand clay deposits to establish a base for the reinforced concrete rafts necessary to support those houses. Given this, if planning permission is given for this outline planning application, a condition should be imposed requesting the applicant to submit to the Local Planning



Authority for approval a full and adequate site investigation and soils report with regard to land stability, suspected slope movements, appropriate types of foundations, minimum foundation depths etc (Condition 23).

## **6. Conclusion**

The site is located within a sustainable location with easy and frequent access to services. The nearest bus stops are located on The Green (C664) around 230m from the site access. Bus Service 26/26A providing a circular route between Hastings town centre, Conquest Hospital and St Leonards. It also serves Hastings Rail Station providing links for onward travel. The nearest National Rail station to the site is St Leonards Warrior Square, which is located approximately 1.5 kilometres from the site and as such within the maximum acceptable walking distance for commuters as set out by the CIHT. St Leonards Warrior Square railway station provides connections to Eastbourne, Brighton, as well as Central London. As such the principle of residential development is considered to be acceptable in this sustainable location.

This is an allocated site for housing development under Policy GH3 (Spyways School, Gillsmans Hill) of the Hastings Development Management Plan 2015. As discussed herein the proposed development accords with the key provisions of this policy.

The proposed vehicular access into the site is considered to be acceptable, subject to conditions as recommended by County Highways. The submitted indicative Master Plan successfully demonstrates that the site is capable of accommodating up to 28 dwellings without causing harm to the visual appearance and character of the area, the adjoining Ancient Woodland, Local Wildlife Site, Local Nature Reserve, and highway safety. The proposed layout would integrate well with the development that was given planning permission under ref HS/OA/17/00812 and ref HS/DS/19/00584 on the adjoining site for 8 dwellings. The relationship of the proposed development to neighbouring properties, in particular those on Stone Court and Gillsmans Hill is a typical relationship found within the built-up area boundary and as such it is considered that there will be no harm to neighbour amenity as a result of the proposed development.

Furthermore, it is considered that a development as proposed has an acceptable density of development and is not an overdevelopment of the site. The indicative scheme makes maximum and efficient use of land and is supported in this location as it will provide much needed housing with a good mix of house types in the Borough thereby complying with Policy H2 of the Hastings Planning Strategy 2014.

The applicant confirms his acceptance to enter into a S106 Legal Agreement to secure affordable housing contributions and financial contributions towards highway improvements, as well as financial contributions towards ESCC infrastructure provisions as required by policies and as detailed herein.

As the Council cannot demonstrate a 5-year housing supply at this time, the tilted balance of NPPF paragraph 11d) is engaged. It is considered that a development as proposed would positively contribute to the Council's housing stock. As such the recommendation is for approval and the need to deliver housing adds further weight in favour of supporting the principle of housing development in this location.

Given the above, it is considered that 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.

## **7. Recommendation**

- b) 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 for the entire redevelopment site covered under HS/OA/20/00022 to secure:**
- A) 25% affordable housing. The final figure is dependent on the number of dwellings proposed at reserved matters stage.**
- **A financial contribution of £7,364.00 (£263 per dwelling x 28 dwellings) towards additional library provision and more flexible library and information services to meet changing needs. The final figure is dependent on the total number of dwellings proposed at reserved matters stage.**
  - **A financial contribution of a total of £18,150.00 (£110 per sq.m x 165 sq.m) towards the improvement of the following nearby play facilities: Celandine Drive (£3,000.00), Shornden (£6,000.00), Gensing Gardens (£6,150.00) and Darwell Close (£3,000.00).**
  - **A financial contribution towards Real Time Passenger Information (RTPI) (£24,000) to install RTPI signs at the two nearest Springfield Road (northbound and southbound) bus stops.**
  - **The upgrading of the two nearest Springfield Road (northbound and southbound) bus stops at the applicant's expense:-**

### **Springfield Road northbound bus stop**

- **Raised kerb, ideally 160mm height (minimum 125mm)**
- **Bus stop clearway markings**
- **Real time passenger information display.**

### **Springfield Road southbound bus stop**

- **To provide raised kerbs at this location, alterations to the existing bus shelter are likely. One solution may be to replace the existing shelter with a new shelter with the open side facing the road, thereby providing space for the section of raised kerb.**
- **The provision of a new bus stop to the socket and pole design (as per the northbound direction currently) – sourced from Stagecoach at the applicant's expense.**
- **A financial contribution of £500 towards consultations and preparations to be undertaken for the installation of bus stop clearway markings at the Springfield Road bus stop.**

- A Travel Plan generally in the form of the Travel Plan Framework, including a welcome pack for each new unit detailing walking and cycling routes, public transport links/timetables with a bus season ticket voucher or cycle voucher. No monitoring fee is required as the development is below the threshold.
- A S278 Legal Agreement for the highway works which include road adoption and bus improvements.
- A S38 Legal Agreement for the proposed adoptable on-site highway works.

unless it has been conclusively shown that the development would not be viable and that it would still be acceptable in planning terms without the identified development contributions. In the event that the Agreement is not completed by 30 April 2022 that permission be refused on the grounds that the application does not comply with the relevant policies (Policies H3 and CI1) of the Hastings Local Plan, The Hastings Planning Strategy 2011-2028 or the Hastings Local Plan, Development Management Plan 2015 unless an extension of time has been agreed in writing by the Planning Services Manager.

- Subject to the above

#### **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 soft and hard 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, the soft and hard 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 be carried out in accordance with the following approved plans:

A00 Location Plan  
A02 Site Survey  
A01 Illustrative Layout (amended)

6. The details required by Condition 1 shall include full details of all boundary walls and/or fences which shall be erected prior to the occupation of the houses which they serve.
7. No development shall take place above ground until samples of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.
8. Work which is audible at the site boundary and deliveries to and from the premises, during construction, shall not take place before 08:00 and after 18:00 hours Monday-Friday or before 09:00 and after 13:00 on Saturdays and at no time on Sundays or Bank Holidays.
9. Prior to the commencement of any part of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units and the external noise levels in back garden and other relevant amenity areas will conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings - shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to first occupation of any of the premises and be retained thereafter.
10. The development hereby approved shall not be occupied until full details of the external storage spaces and collection point for refuse bins, been completed submitted to and approved in writing by the Local Planning Authority and once provided the refuse storage areas shall not be used for any other purpose other than the storage of refuse bins.
11. No external lighting shall be installed without planning permission. If lighting is proposed, a report on the lighting scheme, such as flood lighting or security lighting, should be submitted to the Local Planning Authority for approval detailing the provisions for the avoidance of 'spill Light' that is to say light that obtrudes beyond the area it was intended to light and into surrounding areas or onto surrounding properties.
12. Prior to the commencement of any part of the development details of the proposed surface water drainage to prevent the discharge of surface water from the proposed site onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority.
13. (i) Prior to commencement of any part of the proposed development, a suitable ground investigation should be undertaken to establish the infiltration rates and the depth of groundwater at the site. Any soakage testing should be undertaken to the BRE365 methodology. These should be

used to confirm the design of the proposed surface water drainage network.

(ii) Prior to commencement of any part of the development details of the proposed means of foul and surface water sewerage disposal, including proposed rate at no more than the existing run-off rate (for all rainfall events including the 1 in 100 (plus climate change)) along with hydraulic calculations which take into account the connectivity of the drainage system, are to be submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water and the County Flood Risk Management Authority.

(iii) Prior to commencement of any part of the development a maintenance and management plan for the entire drainage system is required to be submitted to and approved by the Local Planning Authority. This plan should clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and the appropriate authority should be satisfied with the submitted details. Evidence that these responsibility arrangements will remain in place throughout the lifetime of the development should also be provided to the Local Planning Authority.

(iv) Prior to occupation of any part of the development hereby approved, evidence (including photographs) should be submitted to the Local Planning Authority showing that the drainage system has been constructed as per the final agreed detailed drainage designs.

14. 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.

B) Development shall then 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. and

(i) No occupation of any of the dwellings or flats approved as a part of this development 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.

15. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Construction Management Plan shall be implemented and adhered to in full throughout the entire construction period. The Construction Management Plan shall provide details as appropriate but not

be restricted to the following matters,

(ii) the anticipated number, frequency and types of vehicles used during construction,

- the method of access and egress and routeing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

16. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of soft landscaping, 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.

Such a scheme should show the retention of the existing mature oak trees T14, T15, T16 and T17, together with the planting of an Ancient Woodland buffer outside of any residential garden space.

17. Upon completion of the approved soft landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed with the Local Planning Authority, and within whatever planting season is agreed.
18. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.
19. 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 BSI 5837 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.

20. No development shall take place until an up-to-date Preliminary Ecological Appraisal including measures has been submitted to and approved in writing by the Local Planning Authority in consultation with Natural England and Nature Space.

Thereafter, the measures outlined in the approved ecological statements and reports shall be fully implemented as approved unless the scheme(s), or programme(s) of measures contained within the ecological statements and reports is otherwise first varied, by way of prior written approval from the Local Planning Authority.

21. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following;

- Risk assessment of potentially damaging construction activities.
  - a) Identification of “biodiversity protection zones”.
  - b) 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).
  - c) The location and timing of sensitive works to avoid harm to biodiversity features.
  - d) The times during construction when specialist ecologists need to be present on site to oversee works.
  - e) Responsible persons and lines of communication.
  - f) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - g) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details and phasing agreed, unless otherwise agreed in writing by the Local Planning Authority.

22. 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 should include:

- h) 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

a) open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.

23. Prior to commencement of any part of the development hereby approved a full and adequate site investigation and soils report with regard to land stability, suspected slope movements, appropriate types of foundations, minimum foundation depths etc shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
24. 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.
25. The development hereby approved shall be carried out in accordance with the arboricultural measures in the approved Arboricultural Report prepared by The Mayhew Consultancy Ltd and dated October 2019. Thereafter development shall be maintained as approved.
26. The landscape details submitted pursuant to Condition (1) above, shall include full details of the hard landscape works including 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 (e.g refuse areas, lighting etc); proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc). All hard-landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority.
27. 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.
28. Each individual dwelling hereby approved shall not be occupied until a minimum of one electric vehicle charging point has been installed at each of the houses hereby approved which have dedicated 'on plot' parking. The electric vehicle charging point shall thereafter be retained for that purpose.
29. 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 Report Dated 26 March 2020 and the Extended Phase 1 Habitat Survey dated May 2017 prepared by Corylus Ecology.



30. All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Local Planning Authority.

Development shall not re-start on site until the following details have been submitted to, and approved in writing by, the Local Planning Authority: -

- b) a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site.
- a) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and unless otherwise agreed in writing by the Local Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site and (unless otherwise first agreed in writing by the Local Planning Authority)
- b) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages;

and before any part of the development is occupied or used (unless otherwise first agreed in writing by the Local Planning Authority) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to, and approved in writing by, the Local Planning Authority.

The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

31. The development shall not be occupied until parking areas have been provided in accordance with the details which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.
32. The vehicular access hereby approved shall not be used until visibility splays of 2.4m by 43m to the west are provided at the junction of Stone Court/ Gillsmans Hill and visibility shall thereafter be maintained as approved.

33. The development hereby approved shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles.
34. Any part of the development hereby approved shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with the details which shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and the turning space shall thereafter be retained for that use and shall not be used for any other purpose.
35. No part of the development shall be occupied until a Travel Plan (Statement) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport and/or as advised by the Highway Authority.
36. The new estate roads shall be designed and constructed to a standard approved by the Local Planning Authority in accordance with Highway Authority's standards and shall thereafter be maintained as approved.
37. The reserved matters details submitted for Conditions 1 & 2 above shall include soft landscaping details that show new streets lined with trees and that all car parking and hard standing areas shall be softened by soft landscaping as required by Paragraph 131 of the NPPF and Policy EN3 of the Hastings Local Plan – Planning Strategy 2014 and Policy DM1 of the Hastings Development Management Plan 2015.

**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. In order to secure a well planned development and protect visual and residential amenities of the area.

7. In the interests of the visual amenity of the area.
8. In the interests of neighbour amenity.
9. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway
10. In the interests of the visual amenity of the area.
11. In the interests of neighbour amenity.
12. To ensure the appropriate management of surface water on and adjacent to the highway and prevent an increased risk of flooding.
13. To prevent increased risk of flooding.
14. In order to secure a well-planned development that functions properly and in order to prevent increased risk of flooding.
15. In the interest of highway safety and for this benefit and convenience of the public at large.
16. To secure a well-planned development that functions well and in order to protect the visual amenities of the locality.
17. In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.
18. To secure a well-planned development that functions well and in order to protect the visual amenities of the locality.
19. In the interests of the health of the trees and the visual amenity of the area.
20. To enhance features of recognised nature conservation importance.
21. To protect features of recognised nature conservation importance.
22. To protect features of recognised nature conservation importance.
23. To ensure an acceptable form of development.
24. To ensure the development complies with policy SC3 of the Hastings Local Plan:  
The Hastings Planning Strategy
25. To ensure that the measures considered necessary as part of the arboricultural impact assessment are carried out as specified.

26. In order to ensure that the development is capable of functioning in a manner that has regard to the safety of vehicular and pedestrian users, including less able bodied people.
27. In the interests of the visual amenity of the area.
28. To ensure the development complies with Policy SC3 of the Hastings Planning Strategy 2014.
29. To enhance features of recognised nature conservation importance.
30. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
31. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.
32. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.
33. In order that the development site is accessible by non car modes and to meet the objectives of sustainable development.
34. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.
35. To encourage and promote sustainable transport.
36. In the interest of highway safety and for this benefit and convenience of the public at large.
37. To ensure an acceptable form of development and that the development complies with Paragraph 131 of the NPPF and Policy EN3 of the Hastings Local Plan – Planning Strategy 2014 and Policy DM1 of the Hastings Development Management Plan 2015.

#### **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 paragraph 38 of the National Planning Policy Framework.
3. The applicant is advised that they must ensure the proposed works, hereby approved, do not contravene laws protecting wildlife including the

Countryside and Wildlife Act 1981. Where the applicant is in doubt they should contact Natural England on [wildlife@naturalengland.org.uk](mailto:wildlife@naturalengland.org.uk) Telephone 020 802 61089 or Environment and Natural Resources on [parks@hastings.gov.uk](mailto:parks@hastings.gov.uk) Telephone 01424 451107 prior to commencement of any works.

4. There may be badgers on the site and your attention is drawn to the provisions of the Badger Protection Act 1992. It is a criminal offence to kill or injure a badger; to damage or obstruct access to its sett; or to disturb a badger when it is occupying a sett.
5. No site clearance or tree or hedge removal shall be carried out on site between the 1st March and 31st July inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.
6. Nothing in this permission 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.
7. This permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
8. Consideration should be given to the provision of a domestic sprinkler system.
9. All trees produced abroad but purchased for transplanting shall spend at least one full growing season on a UK nursery and be subjected to a pest and disease control programme. Evidence of this control programme, together with an audit trail of when imported trees were needed and their origin and how long they have been in the nursery will be supplied to the Local Planning Authority prior to the commencement of any tree planting.
10. The applicant is advised that East Sussex County Council's requirements associated with this development proposal will need to be secured through a Section 106 and a Section 278 Legal Agreement between the applicant and East Sussex County Council. The applicant is requested to contact the Transport Development Control Team (01273 482254) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
11. The applicant is advised of the requirement to enter into discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway. The applicant should contact the Transport Development Control Team (01273 482254).
12. The applicant is advised to enter into a Section 38 legal agreement with East Sussex County Council, as Highway Authority, for the proposed adoptable on-site highway works. The applicant is requested to contact the Transport

Development Control Team (01273 482254) to commence this process. The applicant is advised that any works commenced prior to the Sec 38 agreement being in place are undertaken at their own risk.

13. In the event that roads are not offered for adoption, the Highway Authority would wish to see the roads within the site laid out and constructed to standards at, or at least close to, adoption standards.
14. The applicant should be made aware that the creation/alteration of this access will require the compliance with the Traffic Management Act 2004 and that the contractor will have to book road space with the East Sussex Highways Network Co-ordination team (0845 6080193).
15. No excavation, mounding or tree planting should be carried out within 6 metres of the public water main without consent from Southern Water.
16. In the event that any sewers are found within the site the applicant is advised to contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Telephone: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).
17. 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](mailto:developerservices@southernwater.co.uk).
18. The proposed indicative layout could benefit from a few amendments which can be done at reserved matters stage. All plots should be set back from the road so as to allow the planting of sufficient soft landscaping. There should be a woodland buffer at the rear of the residential gardens of all plots. The proposed road should be lined by trees, and all car parking areas should have trees to soften the visual appearance of the development.

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## **Officer to Contact**

T Zulu, Telephone 01424 783254

## **Background Papers**

Application No: HS/OA/20/00022 including all letters and documents