App.No: 140770 (PPP)
Decision Due Date: 04/08/14
Ward: Devonshire

Officer: Leigh Palmer
Site visit date: 09/06/14
Type: Full Planning Permission

Site Notice(s) Expiry date: 02/07/14
Neigh. Con Expiry: 02/07/14
Weekly list Expiry: 02/07/14
Press Notice(s): 02/07/14

Over 8/13 week reason: Reported to Committee

Location: Former Coventry Court Site, 473 Seaside, Eastbourne

Proposal:
Development of 23 residential units and 31 parking spaces, comprised of 13 terraced houses (8no x 3 bed and 5no x 2 bed), and 10 flats in two blocks (8no x 2 bed and 2no x 1 bed).

Applicant: Eastbourne Homes Ltd

Recommendation:
Grant Planning Permission subject to conditions

Planning Status:
- Predominantly residential area
- Flood Zone 3a
- Source Protection Zone 1

Relevant Planning Policies:

National Planning Policy Framework (April 2012):

With the adoption of the NPPF, greater weight should be given to sustainable developments, having regard to the environmental, economic and social impact of the proposal. Where a proposal is acceptable in principle, every effort should be made to work up a scheme that addresses any outstanding planning issues, and that addresses the long term needs of a place, as identified in the Local Plan / Core Strategy.

The following paragraphs from the NPPF are considered relevant to the application at Coventry Court:
- Core planning policies:
  Para 17 - Local Planning Authorities should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Transport:
Para 32 states that planning permission should only be refused on transport grounds where the residual cumulative impact is severe.

- **Delivering a wide choice of high quality homes:**
  Para 49 - Housing applications should be considered in the context of the presumption in favour of sustainable development.

**Quality Homes**
Para 50 requires that Local Authorities should plan to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive development.

- **Requiring good design:**
  Para 56 - The Government attaches great importance on the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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**Eastbourne Core Strategy Local Plan 2006-2027**
- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C2: Seaside Neighbourhood Policy
- D1: Sustainable Development
- D5: Housing

**Eastbourne Borough Plan (Saved policies, 2007):**
- UHT1: Design of New Development
- UHT4: Visual Amenity
- UHT6: Tree Planting
- UHT7: Landscaping
- HO1: Residential Development Within the Existing Built-up Area
- HO2: Predominantly Residential Areas
- HO6: Infill Development
- H07: Redevelopment
- H09: Conversions and Change of Use
- HO20: Residential Amenity
- TR1: Locations for Major Development Proposals
- TR2: Travel Demands
- TR5: Contributions to the Cycle Network
- TR8: Contributions to the Pedestrian Network
- TR11: Car Parking
- BI1: Retention of Class B1, B2 and B8 Sites and Premises
- BI4: Retention of Employment Commitments
- NE4: Sustainable Drainage Systems
- NE23: Nature Conservation of Other Sites
- US4: Flood Protection and Surface Water
- US5: Tidal Flood Risk

**Eastbourne Supplementary Planning Documents:**
- Sustainable Building Design SPD
- Trees and Development SPG
- Affordable Housing Technical Advice Note 2013
Site Description:

The site is currently a vacant plot with the former building being demolished as considered no longer fit for purpose.

The site forms a part of the Councils housing portfolio and the former building was reflective in its architectural detailing of other similar block around town.

The site commands a prominent position with three street frontages, Seaside, Vine Square and Allfrey Road. The principle elevation of the former building faced Seaside with side elevations onto the Vine Square and Allfrey Road.

The predominant pattern of development in the surrounding area is characterised by residential properties in many differing forms. Immediately to the rear is the large block (Renfrew Court) containing predominantly Council housing stock, although some of these units have been purchased under ‘right to buy’ legislation. Further afield the residential accommodation changes to more intimate two storey dwelling houses and apartments above ground floor commercial shops and offices.

Given the intimate nature (small plots) of a number of nearby residential dwellings there os no potential for off street parking and as such they rely on street parking; this is a common feature in the part of the town.

Despite the predominant pattern of development being residential there is a mix of commercial and community uses/buildings in the locality (churches, pubs and shops, dentists).

Relevant Planning History:

Save for the original development of Coventry Court there is no material planning history.

120906 Demolition of the existing Coventry Court building Agreed 30th October 2013

Proposed development:

Application proposes the redevelopment of the site to provide Development of 23 residential units and 31 parking spaces.

The scheme proposes three separate buildings, one facing Seaside, one facing Vine Square, and one facing Allfrey Road.

Seaside Building-

This building is the largest proposed and is located close to the site frontage with Seaside.

The building is predominantly linear in form and follows the building line of properties along part of Seaside. The block is ‘book-ended’ by higher built form (three storey with pitched roof) linked by a two storey terrace with pitched roof.

This new building provides accommodation for:-

- 2 X 2 bedroom ground floor disabled accessible flats (64sqm)
- 2 X 2 bedroom maisonettes (76sqm)
- 4 x 2 bedroom apartments (60sqm)
- 2 x 1 bedroom apartments (43sqm)
- 5 X 3 bedroom dwelling houses (102sqm)

This building includes accommodation for refuse/recycling and cycle parking.

Located at the Vine Square - Allfrey Road junctions are off street parking courts providing 15 spaces. This is a parking density of 100% (1 space per residential unit)

The entire block is to be constructed using facing brick and artificial slate roof with standard and feature glazing. The height of the ‘book end’ buildings is approximately 11.5m to the top of the pitched roof; the height of the terrace building is 9m.

The scale and mass of the building is broken up by differing roof/eaves line lines, recessed and projecting features including feature bay windows.

The terrace dwellings and the maisonettes have access to front and rear garden space with shed in the rear garden and bin stores within the front. The front gardens are separated from the footpath on Seaside by a low boundary wall.

Allfrey Road Building-

This terrace building provides accommodation for:-

- 4 x 3 bedroom dwellings

Each of the units have access to rear garden space and within the front garden area is space sufficient for two off street parking spaces as well as cycle and refuse/recycling facilities.

The parking density is 200% (2 off street spaces per unit)

This terrace is to be clad in facing brickwork with artificial slate covering to the pitched roof. Delineation between the blocks is achieved by incorporating roof fire wall and feature bay windows which are clad in render.

Vine Square Building-

This building provides accommodation for:-

- 4 x 3 bedroom dwellings

Each of the units have access to rear garden space and within the front garden area is space sufficient for two off street parking spaces as well as cycle and refuse/recycling facilities.

The parking density is 200% (2 off street spaces per unit)

This terrace is to be clad in facing brickwork with artificial slate covering to the pitched roof. Delineation between the blocks is achieved by incorporating roof fire wall and feature bay windows which are clad in render.
Supporting Reports-

In support of the scheme the application has been accompanied by a number of technical reports the content of these are summarised below:-

Arboriculture Report – Recommends that the on site trees (cherry and holly) have low amenity value and should be removed to facilitate the development and the two Elm trees that lie adjacent to the site in the highway should be protected during the construction phase of the development.

Biodiversity Report – Site has very little existing bio-diverse habitat and through this scheme there may be the potential to increase/enhance the biodiversity of the site.

Sustainability Assessment – Scheme will deliver at least Code for Sustainable Homes Level 3, all fittings will be low water consumption and A+ rated boiler/electrical appliances, the site is located close to local facilities and services including shops, schools, pubs and other community buildings, the site is located on public transport routes providing frequent link to the Sovereign Harbour and the Town Centre, the design of the scheme introduces defensible space with front and rear gardens and within these area there is the potential to increase the biodiversity/habitat at the site. All of the dwellings and apartments have been designed to have good daylighting with many having full height feature glazing. Development would be implemented using Considerate Constructors Scheme.

Archaeological Assessment – No significant evidence of archaeological features at the site.

Planning Statement – Identifies the pressures of local housing need. Application fully supports the Councils initiatives of maximising the development potential of previously developed sites at the same time as ensuring quality living environments. The scale and layout and character of the development is consistent with the prevailing pattern of development in the locality. The development will comply with Part M (accessibility) of the current building regulations.

Parking Statement/Survey – Scheme proposes 31 spaces across the entire development. A site survey of surrounding streets was undertaken to outline the availability of on-street parking. The survey took place over three separate days and included sampling over a 1 hour period during the morning and evening rush hours and also at mid day. The results concluded that there were significant available on street parking spaces.

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Average Available Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seaside</td>
<td>13 AM 9 Mid Day 13 PM</td>
</tr>
<tr>
<td></td>
<td>37 AM 37 Mid Day 37 PM</td>
</tr>
<tr>
<td>Norway Road</td>
<td>19 AM 16 Mid Day 12 PM</td>
</tr>
<tr>
<td>Alfrey Road</td>
<td>20 AM 20 Mid Day 18 PM</td>
</tr>
</tbody>
</table>

Consultations:
**Planning Policy Manager** – Proposal is proposed to provide affordable housing units delivered by Eastbourne Homes, this would support both policies B1 and C2 of the Core Strategy as well as meeting EBC corporate priorities in particular ‘Thriving Communities’ ‘At Home in Eastbourne’ and ‘the draft Driving Devonshire Forward’ initiative it is considered therefore that this scheme is to be fully supported.

**Strategic Housing Manager - Housing Strategy** – Eastbourne households have significantly less discretionary income than households in England as a whole and so will find it harder to pay high private sector rents or increased mortgage costs that may accompany the purchase of home. With demand for home ownership remaining high, there is a clear case for additional home ownership options to be made available in the town. Shared ownership is one of those options. Demand for low cost home ownership in Eastbourne currently stands at 139 households. That is why the Coventry Court scheme includes eight shared ownership homes. Turning to rented homes, the Council currently has a waiting list of circa 2,500 households (the Housing Register is currently undergoing its annual review) who would benefit from an Affordable Rented Home, with total social lettings being on average circa 250 a year. Coventry Court addresses needs for single, couple and family households, all of whom are represented on the Housing Register.

The population of Eastbourne is growing making the need to provide more homes is a necessity. The town is expected to have by 2035 a population of 111,000, with households by 2033 expected to total 60,000. There is predicted to be an average annual increase between 2010 and 2033 of around 400 households. Need for new and additional homes that are affordable to local people is estimated as being 230 each year.

The rented properties will be let by the Council at affordable rents on secure tenancies.

**Eastbourne Homes:** Eastbourne Homes use their role as client to effect employment and training benefits for local people linked to their development and maintenance programmes. This approach is designed to work with and compliment the normal S106 procedure by developing and providing a working mechanism for delivery of outcomes whilst also bringing the same intended local benefits to procured work which may fall outside of the planning processes.

In response, an approach not dissimilar to the CITB Client Led Approach or that advocated by The Homes and Communities Agency has been adopted, whereby a matrix of target outcomes has been produced as a guideline linked to the project cost. These target outcomes are aspirational and generally exceed those recommended elsewhere. The targets are specific and would then be transferred into obligations contained in the tender prelims.

In addition to making employment and training considerations a requirement they have supported the process by establishing an initiative called Building Partnerships. This initiative will adopt a facilitating role by brokering opportunities and referring appropriate candidates whilst monitoring performance against contract obligations.

In short as Eastbourne Homes are the applicant and the employment issues are proposed to be covered it is considered not necessary to secure a S106 to deliver employment related issues.
Neighbour Representations:
Site and press notices were published along with 140 letter direct to neighbouring residents/businesses. As a result of this consultation the Council received the following representations:-

1 letter of objection has been received commenting in the main on the following issues:-

- Junction with Vine Square, Seaside and Finmere is an area where there has been traffic collisions and failure to stop on the zebra crossing, increase in parking in the this area may increase these incidents.
- May be a conflict between parking and the pick up and drop of for the nearby school
- Trees shown on the plans should be provided to provide screening and maintain privacy.
- Limitation on construction hours
- Construction traffic and parking needs to be delivered.

Appraisal:
The main considerations in the determination of this application relate to the:-

- principle of the development
- the acceptability of the layout, siting and design,
- the impact of the proposal on surrounding residential amenity,
- its impact on the character and appearance of the area,
- highway safety considerations and the provision of sufficient car parking spaces for residents and visitors.

Principle of Development
The scheme is being promoted by Eastbourne Homes and The Head of Housing and relates to land that forms part of the Councils housing land portfolio. The redevelopment of the site for residential purposes accords with the longstanding use of the site and accords with the Councils wider redevelopment aims and ambitions for the wider Devonshire area.

Given the above there are no objections to the redevelopment of the site for residential purposes and would go some way to mitigating the pressure for
affordable accommodation within the town; this view is echoed by the Council’s Strategic Housing Manager’s response (above).

Paragraph 17 of The National Planning Policy Framework 2012 states that Local Planning Authorities should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Bringing forward development on this site is therefore of critical importance to the Council’s spatial development strategy (Policy B2), in order to meet local housing need and housing targets. The development conforms with the Neighbourhood Policy (Policy C2: Seaside) in that it ‘delivers additional housing through making more efficient use of land’.

As such, it is considered that, the site being a long standing housing site within the Council’s portfolio, the efficient use of the site for an identified housing need, it is considered that the redevelopment of the site for housing is acceptable in principle in accordance with Policies C6 & C2 of the Eastbourne Core Strategy and the aims of National Planning Policy Framework 2012.

Layout, Siting and Design
Policy UHT1 of the Eastbourne Local Plan states that proposals will be required to harmonise with the appearance and character of the local area and be appropriate in scale, form, materials (preferably locally sourced), setting, alignment and layout.

Policy B2 of the Eastbourne Core Strategy seeks to create an attractive, safe and clean built environment with a sense of place that is distinctive and reflects local character.

The former building had reached the end of its operational life and was considered no longer fit for purpose; the building was beginning to show signs of falling into disrepair and in and of itself it was considered it did not have any particular architectural merit. As such there was no objection to its demolition; (evident from planning history above) its replacement needs to deliver across a number of fronts:-

- deliver the maximum number of residential units in a form and manner that the Housing Service consider to be appropriate to mitigate the housing pressures faced by the Council in the coming years.
- Deliver a building that in architectural terms sits well on the site as well as
- Providing a statement building at this important site on the approaches to Devonshire Ward in particular and the Town Centre in General.

The layout with the main building block located towards the front of the site respects the typical built form of this part of Seaside and the terraces proposed along the return highways off Seaside are of a size and scale that reflects the predominant pattern of development in these and surrounding roads. This subsidiary scale of development helps in architectural terms to carry the transition from the main thoroughfare (Seaside) through the more intimate side streets.
The layout provides defensible space to the front and rear of the terraced dwelling houses and again this is reflective of the pattern of development in the wider area.

The number and layout of the houses within the site appears to be well structured with reasonably good sized rear gardens and spacing between the terraces in the side roads and the apartments. The houses have been grouped into terraces which break up the expanse of development into more aesthetically pleasing sections and provide relief and views through the site. Separation distances between the first floors of the proposed terrace houses within the site are at a minimum of 15.5 metres which is an acceptable distance without appearing cramped and is reflective of development in tight urban locations like the Town Centre/Devonshire Ward.

There is soft landscaping proposed to provide an enhanced habitat at the site as well as breaking up the areas of parking. Details of tree planting and hard and soft landscaping indicated on the submitted layout plans would be secured by condition.

The design of the proposed buildings has taken its architectural referencing from the pattern of development in the locality, namely stock brickwork below pitched slated roof with small front gardens behind small walls/fences. The use of these key design elements has given a unity across the development despite the scheme proposing three separate buildings. This unity is further enhanced by the use of a common limited palette of materials and a common architectural language of features (window proportions, bay windows, bin store locations, pitched roofs).

As such, it is considered that the layout, siting and design of the proposal are acceptable in accordance with Policies UHT1 of the Eastbourne Local Plan and B2 of the Eastbourne Core Strategy.

**Residential Amenity Impact**

Policies HO20 of the Eastbourne Local Plan requires new development proposals and extensions to existing buildings to respect residential amenity. Policy UHT4 states that proposals which have an unacceptable detrimental impact on visual amenity will be refused.

Policy B2 of the Eastbourne Core Strategy seeks to protect the residential and environmental amenity of existing and future residents.

It is considered that the redevelopment of the site to provide new housing would significantly improve the visual appearance of this section of Seaside as well as visual amenity when viewed from surrounding residential properties.

The reduced height, bulk and scale of the proposal in relation to the units in the terraces in Vine Square and Allfrey Road would go some way to mitigating the impacts of the development upon the adjacent properties/plot. The separation distance between the units on site and immediately off site are considered appropriate so that the development should not have any material impacts upon the amenities of the occupiers of these properties/plots through direct overlooking. As such, it is considered that any overlooking and loss of privacy would not be significantly harmful in this instance to justify refusal or removal of units from the scheme.

With regards refuse provision, due to the provision of terraced housing units, it is assumed that each house would have use of individual wheelie bins and recycling...
facilities which would be stored at the front or rear of each terraced house. Communal facilities have been provided in accessible locations and of a size that would be fit for purpose.

As with many large developments there will be short term impacts from the demolition and construction elements of the scheme. It is considered therefore that due to the scale of this proposal, a Construction Environmental Management Plan is required to address the impact of the potentially intrusive impacts of the construction phase/s on local residents and the surrounding road network and secured by condition.

As such, it is considered that subject to conditions, the proposal would not significantly impact adversely on surrounding residential amenity in accordance with Policies HO20 of the Eastbourne Local Plan and Policy B2 of the Eastbourne Core Strategy.

Access, Car Parking and Highway Considerations
Policy TR1 states that major development proposals should located on sites within the town centre or edge of town centre and accessible by a variety of means of transport.

Policy TR11 of the Eastbourne Local plan states that new development must comply with car parking standards as set out in the East Sussex County Council Highways SPG parking standards.

The applicants have provided a Transport Assessment/Parking Survey in accordance with Policy TR2 of the Eastbourne Local Plan to support the proposed scheme including a justification of the proposed parking provision, and parking surveys of surrounding streets and has been considered by East Sussex Highways and deemed to be acceptable and appropriate.

The proposal involves the provision of 31 car parking spaces across the entire development (100% for the apartments and front terrace and 200% for the terraces in Vine and Allfrey Road which is deemed to be acceptable to East Sussex County Council and is reflective of the characteristics of the site and surround area.

In addition, the site is within an acceptable distance (less than 400m) from a bus stop which links the site to the town centre, the hospital, colleges and within walking distance of the town centre and Eastbourne mainline train station which makes the site accessible to public transport in accordance with Policy TR1.

It is accepted that the scheme may place pressure for on street parking as if there remains a latent demand then this would have to be accommodated within the surrounding streets.. In order to ensure that any potential overspill parking can be accommodated, the applicant has undertaken parking surveys to assess the current level of on street parking in the surrounding streets. This is partly on the basis that the national highway guidance (Manual for Streets) states that it is suitable for some developments to cater for all anticipated demand on street, in areas where adjacent streets are easily able to accommodate the increase. Therefore it would also be acceptable for a development to at times rely on on-street parking for any overspill parking which occurs. As is evident from the information supplied in connection with this application there is available on street parking at locations that are readily accessible to the users/occupiers of the site at a density to meet any
shortfall in on site demands. Given this and the advice contained with the NPPF on traffic/parking grounds (referred to above in policy section) a refusal based on the lack of parking could not be substantiated.

It is noted that cycle parking is to be provided for each dwelling in accordance with ESCC standards. Details of cycle storage facilities are not shown on the plans, however, the Transport Assessment indicates that covered and secure cycle storage facilities would be stored in the rear gardens of each house. As such, a condition is recommended requiring details of the facilities prior to occupation of the development.

Therefore, it is considered that the proposal accords with Policy TR11 of the Eastbourne Local Plan and Policy C6 of the Eastbourne Core Strategy.

**Affordable Housing**
Policy D5 seeks to deliver housing within the sustainable centres and sustainable neighbourhoods and must take appropriate account of the need identified in the most up-to-date strategic housing market assessment with particular regard to size, type and tenure of dwellings. All development will be required to contribute towards affordable housing where there is a resultant net gain of 1 or more residential units (C3 Use Class).

This scheme is being promoted by Eastbourne Homes and as such 100% of the units provided would be affordable. It is accepted that this scheme proposes a mix of tenures across the accommodation proposed however as outlined by the Strategic Housing Manager this mix is deemed appropriate in mitigating the accessibility to affordable housing across all of our the client group within Eastbourne and also that it would go some way to mitigating the growing pressures going forward. As such, the proposal would, meet the requirements of Policy D5 of the Eastbourne Core Strategy in bringing forward a viable housing scheme which would meet an identified housing need in the area with as much affordable housing as possible.

**Sustainable Development**
Policy D1 of the Eastbourne Core Strategy requires all new development to be sustainable and be well designed and constructed and demonstrate that it has taken account of the principles of sustainable development. All new residential developments should demonstrate that they meet the minimum requirement of Code Level 4 for all new homes from April 2013.

The applicants have submitted an Environmental Statement incorporating SAP calculations to demonstrate that the proposed development has been designed to achieve a minimum of code level 3 of the Code for Sustainable Homes and go beyond the minimum requirements of the building regulations.

The applicants consider that the additional cost in providing 23 residential units to meet code level 4 would be not be financially viable and would significantly reduce the numbers of affordable housing units that could be provided. In addition, a material consideration in the evaluation of this issue is the recent Government consultation on the Housing Standards Review which is seeking views from Local Authorities and the wider public on integrating the codes for sustainable homes into the Building Regulations rather than as a separate Planning Policy. The results of this consultation have not been made available at this early stage. However, the
review has identified that the provision of higher codes than the existing building regulations set out may have an adverse impact on the viability of housing developments in certain areas of the country. This is particularly relevant to this proposal and is a material consideration in the determination of the proposal.

The standards proposed through the application align with current Building Regulations, however their Sustainability and Energy Statement does identify measures which can be introduced to reduce household waste, water consumption and energy. As such, given the proposal would not meet the requirements of Policy D1 of the Eastbourne Core Strategy and the Sustainable Building Design Supplementary Planning Document, it is considered that on balance the provision of a lower code 3 level development in this instance is acceptable in bringing forward a viable housing scheme which would meet an identified housing need in the area with as much affordable housing as the viability assessment prescribes.

**Trees and Landscaping**

Policy UHT6 requires new trees to be of a species that retains the distinctive character of Eastbourne and be of a size to make a significant visual impact to the locality.

Policy UHT7 requires development proposals to make improvements to the physical environment through site layout and landscaping and conditions will be imposed requiring landscape proposals to be approved before development commences.

An arboricultural report has been submitted to demonstrate that the existing trees on site are of low arboricultural and landscape value. Therefore, it is intended that all trees on site are to be removed to facilitate the development and would be replaced with a robust species which are well suited to urban planting in appropriate locations. The site layout plans show basic hard and soft landscaping details and new tree locations but appear to be indicative only.

The Council’s Arboricultural officer has been consulted and raises no objections to the removal of the existing trees on site subject to a condition requiring the submission of comprehensive landscape details incorporating suitable replacement tree and planting species and their locations.

As such, the proposal would accord with Policies UHT6 and UHT7 of the Eastbourne Local Plan.

**Biodiversity**

Policy NE23 of the Eastbourne Local Plan states that planning permission will be refused for developments which would have a significant adverse effect, either directly or indirectly, on a habitat and/or species of flora and fauna of demonstrable nature conservation importance.

Paragraph 118 of the National Planning Policy Framework states that opportunities to incorporate biodiversity in and around developments should be encouraged.

A biodiversity survey and report has been submitted and concludes that the site offers low to insignificant ecological value. The report recommends some biodiversity enhancements to the development including the provision of bird boxes, bat roosting spaces, climbing plants, drought resistant wildflower gardens and integration of green/grey roofs. Due to the nature of the proposed development of
houses with private gardens, it is considered that these recommendations would be difficult to implement, maintain and enforce. Notwithstanding this the scheme has the potential to incorporate additional tree planting which in turn would increase the biodiversity potential of the site.

As such, the proposal would meet the requirements of Policy NE23 of the Eastbourne Local Plan and the National Planning Policy Framework 2012.

Other Considerations

The site is located within the Tidal Flood Zone 3a, and although this area is protected by coastal flood defences, consideration should be given to minimising flood risk.

The applicant confirms that finished floor levels will be at a level with those within the former building and that with the implementation of SUDS measures will alleviate surface water flooding and drainage issues. It should be noted that the site contained a significant building/site hard standing coverage and as such the current proposal would be no worse than that that created by the former building.

This is considered appropriate and conditions are recommended to secure the submission of surface water drainage details and any amendments to finished floor levels during the course of the development in accordance with Policy NE4 of the Eastbourne Local Plan.

Human Rights, and Equality and Diversity Implications:

It is considered that the proposal would not have any adverse impact on the amenities of nearby residents, nor have any negative impact on human rights, equality and diversity.

The scheme is being provided by Eastbourne Homes and would provide 100% affordable housing units and includes two ground floor disabled accessible apartments. It is considered that this would assist in meeting the pressure for affordable housing locally as well as providing fit for purpose accommodation for a particular client group.

Conclusion:
The site being a long standing housing site with the Council housing portfolio, the efficient use of the site for an identified housing need, it is considered that the redevelopment of the site to provide 23 new residential units in a form/manner that would mitigate the houses is acceptable in principle.

The overall design concept for the houses is considered to be original and aesthetically pleasing subject to an appropriate palette of materials. The number and layout of the houses within the site appears to be well structured with reasonably good sized rear gardens and spacing between the blocks proposed.

With regard to the impact on surrounding residential amenity, it is considered that subject to conditions, the proposal is a significant improvement on the appearance of the former building, acceptable separation distances and improved visual amenity. As such, it is considered that the proposal would not have an adverse impact on surrounding residential amenity.
With regard to Sustainability requirements, given the proposal would not meet the requirements of Policy D1 of the Eastbourne Core Strategy and the Sustainable Building Design Supplementary Planning Document, it is considered that on balance the provision of a lower code 3 level development in this instance is acceptable in bringing forward a viable housing scheme which would meet an identified housing need in the area with as much affordable housing as the viability assessment prescribes.

The site has low to insignificant ecological value and no objections are raised to the removal of trees, which are of low arboricultural and amenity value, and their replacement through a comprehensive landscape scheme for the site.

Overall, it is considered that the proposed redevelopment of the site is acceptable and accords with national and local planning policy.

**Recommendation:** Recommendation A: Grant Planning Permission subject to conditions

**Conditions:**

(++ Prior to commencement)

// Prior to occupation)

1. Time limit
2. In accordance with plans
3. Samples of materials (++)
4. Site Construction and Compound Management Plan (++)
5. Traffic Management Scheme (++)
6. Scheme for surface water drainage (++)
7. Finished floor level details
8. Boundary treatment (//)
9. Parking areas provision (//)
10. Cycle parking provision (//)
11. Details of both hard and soft landscape works
12. Vehicle wheel washing equipment
13. Hours of operation
14. All permitted development rights removed (extensions, windows & doors, gates, fences walls, structures, development in rear garden)

**22. Informatives**

- Pre-commencement conditions to be discharged
- Pre-occupation conditions to be discharged

**Appeal:** Should the applicant appeal the decision the appropriate followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.