Outline planning permission BE GRANTED, subject to the following conditions:-

(1) Permission is granted subject to the subsequent approval by the Local Planning Authority of the detailed particulars of the siting, design and external appearance of the buildings to which this permission relates and the landscaping of the site before any development is commenced, such matters being reserved from the permission. STD1A

REASON: To meet the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

(2) (a) Application for approval of the matters reserved for subsequent approval must be made to the Local Planning Authority no later than the expiration of two years beginning with the date of the grant of this outline permission; and

(b) the development to which this permission relates must be begun no later than the expiration of one year from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved. STD3

REASON: To meet the requirements of Section 92 of the Town and Country Planning Act 1990.

(3) This planning decision relates solely to the information contained within the application form, the following plan(s) and (where appropriate) documents:

Site Location Plan

Indicative Land Use Parameter Plan (ref: 0179/C103D)

Drawing 16997-H-03 Rev P3 (within Transport Technical Note dated January 2023)

REASON: For the avoidance of doubt.

(4) No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. AR01

REASON: To enable the recording of any items of historical or archaeological interest, in accordance with the requirements of Spatial Planning Objectives SPO2 and SPO13 and Policy WCS14, of the Wealden Core Strategy Local Plan 2013.

(5) No phase of the development hereby permitted shall be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) for that phase has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (3) to the written satisfaction of the Local Planning Authority. AR03(M)

REASON: To enable the recording of any items of historical or archaeological interest, in accordance with the requirements of Spatial Planning Objectives SPO2 and SPO13, and Policy WCS14, of the Wealden Core Strategy Local Plan 2013.

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

- Temporary access provision.
- The anticipated number, frequency and types of vehicles used during construction.
- The method of access, turning, 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.
- A scheme for the control of noise and dust.
- Measures to manage flood risk, both on and off the site, during the construction phase.

NOTE: All works shall ensure compliance with guidance found in British Standard 'BS5228-1: 2009 +A1:2014- Code of practice for noise and vibration control on construction and open sites.

REASON: In the interests of highway safety and the amenities of the area, having regard to SPO12, SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policy TR3 of the adopted Wealden Local Plan 1998.

(7) During the site preparation and construction phases no audible works or deliveries/removals shall be undertaken other than within the times Monday to Friday 08:00 to 18:00 hours, Saturday 08:00 to 13:00 and not at all on Sundays or Public/Bank Holidays.

REASON: To protect the residential amenities of the locality, having regard to Spatial Planning Objectives SPO2 and SPO13, and Policy WCS14, of the Wealden Core Strategy Local Plan 2013; Saved Policy EN27 of the Wealden Local Plan 1998; coupled with the requirements of paragraph 135 of the National Planning Policy Framework 2023.

(8) No development shall commence until a scheme for the provision and implementation of foul drainage works has been submitted to and approved in writing by the Local Planning Authority. The foul drainage works shall be implemented in accordance with the approved details. There shall be no occupation of the development until it has either been confirmed by Southern Water that there is capacity for that Phase of the

development or where an upgrade to the infrastructure is required that the necessary upgrades have been implemented and confirmed by Southern Water to the Local Planning Authority.

REASON: To protect water quality and to secure a satisfactory standard of development, having regard to Policy WCS14 to the Wealden Core Strategy Local Plan 2013.

(9) Prior to the commencement of development, a detailed surface water drainage system shall be submitted in support to and approved in writing by the Local Planning Authority. The surface water drainage system shall incorporate the following:

- If the Infiltration Proposal (detailed within the Flood Risk Assessment) is proposed, the use of infiltration to manage surface water runoff should be supported by findings of infiltration testing in accordance with the BRE365 and groundwater monitoring undertaken between autumn and spring. The strategy should be supported by detailed drainage drawings and hydraulic calculations which should take into account the connectivity of the different surface water drainage features.

- If Attenuation Proposal (detailed within the Flood Risk Assessment) is proposed, surface water discharge rates should not exceed Qbar for the developable area of the site for all rainfall events, including those with 1 in 100 (+40% for climate change) annual probability of occurrence. Evidence of this (in the form of hydraulic calculations) should be submitted to support the detailed drainage drawings of the drainage strategy. The hydraulic calculations should take into account the connectivity of the different surface water drainage features.

- The condition of the ditch/drain which will take surface water runoff from the development should be investigated before discharge of surface water runoff from the development is made. Any required improvements should be carried out prior to construction of the outfall.

- The details of the outfall of the proposed attenuation pond should be provided as part of the detailed design. This should include cross sections and invert levels.

- The detailed design should include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.

- The detailed design of the attenuation pond/permeable paving should be informed by findings of groundwater monitoring between autumn and spring. The design should leave at least 1m unsaturated zone between the base of the ponds and the highest recorded groundwater level. If this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the drainage system should be provided.

The drainage shall be provided in accordance with the approved details before first occupation of the related dwellings.

REASON: In order to secure a satisfactory standard of development, having regard to SPO12, SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policy CS2 of the adopted Wealden Local Plan 1998.

(10) A maintenance and management plan for the entire drainage system should be submitted to the planning authority before any construction commences on site to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan should cover the following:

(a) This plan should clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains.

(b) Evidence that these responsibility arrangements will remain in place throughout the lifetime of the development.

These details shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter remain in place for the lifetime of the development.

REASON: In order to secure a satisfactory standard of development, having regard to SPO12, SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policy CS2 of the adopted Wealden Local Plan 1998.

(11) There shall be no discharge of foul or contaminated drainage from the site into either the groundwater or any surface waters, whether direct or via soakaways. Prior to being discharged into any watercourse, surface water sewer or soakaways system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies and silt traps to BS 5911:1982 with an overall capacity compatible with the site being drained and shall be retained thereafter.

REASON: To prevent pollution of the water environment, having regard to Spatial Planning Objectives SPO12 and SPO13, and Policy WCS14, of the Wealden Core Strategy Local Plan 2013; Saved Policy CS2 of the Wealden Local Plan 1998; coupled with the requirements of the National Planning Policy Framework 2023.

(12) Before preparation of any groundworks or foundations for the development hereby approved, full details for the incorporation of water and energy efficiency measures, the promotion of renewable energy and sustainable construction within the development shall be submitted to and agreed in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details and thereafter so retained.

NOTE: The provision of air conditioning units, small wind turbines, and ground/air source heat pumps to meet the requirements of this condition would require a scheme to provide details of octave band sound levels and noise mitigation measures to limit their impact. Any unit shall not be audible beyond the boundary of each individual premises. The scheme shall also include provision for post-installation noise monitoring to be undertaken by the applicant at the reasonable request of the Local Planning Authority.

REASON: To promote sustainable building design, having regard to SPO9 and SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policy EN1 of the adopted Wealden Local Plan 1998, coupled with the Wealden Design Guide, Chapter 4.

(13) The development shall not commence until technical details of the layout of the access and all associated off-site highway works which shall include details of new and enhanced footways, uncontrolled crossing point, bus stops, new layby and layby enhancements, Snatts Road junction improvements, and associated Traffic Regulation

Orders (speed limits and parking restrictions) have been submitted to and approved in writing by the Highway Authority and the development shall not be occupied until the technical highway scheme and Traffic Regulation Orders have been authorised and completed.

REASON: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway, having regard to SPO12, SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policy TR3 of the adopted Wealden Local Plan 1998.

(14) The access shall not be used until visibility splays which accord with those shown on Drawing 16997-H-03 Rev P3 within the Transport Technical Note (date stamped 13.01.2023) are provided in both directions and maintained thereafter. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 600mm.

REASON: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway, having regard to SPO12, SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policy TR3 of the adopted Wealden Local Plan 1998.

(15) Prior to the commencement of 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.

REASON: To ensure the appropriate management of surface water on and adjacent to the highway and prevent an increased risk of flooding, having regard to SPO2, SPO12, SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policy TR3 of the adopted Wealden Local Plan 1998.

(16) Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed road(s), surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to the Planning Authority and be subject to its approval, in consultation with the Highway Authority.

REASON: In the interests of highway safety and for the benefit and convenience of the public at large, having regard to SPO12, SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policy TR3 of the adopted Wealden Local Plan 1998.

(17) The new estate roads shall be designed and constructed to a standard approved by the Planning Authority in accordance with Highway Authority's standards with a view to subsequent adoption as publicly maintained highway.

REASON: In the interests of highway safety and for the benefit and convenience of the public at large, having regard to SPO12, SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policy TR3 of the adopted Wealden Local Plan 1998.

(18) The Travel Plan Statement, once approved, shall be in operation from first occupation of development. The appointed Travel Plan Coordinator shall provide a monitoring

report to the Local Planning Authority after 1 year of full occupation to be audited by the Highway Authority.

REASON: In order that the development site/use hereby permitted maximises its accessibility by non-car modes and to meet the objectives of sustainable development, having regard to SPO2, SPO7, SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policies EN1 and EN2 of the adopted Wealden Local Plan 1998.

(19) Parking spaces shall measure at least 2.5m by 5m (with an extra 50cm on each side where spaces abut walls, fences or hedges). Car parking shall be provided prior to the occupation of the associated dwellings and thereafter retained to the satisfaction of the Local Planning Authority.

REASON: To ensure an adequate and satisfactory standard of parking provision, having regard to SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policies EN27 and TR16 of the adopted Wealden Local Plan 1998.

(20) Prior to works below ground level an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) A survey of the extent, scale and nature of contamination;

(ii) An assessment of the potential risks to:

- Human health
- Property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes
- Adjoining land
- Groundwaters and surface waters
- Ecological systems
- Archaeological sites and ancient monuments;

(iii) An appraisal of remedial options and proposal of the preferred option(s).

This must be conducted in accordance with the Environment Agency's Land Contamination Risk Management (LCRM). CL01

REASON: 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 off-site receptors, having regard to Spatial Planning Objectives SPO2, SPO12 and SPO13, and

Policy WCS14, of the Wealden Core Strategy Local Plan 2013; coupled with the requirements of paragraph 189 of the National Planning Policy Framework 2023.

(21) A noise report using Pro PG, Planning and Noise shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters submission showing;

(1) An initial noise risk assessment of the proposed development site

(2) A systematic consideration of four key elements.

Element 1 - demonstrating a "Good Acoustic Design Process"

Element 2 – observing internal "Noise Level Guidelines"

Element 3 – undertaking an "External Amenity Area Noise Assessment

Element 4 – consideration of "Other Relevant Issues".

The report shall demonstrate that:

(3) Night time internal noise levels within bedrooms will conform to the "good" design range, as identified in BS 8223 and shall include details and specification of passive acoustic ventilation proposed.

(4) External noise levels within gardens do not exceed 55 dB LAeq (16hrs) (0700-2300)

(5) Internal noise levels within habitable rooms (living rooms/conservatories) will conform to the "reasonable" design range, as identified in BS 8223: Sound Insulation and Noise Reduction for Buildings/Code of Practice.

All mitigation measures deemed necessary shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures shall be implemented in accordance with the approved scheme prior to occupation of those dwellings identified as requiring noise mitigation.

REASON: To protect residential amenity, having regard to Saved Policy EN27 of the adopted Wealden Local Plan and Spatial Planning Objective SPO13 of the Core Strategy Local Plan 2013.

(22) Prior to commencement, the applicant shall undertake an Emissions Mitigation Assessment and an Air Quality Assessment in accordance with the guidance in the Air Quality & Emissions Mitigation Guidance for Sussex (2021). Mitigation must be agreed with the Local Planning Authority in the form of a mitigation statement that includes the elements required by the guidance document.

INFORMATIVE: The intention of the air quality guidance is to identify and ensure the integration of appropriate mitigation into a scheme at the design stage, so the damage costs on health can be properly mitigated. The applicant is required to include an emissions mitigation assessment, the purpose of which is to assess the local emissions from a development and determine the appropriate level of mitigation required to help reduce the potential effect on health and/or the local environment.

The emissions mitigation assessment must use the most up to date emission factors (at http://laqm.defra.gov.uk/review-andassessment/tools/emissions.html). Mitigation shall include the promotion of cycling and walking, public transport, car clubs, low emission vehicles and associated infrastructure, etc. A development such as this can have a major influence on public behaviour. For example by providing electric vehicle charge points and/or separate electricity connection rated at least 32A and capable of taking at least a 7kW charge point in parking spaces and garages, residents and visitors can be assisted to switch to low emission vehicles. Additionally, charge points are much cheaper and easier to install during the construction phase rather than as a retrofit.

REASON: To protect residential amenity, having regard to SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policy EN27 of the adopted Wealden Local Plan 1998.

(23) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens or areas to be adopted by the Local Highway Authority, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted and the landscape management shall be carried out in accordance with the approved plan for the lifetime of the development. LA09(M)

REASON: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SPO1, SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policies EN14 and EN27 of the Wealden Local Plan 1998.

(24) Before preparation of ground levels for development approved a wildlife management plan shall be submitted and approved, to include as appropriate detailed proposals for the protection of bats, birds, reptiles, great crested newts and badgers, and measures for the mitigation of any harm to them likely to be caused by the development. The works and other measures forming part of that plan shall be carried out in accordance with it. NC08

REASON: To identify and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development, having regard to SPO1, SPO2, WCS12 and WCS14 of the Wealden Core Strategy Local Plan 2013.

(25) The development shall take place strictly in accordance with the recommendations set out within the Ecological Appraisal January 2022 (date stamped 9 March 2022) and the Bat Survey Update 2023 Technical Note 02 (within Hearing Statement on Ecology Matters dated 9th January 2024) authored by Aspect Ecology. The development shall be carried out in accordance with the approved details and thereafter retained.

REASON: In the interests of protecting and enhancing ecological features in and surrounding the site having regard to Saved Policy EN15 of the adopted Wealden Local Plan 1998 and SPO1, WCS12 and WCS14 of the adopted Wealden Core Strategy Local Plan 2013.

(26) No floodlighting, security lighting or other external means of illumination of the site shall be provided, installed or operated in the development, except in accordance with a detailed scheme which shall provide for lighting that is low level and directional and has been submitted to and approved in writing by the Local Planning Authority. The

lighting scheme shall show predicted light levels at neighbouring residential properties. The artificial lighting to the development shall accord with the Ecological Lighting Design Principles (6212 - TN01) Additional Information and conform to requirements for Environmental Zone E2 contained within Table 2 of the Institute of Lighting Professionals Guidance Note GN01/21 The Reduction of Obtrusive Light and comply with the Bat Conservation Trust and Institute of Lighting Professionals Guidance Note 08/18 Bats and Artificial Lighting in the UK.

The scheme shall be implemented in accordance with the approved details and retained thereafter.

REASON: To preserve the rural and residential amenities of the locality having regard to Saved Policies EN8, EN27 and EN29 of the adopted Wealden Local Plan, coupled with the requirements of the Wealden Design Guide, Chapter 3, Section 18; Chapter 8, Section 7.

(27) No trees and/or hedgerows on the site, unless dead or dangerous, shall be felled, reduced, pruned or destroyed without the consent in writing of the Local Planning Authority. Furthermore, the following work shall not be carried out within the approved protection zone of any tree or hedgerow, except with the consent of the Local Planning Authority:-

(i) Levels shall not be raised or lowered in relation to the existing ground level within the approved protection zone of the tree or hedgerow.

(ii) No roots shall be cut, trenches dug or soil removed within the approved protection zone of the tree or hedgerow.

(iii) No buildings, roads or other engineering operations shall be constructed or carried out within the approved protection zone of the tree or hedgerow.

(iv) No fires shall be lit within the approved protection zone or in a position where the flames could extend to within 5 metres of the foliage, branches or trunk of the tree or hedgerow as per the requirements of BS5837:2012 Trees in relation to design, demolition & construction - Recommendations.

(v) No vehicles shall be driven over the area within the approved protection zone of the tree or hedgerow.

(vi) No materials or equipment shall be stored within the approved protection zone of the tree or hedgerow as per the requirements of British Standard 5837:2009 'Trees in Relation to Construction'. TP02

REASON: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, having regard to SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013, Saved Policies EN12 and EN14 of the adopted Wealden Local Plan 1998 and the Wealden Design Guide at Chapter 3, Section 6.

(28) Prior to commencement of development a phasing plan shall be submitted for approval to the local planning authority. This shall include the phasing for the various elements of the development, including associated infrastructure. Unless otherwise agreed in writing by the local planning authority, the development of the site shall be carried out in accordance with the approved phasing plan.

REASON: To enable the Local Planning Authority to regulate and control the development of land having regard to SPO15 and Policy WCS7 of the Wealden Core Strategy 2013 and 'saved' Policy CS1 of the Wealden Local Plan 1998.

(29) Alongside the submission of any Reserved Matters application, a Compliance Statement shall be submitted to, and approved in writing by the Local Planning Authority, based upon the principles contained within the Design and Access Statement dated January 2022. The Compliance Statement shall take account of and accord with the Land Use Parameter Plan hereby approved.

REASON: In order to secure a satisfactory standard of development, having regard to SPO13 of the Wealden Core Strategy Local Plan 2013 and Saved Policy EN27 of the adopted Wealden Local Plan 1998.

(30) Notwithstanding the details as submitted, prior to first occupation, details for the provision of cycle storage in accordance with East Sussex County Council's adopted standards shall be submitted to and approved in writing by the Local Planning Authority, and the approved details shall be implemented before the first occupation of the relevant part of the development to which they relate and retained thereafter.

REASON: To provide for alternative modes of transport, having regard to Spatial Planning Objectives SPO13 and Policy WCS14 of the Wealden Core Strategy Local Plan 2013; Saved Policies EN27 and TR16 of the Wealden Local Plan 1998; coupled with the requirements of paragraphs 114 and 116 of the National Planning Policy Framework 2023.