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1st March 2024

Planning Department
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH

Dear Sirs,

Discharge of Planning Conditions

SDNP/18/05444/FUL & APP/Y9507/W/20/3256462

Garden Street Auction Rooms Garden Street Lewes BN7 1TJ

Redevelopment of 'former auction rooms' into ten residential units comprising two no. two-bed split-level apartments, four no. three-bedroom houses and four no. four-bedroom houses

I write with reference to the above-mentioned site and are seeking to discharge conditions 4 & 6 pertaining to SDNP/18/05444/FUL & APP/Y9507/W/20/3256462.

Site Description

The application is situated to the south of Southover Road and to the east of Garden Street, with the railway line and station platform running along the north-eastern boundary of the site.

The site measures approximately 1,570.69 sqm (0.157ha) in area and is currently occupied by two warehouse buildings previously in B8 use.

The site access is situated in the north-western corner of the site and features a ramped access due to the significant increase in levels from the southern boundary to the northern boundary of the site.

The boundaries of the site feature a mixture of treatments ranging from close boarded fencing, brick walls and picket fencing.

The site features limited planting with a band running along the northern boundary before wrapping round to the east of access and a single evergreen tree situated on the northern boundary.

To the south of the site is Tanners Brook which features two storey terraces of traditional design. To the north of the site Southover Road features larger detached dwellings as well as Lewes District Council's offices.

To the west of the site is Southover Grange Gardens.

The site falls within the Lewes Conservation Area and is situated within the Southover Character Area which is characterised by development of various designs and a broad and varied palette of materials ranging from traditional to more contemporary.

Conditions

- 4) No development shall commence until detailed drainage drawings and calculations have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include evidence (in the form of hydraulic calculations) that surface water discharge rates are limited to 0.5 l/s for all rainfall events, including those with 1 in 100 (+40% for climate change) annual probability of occurrence. The hydraulic calculations shall take into account the connectivity of the different surface water drainage features. This shall include details of the outfall of the permeable pavement and how it connects into the watercourse (including cross sections and invert levels) as well as details of how impacts on high groundwater on the hydraulic capacity and structural integrity of the permeable paving will be managed. The development is to be carried out to the approved details.
- 6) No development shall commence until a drainage scheme detailing the proposed means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority. These details shall include a maintenance plan with management responsibilities. The development shall be carried out in accordance with the approved details. No dwelling shall be occupied until the drainage system has been implemented in accordance with the agreed details, which shall be retained thereafter.

To support the application to discharge the four conditions above, the following has been provided:

- 2426 - Maintenance Plan
- 2426-02 (DRAINAGE AREAS - EXISTING)
- 2426-03A (DRAINAGE AREAS - PROPOSED)
- 2426-04A (DRAINAGE LAYOUT)
- 2426-05A (EXTERNAL LEVELS)
- 2426-06A (SECTION)
- 2426-08 (Drainage Specification)
- 2426 - Storage Calcs

If you have any questions, please do not hesitate to contact me.

Yours sincerely,



Alex Bateman BA (Hons) MSc MRTPI | Director of Planning
for and on behalf of Mohsin Cooper Limited

