

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 14 February 2017 11:43  
**To:** 'County Archaeology'  
**Subject:** FW: HS/CD/16/00655 | Discharge of condition 4 (details of the planting scheme and soft landscaping), 6 (archaeological monitoring), 7 (foul and surface water drainage scheme) and 8 (external colour scheme) of Appeal A ref. APP/B1415/C/15/3029007 - (EN/15/  
**Attachments:** Rocklands Holiday Park - Planting Plan - R5.pdf

Apologies, please find the correct version of the landscaping scheme attached. This one has been superseded

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**From:** [REDACTED]  
**Sent:** 14 February 2017 11:14  
**To:** 'County Archaeology'  
**Subject:** RE: HS/CD/16/00655 | Discharge of condition 4 (details of the planting scheme and soft landscaping), 6 (archaeological monitoring), 7 (foul and surface water drainage scheme) and 8 (external colour scheme) of Appeal A ref. APP/B1415/C/15/3029007 - (EN/15/

Please find landscaping scheme attached. I look forward to hearing from you.

Regards

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**From:** County Archaeology [<mailto:County.Archaeology@eastsussex.gov.uk>]  
**Sent:** 14 February 2017 10:41  
**To:** [REDACTED]  
**Cc:** [REDACTED] County Archaeology  
**Subject:** RE: HS/CD/16/00655 | Discharge of condition 4 (details of the planting scheme and soft landscaping), 6 (archaeological monitoring), 7 (foul and surface water drainage scheme) and 8 (external colour scheme) of Appeal A ref. APP/B1415/C/15/3029007 - (EN/15/

Hi [REDACTED]  
Thanks for the update. Assuming the drainage design, foundation design do not change further to Building Control's requirements, and there are no additional groundworks not already specified, then I consider the archaeological work carried out so far has clarified that the proposed ground impact will all be within a modern made ground deposit, thus unlikely to damage significant archaeological remains. The ASE report would then be sufficient to discharge the archaeological condition.

Only question / query I have is for the tree planting, is there a plan showing where this will target, and a plan detailing "soft landscaping" ?

Kind regards

[REDACTED]

East Sussex County Council,  
Environment Advice,  
County Hall, St Anne's Crescent,  
Lewes, East Sussex BN7 1UE

[REDACTED]

*The roots to the past are the branches to our future*

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**From:** [REDACTED]

**Sent:** 09 February 2017 10:05

**To:** [REDACTED]

**Cc:** [REDACTED] County Archaeology

**Subject:** RE: HS/CD/16/00655 | Discharge of condition 4 (details of the planting scheme and soft landscaping), 6 (archaeological monitoring), 7 (foul and surface water drainage scheme) and 8 (external colour scheme) of Appeal A ref. APP/B1415/C/15/3029007 - (EN/15/

Dear [REDACTED]

Planning Committee last night resolved to defer the discharge of condition 6 (part 2) in relation to Rocklands Caravan Park until the next Planning committee (March 2017), given the concerns raised in [REDACTED] emails below. As you are aware, the condition states:

"No further groundworks required to complete the development shall take place until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for the submission of the report is first agreed in writing with the Local Planning Authority

I would appreciate your formal view in terms of the time delay for consideration at committee, and whether the reports as they currently stand are likely to still be valid if no further groundworks become necessary.

Kind regards

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**From:** [REDACTED]

**Sent:** 02 February 2017 11:48

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: HS/CD/16/00655 | Discharge of condition 4 (details of the planting scheme and soft landscaping), 6 (archaeological monitoring), 7 (foul and surface water drainage scheme) and 8 (external colour scheme) of Appeal A ref. APP/B1415/C/15/3029007 - (EN/15/

Hi [REDACTED]

Thank you for your email. I confirm that approach would be acceptable.

Kind regards

[REDACTED]

East Sussex County Council,  
Environment Advice,  
County Hall, St Anne's Crescent,  
Lewes, East Sussex BN7 1UE

*The roots to the past are the branches to our future*

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**From:** [REDACTED]

**Sent:** 02 February 2017 11:39

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: HS/CD/16/00655 | Discharge of condition 4 (details of the planting scheme and soft landscaping), 6 (archaeological monitoring), 7 (foul and surface water drainage scheme) and 8 (external colour scheme) of Appeal A ref. APP/B1415/C/15/3029007 - (EN/15/

Dear [REDACTED] thanks for your email.

The planning committee is on the 8<sup>th</sup> Feb.

So it would seem to me that what you are saying is that because of the deep deposit of modern made ground acting as a buffer that this would mean it unlikely that harm could arise to the scheduled ancient monument. I would have thought that possibly a way forward could be that should the members consider the discharge of condition acceptable, that we add a sentence to the formal discharge wording to say something on the lines of *'the discharge of condition 6 is based on the following information xxxx [lists information and plans provided]. Should the proposed works alter from the approved details and plans change as a result of assessing the drainage condition or arising from compliance with building control regulations, this condition will no longer be deemed to be discharged and a further discharge of condition will be required.'*

We can also consult with you in respect of the discharge of the drainage condition, unless we already have.

Could you confirm that you are happy with the above noted approach and that on the basis of this approach no further assessment will be required from you before condition 6 is discharged?

I would be grateful if you could get back to me as soon as possible.



Wording of Condition 6) No further groundworks required to complete the development shall take place until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Kind Regards


  
Development Management  
Hastings Borough Council  
Muriel Matters House  
Breeds Place  
Hastings  
East Sussex  
TN34 3UY

Web: [www.hastings.gov.uk/planning](http://www.hastings.gov.uk/planning)

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**From**   
**Sent:** 02 February 2017 10:25  
**To:**   
**Subject:** RE: HS/CD/16/00655 | Discharge of condition 4 (details of the planting scheme and soft landscaping), 6 (archaeological monitoring), 7 (foul and surface water drainage scheme) and 8 (external colour scheme) of Appeal A ref. APP/B1415/C/15/3029007 - (EN/15/

Hi Both

 may be correct in highlighting that there is a potential for change to the design subsequent to drainage being approved and building control requirements. The archaeological investigation has identified a deep deposit of modern made ground, which based on the current design, I was comfortable would act as a buffer against damage

to any underlying archaeology, as all proposed groundworks would be working only within this made ground deposit.

Would it be an idea for us to look through the plans and design together to double check there is not an issue ?

I wasn't planning in coming into your office for the next few weeks, as my [REDACTED] is just starting and will need my full attention for training etc...but perhaps we could both come over and I could introduce him to everyone at the same time ? Wednesday mornings are looking fairly free at the moment

Kind regards

[REDACTED]  
East Sussex County Council,  
Environment Advice,  
County Hall, St Anne's Crescent,  
Lewes, East Sussex BN7 1UE

*The roots to the past are the branches to our future*

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**From:** [REDACTED]  
**Sent:** 31 January 2017 08:28  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: HS/CD/16/00655 | Discharge of condition 4 (details of the planting scheme and soft landscaping), 6 (archaeological monitoring), 7 (foul and surface water drainage scheme) and 8 (external colour scheme) of Appeal A ref. APP/B1415/C/15/3029007 - (EN/15/

Hi [REDACTED]  
You will **definitely** need to address this point in the presentation at committee.  
In respect of Building control regulations, although we await [REDACTED] response, he, as the specialist adviser in this respect, is aware of the extent of proposed works by virtue of the details associated with the planning permission to which they relate. Therefore, whether or not those works need building regulation consent, I assume his advice is made in light of the proposed works. Moreover, the Inspectors assessment of the scheme, which now has planning permission, would have had regard to the impact of the proposed works on all matters including archaeology. I cannot see a reason why we would need to wait for building regs approval however we will await [REDACTED] response on this and the drainage query.

Kind Regards

[REDACTED]  
[REDACTED]  
Development Management  
Hastings Borough Council  
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**From:** [REDACTED]  
**Sent:** 31 January 2017 08:18  
**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** FW: HS/CD/16/00655 | Discharge of condition 4 (details of the planting scheme and soft landscaping), 6 (archaeological monitoring), 7 (foul and surface water drainage scheme) and 8 (external colour scheme) of Appeal A ref. APP/B1415/C/15/3029007 - (EN/15/

Dear [REDACTED]

Please could we have your comments on the email below which queries how we can discharge the archaeology condition before the drainage condition is discharged. Their email also queries whether Building Control should be approved first before the archaeology condition is discharged. In this respect could I have your comments as to whether you are satisfied or not with the submitted drainage details and other matters to satisfactorily arrive at a point of agreeing to the discharge of this condition.

Kind Regards

[REDACTED]

Development Management  
Hastings Borough Council  
Muriel Matters House  
Breeds Place  
Hastings  
East Sussex  
TN34 3UY

[REDACTED]

Web: [www.hastings.gov.uk/planning](http://www.hastings.gov.uk/planning)

**From:** [REDACTED]

**Sent:** 30 January 2017 16:31

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: HS/CD/16/00655 | Discharge of condition 4 (details of the planting scheme and soft landscaping), 6 (archaeological monitoring), 7 (foul and surface water drainage scheme) and 8 (external colour scheme) of Appeal A ref. APP/B1415/C/15/3029007 - (EN/15/

Dear [REDACTED]

Thank you for your email.

I am perfectly aware that this discharge application is not open to public comments. However I do not see how this point is relevant to my query.

My query concerns consultees and the need for consultees to be given adequate time to consider changes to the applicants submitted documents.

Consultees are perfectly entitled to comment and any changes to applicants documents require a 3 week extension to the consultee consultation period.

Thank you for confirming that the planting scheme will not be considered in February. Can you please also confirm that the drainage will not be considered in February.

I am puzzled how the archaeological monitoring can be discharged given that 1. Drainage has not been discharged and 2. Building Control have not approved.

I believe that in order to conform with the requirements of Southern Water and Building Control further excavation works will be necessary.

Rocklands [REDACTED] has stated on the 24/01/2017 that surface drainage has yet to be installed. This correspondence was obtained through FOI.

This correspondence should have been posted on the application web site and should be available to all consultees.

Southern Water have stated that new works must conform to Building Regulations H3 and foul and surface cannot be combined until the boundary of the property. Southern Water will not approve any new connections that break this rule.

It is clear that the drainage connections for the building are not new and therefore must conform to Southern Water requirements.

Building Control have yet to comment on disabled access, fire appliance access, rainwater harvesting and conformance with building regulations. Further works will be necessary within the ANA.

These works will entail further excavations in an archaeological notification area and it is therefore premature to discharge condition 6.

SEG consider that all the reasons given in our previous objection to discharge of condition 6 remain valid.

SEG will be objecting to the discharge of condition 6 and I shall submit an objection in due course.

Please log this correspondence on the application web site.

Yours sincerely



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