

COMMITTEE DATE:	10 October 2019
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**APPLICATION NO: RR/2019/604/P**

Following discussions with the applicants, as required by legislation in respect of 'pre-commencement' conditions, a variation to the wording of condition 8 is recommended. It is now proposed to read:

8. Prior to the commencement of development on site in respect of the spine road (excluding the access points onto The Spinney and Harrier Lane as approved by drawings no. 6004/500, dated January 2019 and 6004/501 rev.B, dated 02.04.2019 respectively), detailed drawings, including levels, sections and constructional details of the proposed road and internal connections to it, surface water drainage, outfall disposal and street lighting to be provided, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The detailed road designs shall include an indication of the location of 'events' along and within the road, incorporating Manual for Streets placemaking principles. The road shall be constructed in accordance with the approved details.

**Reason:** A pre-commencement condition is required to ensure that it meets highway standards and in the interests of highway safety and for the benefit and convenience of the public and to present a quality design and place in accordance with policy BT2 of the Rother District Local Plan 2006 and policies EN3, TR3 and CO6 of the Rother Local Plan Core Strategy.

In addition please note that there is an omission within the Recommendation on page 30. This should read the same as that set out on page 54 and include reference to the 'local employment and skills plan' within the items for the Section 106.