

Report to **Planning Committee**
Date **15 March 2017**
By **Director of Planning**
Local Authority **Lewes District Council**
Application Number **SDNP/17/00182/FUL**
Applicant **Mr T Rea**
Application **Erection of a new dwelling to provide ancillary accommodation.**
Address **The Top Yard
The Street
Kingston
East Sussex**

Recommendation: That the application be refused for the reasons set out in paragraph 10 of this report.

Executive Summary

The application seeks permission for the erection of a two storey three bedroom detached dwelling. Amended drawings have been received to revise the red edged boundary to exclude outbuildings adjoining the site to the south. The existing piggery will be retained and provide external storage for the dwelling in the form of a garden shed. Access is provided in the northern corner of the site off The Street with two parking spaces proposed behind the dwelling at the rear. The description on the application form states that the dwelling would be ancillary accommodation for the owners and occupiers of Kingston Farm. The Design and Access Statement states that the property will be occupied by a member of the applicants family who is directly involved with the farm.

I Site Description

1.1 The site lies on the southern side and at the far western end of The Street in Kingston. It is within the Kingston Conservation Area and South Downs National Park. Manor Barn, adjoining the site to the east, is a grade II listed building as is Manor House, which lies to the north of the site and across the road on the opposite side of The Street.

1.2 The site also lies within a designated Area of Archaeological Notification and for the purposes of planning policy are outside of the planning boundary. Public Footpath No.8 runs in an east-west direction at the western end of The Street. Bridleway No.6 runs up the western side of St Pancreas Church (opposite the site) in a westerly direction behind properties fronting the northern side of The Street and to the rear eastern side of the recreation ground along Church Lane.

2 Proposal

2.1 The application proposes the construction of a three bedroom detached two storey dwelling. The proposal would retain existing buildings on the site for agricultural purposes (however, these are not located within the development site red edged boundary).

2.2 The proposed dwelling would measure approximately 11.4m by 7.2m. It would have gabled ends to the north east and south west with an eaves and ridge height of around 4m and 7.7m respectively. It would sit in the north eastern corner of the plot, set back approximately 2.5m from the boundary abutting The Street.

2.3 The proposed dwelling would be of traditional appearance with a chimney stack on the north eastern elevation, pitched roof dormer windows across the eaves at the front and rear of the dwelling, tile hanging at first floor and flint facing wall below together with oak framed fenestration. The window surrounds and edges of the dwelling would be finished with brick quoin detailing.

2.4 The dwelling would be accessed via the existing gate off The Street in the north eastern corner of the application site. A proposed driveway along this boundary would lead to 2 parking spaces at the rear of the dwelling. The flint boundary wall around the site would be retained.

2.5 There is a former piggery building sited on the western part of the site which would be renovated and used as a garden shed.

2.6 Landscaping works are proposed which involves removal of some trees and pruning of others.

2.7 The application has been accompanied by an arboricultural impact and method assessment, ecological appraisal and bat assessment, and a design and access statement

2.8 This application has been called to the Planning Applications Committee meeting for determining.

3 Relevant Planning History

SDNP/16/02521/PRE	New Dwelling	Planning permission would be refused 07.09.2016
SDNP/16/04350/FUL	New Dwelling	Withdrawn 09.11.2016

4 Consultations

4.1 LE - Tree & Landscape Officer

Objects to the application. See comments in the planning assessment.

4.2 LE - Design and Conservation Officer

Recommended that the application be refused. Please see as summarised in the planning assessment of this report.

4.3 ESCC - County Archaeologist

Recommends planning conditions requiring archaeological investigation.

4.4 Southern Gas Networks

Standard gas safety advice.

4.5 LE - Environmental Health

Recommends a condition on hours of operation and waste management in the interests of the neighbouring properties and their amenities.

4.6 LE - Waste & Recycling

Comments awaited.

4.7 Environment Agency

Comments awaited.

4.8 Parish Council Consultee

The Parish Council strongly supports the application.

The Parish Council considers that there are extenuating circumstances, which have been summarised as follows;

- The proposed development would not create a precedent for allowing new dwellings in the countryside because it is adjacent to existing dwellings
- The site is unkempt and prominent from the access point to the South Downs Way which currently detracts from the visual amenity of the locality
- The size and design of the proposed dwelling is in keeping with the pattern and scale of existing dwellings in the locality
- The site is surrounded by trees and the proposed development would not be dominant in surrounding views and from public vantage points. The proposed planting would also further mitigate the visual impact of the development.
- The South Downs National Park Draft Local Plan recognises the need for additional housing within the village.
- There is a lot of support from local residents.

5 Representations

5.1 4 letters of objection has been received from the occupiers of Manor House and two other households. Their concerns have been summarised as follows:

- Insufficient information submitted with the planning application to justify any special circumstances for allowing an unacceptable development in the (South Downs National Park) countryside. The tidying up of the site is not a reason to approve a permanent building nor is a new dwelling to accommodate the farmer's daughter.
- Set a precedent for other dwellings to be built in the countryside outside of the planning boundary which would be in direct conflict with protecting the countryside and change the character of the settlement.
- Significant impact on the historic character and setting, particularly within the immediate vicinity of the proposed development site. Kingston Manor is nearly five centuries old.
- Overlooking/loss of privacy of Kingston Manor
- This is a major access point for people/walkers accessing the South Downs Way. Any further traffic movements and parking will erode the character of the countryside at this end of The Street
- Impact on the habitats for wildlife (particularly rooks and owls) following the removal of trees

- removal of mature trees on The Street outside of the application site
- Intrusion of light

5.2 Letters in support of the application have been received from the occupants of 4 nearby households. Their comments have been summarised as follows:

- It will provide a lovely home for a young family whose roots are in the village
 - It will give the farmer the opportunity to provide a home for his family member
 - A house in the derelict yard would respect the character of The Street
 - It would be excellent to see this parcel of land sensitively developed
- It will provide a lovely home for a young family whose roots are in the village
 - It will give the farmer the opportunity to provide a home for his family member
 - A house in the derelict yard would respect the character of The Street
 - It would be excellent to see this parcel of land sensitively developed

5.3 A letter has been received from the applicant's agent which is summarised as follows;

5.4 The Design and Conservation Officer has raised concern over the proximity of the development proposal with the gazebo and Manor House. This point of contention is considered weak by the agent compared to the relationship that was approved by the Council between Flintstones and the Manor House. Flintstones was built closer to the Manor House and its gazebo.

5.5 The detailing of the design has been amended to reflect the comments made by the Design and Conservation Assistant who commented on the previous planning application which was withdrawn.

5.6 The agent considers that this is a modest property on a brownfield site providing ancillary accommodation for a local farmer.

6 Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Lewes District Local Plan (2003)** and the following additional plan(s):

- Lewes District Council - The Core Strategy (Local Plan Part 1) 2014
- SDNPA Partnership Management Plan 2014

Other plans considered:

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6.2 The relevant policies to this application are set out in section 7, below.

National Park Purposes

6.3 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

6.4 If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

7.1 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

National Planning Policy Framework (NPPF)

7.2 The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF - Achieving sustainable development
- NPPF - Requiring good design
- NPPF - Conserving and enhancing the natural environment
- NPPF - Conserving and enhancing the historic environment
- NPPF - Delivering a wide choice of high quality homes

7.3 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

7.4 The following policies of the **Lewes District Local Plan (2003)** are relevant to this application:

- CT1 - Planning Boundary and Key Countryside
- H2 - Listed Buildings
- H5 - Within / Affecting Conservation Area
- ST3 - Design, Form and Setting of Development

7.5 The following policies of the **Lewes District Council - The Core Strategy (Local Plan Part 1) 2014** are relevant to this application:

- CPI0 - Natural Environment and Landscape
- CPI1 - Built and Historic Environment and Design

7.6 The following policies of the **SDNPA Partnership Management Plan 2014** are relevant to this application:

- General Policy I
- General Policy 50

Partnership Management Plan

7.7 The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

7.8 The following Policies and Outcomes are of particular relevance to this case:

- General Policy I
- General Policy 50

7.9 The South Downs Local Plan: Preferred Options was approved for consultation by the National Park Authority on 16th July 2015 to go out for public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period ran from 2nd September to 28th October 2015. The responses received are being considered by the Authority. The next stage in the plan preparation will be the publication and then submission of the Local Plan for independent examination. Until this time, the Preferred Options Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the National Planning Policy Framework, which confirms that weight can be given to policies in emerging plans following publication. Based on the early stage of preparation the policies within the Preferred Options Local Plan are currently afforded limited weight and are not relied upon in the consideration of this application.

8 Planning Assessment

8.1 The principal considerations in the determination of this application are, 1) whether there are special circumstances to justify and override the in principle policy objection to this proposal and its impact on the landscape character of the SDNP countryside, 2) does the proposed development conserve the character and appearance of the Conservation Area, 3) does the proposed development respect the setting of nearby listed buildings 4) impact on trees and 5) impact on living conditions.

Principle

8.2 The proposed development is contrary to planning policy CT1 of the Lewes District Local Plan and the National Planning Policy Framework because it constitutes new residential development in the countryside. The text of para 7.3 supporting the policy states that, "*the intention of Policy CT1 is that the countryside will remain for agricultural, woodland and recreational uses which are compatible with the conservation of the area*". Under para 7.4, it continues to state that, "*the open countryside can also form the rural setting for towns and villages. The protection of this countryside from encroachment by inappropriate development, therefore, also serves to safeguard the setting and character of these settlements, as well as preventing their coalescence which could erode their separate identities.*"

8.3 Chapter 24 of the Lewes District Local Plan, Kingston Parish and St. Ann (Without) states under 'Key planning Issues' that, "*Kingston is subject to pressures on the village and on the countryside... there will be a need in the future to be resilient in the cause of retaining its scale and*

ensuring that land uses are appropriate". Paragraph 24.4 states, "in order to protect the rural setting of Kingston, it is important to resist outward encroachment of development into the surrounding open countryside. Accordingly, the Planning Boundary is drawn to reflect the edge of existing development."

8.4 The Planning Boundary shown for Kingston on the Inset Map Number 14 of the Lewes District Local Plan illustrates that although the site is off The Street, the existing pattern of development at the far western end of The Street is extremely loose knit and predominantly open.

Special Circumstances

8.5 Paragraph 55 of the National Planning Policy Framework promotes sustainable development in rural areas but states that new isolated homes in the countryside should be avoided unless there are special circumstances.

8.6 If the application site and proposed dwelling were considered to be in an isolated location, paragraph 55 of the NPPF states that a special circumstance to justify a new dwelling outside of the planning boundary is, if the applicant can satisfactorily demonstrate that there is an "essential need for a rural worker to live permanently at or near their place of work in the countryside"

8.7 The only justification provided by the planning application for the construction of a new dwelling outside of the planning boundary is that it would provide further accommodation for the owners of the farm. This has not been expanded upon. Under the former Annex E of PPS7, a new dwelling in the countryside for the provision of a farm worker, would need to have been robustly justified on a well-established agricultural unit, demonstrating that there is a functional need which could not be fulfilled by another existing dwelling on the holding, and that there should be clear evidence that the proposed enterprise has been planned on a sound financial basis.

8.8 This application has not been submitted on the basis that there is an essential need for a rural worker and a case has not been made on these grounds. The only mention in the design and access statement in relation to its use is that it would provide ancillary accommodation for the current owners of Kingston Farm.

8.9 Another special circumstance highlighted under paragraph 55 could be that the proposed dwelling is of "exceptional quality or innovative nature of the design of the dwelling being truly outstanding or innovative, helping to raise the standards of design more generally in rural areas; reflect the highest standards in architecture; significantly enhance its immediate setting; and be sensitive to the defining characteristics of the local area."

8.10 A truly outstanding and innovative design is extremely difficult to achieve and apart from anything else would need to realistically demonstrate that it's capable of performing to the equivalent of Code Level 6 and would be zero carbon rated. The proposed design, as stated by the Design and Conservation Officer is considered to be a superficial attempt of empathising with the local vernacular and surrounding listed buildings.

8.11 Notwithstanding this, if it was considered that the proposed development does not constitute an isolated dwelling in the countryside, given the sites' proximity to the planning boundary, it would be necessary in planning terms to consider whether the development achieves sustainable development. Paragraphs 7 and 8 of the NPPF states that there are three dimensions to sustainable development and that these roles should not be undertaken in isolation, because they are mutually dependent. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly and all three elements met.

8.12 As such, in planning policy terms, there are no special circumstances to override the material harm to the landscape character (amongst other things) resulting from the unacceptable development of the proposed dwelling within this countryside location outside of the settlement boundary.

8.13 It is considered that insufficient information has been submitted with the application and it fails to demonstrate how the dwelling could meet all three dimensions in order to achieve sustainable development and pursue positive improvements in the quality of the built, natural and historic environment.

Precedent

8.14 The Parish Council considers that the proposed development would not set a precedent for other new dwellings to be granted planning permission outside of the settlement and planning boundary. This is not considered to be the case and although every application is assessed on its individual merits, the proposed development would set a precedent. If this application is granted planning permission, it may then be difficult to resist other new development in the countryside where other proposed sites are located within proximity to the planning boundary, and cumulatively, this would suburbanise and erode the landscape character and scenic beauty of the South Downs National Park and the Kingston settlement.

Impact on landscape character of the countryside

8.15 The site is located at an access point to the South Downs Way and is prominent and visible in surrounding views as highlighted by Kingston Parish Council.

8.16 It provides the soft buffer around the edge of the planning and village boundary as defined within the Lewes District Local Plan and Joint Core Strategy.

8.17 Paragraph 115 of the National Planning Policy Framework states that, "great weight should be given to conserving landscape and scenic beauty in National Parks"and goes on to say "which have the highest status of protection in relation to landscape and scenic beauty."

8.18 The construction of a new dwelling in this location together with the domestic paraphernalia that entails including light spillage would materially harm the rural setting of the village and surrounding countryside. In this location, which is visible from public vantage points it is considered that the proposed development would not conserve the landscape and scenic beauty of the SDNP in direct conflict with the NPPF, Partnership Management Plan for the South Downs and the South Downs Local Plan.

Conservation Area

8.19 The Design and Conservation Officer objects to the proposed dwelling. His comments are that;

8.19.1 "It also fails to address concerns over the harm the proposal would cause to the Kingston Conservation Area, the setting of neighbouring listed buildings and the South Downs National Park and, notwithstanding the other concerns, it fails to raise the quality of the design.

8.19.2 There are a number of design issues that result in the proposed dwelling being unacceptable and considered to harm the character and appearance of the conservation area and the setting of neighbouring listed buildings.

8.19.3 The proposed dwelling is considered to result in an incongruous dwelling that only superficially reflects the local vernacular through the use of materials rather than in any meaningful way by referencing the scale, massing, location on site and design detailing of its context. A concern is raised the scheme is being imposed on the site with only superficial regard to its context. Justification for the proposed design is required, it is necessary for a contextual analysis to be undertaken to inform and justify any proposal.

8.19.4 There are also significant issues over the design detailing of the proposed dwelling, to the extent that as proposed they would harm the character and appearance of the conservation area, the setting of the listed buildings and the South Downs National Park. Details of concern include but are not limited to: the fenestration arrangement being too formal, they need to be off centre and unsymmetrical; there are an excessive number of dormers, which are also too

uniform in appearance; the eaves detail is too deep; and the materials are naively applied, the use of hanging tiles on the first floor being inappropriate; chimney stacks of the typology referenced by the proposal are internal and not expressed on elevations until they reach the roof."

8.20 The Design and Conservation Officer has raised concern over the lack of information provided with the application. The design and access statement is extremely vague with its reference to heritage detail and it lacks any meaningful contextual analysis regarding impact of the proposed development on adjacent listed buildings and the conservation area. It is clear that the proposal has been imposed on the site and has not been informed by the site and its context.

8.21 Section 12 of the National Planning Policy Framework, 'Conserving and Enhancing the Historic Environment' (paragraph 126) recognises that "*heritage assets are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance.*" Paragraph 132 states that "*great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.*" Paragraph 133 states that "*where a proposed development will lead to substantial harm to (or total loss of significance) of a designated heritage asset, local planning authorities should refused consent, unless it can be demonstrated that the substantial harm (in this case) is necessary to achieve substantial public benefits that outweigh that harm or loss.*"

8.22 Listed buildings and conservation areas fall within the definition of heritage assets (Annex 2 Glossary of the NPPF) and the proposed development would materially harm Kingston conservation area and adjacent listed buildings which are irreplaceable and there are no public benefits to outweigh the harm of the proposed development.

8.23 The proposal would not conserve the special architectural or historic character and appearance of the area and would fail to respect the design of existing buildings in the area and as such would be contrary to policy H5 of the Lewes District Local Plan. Furthermore, it does not positively contribute to the character and distinctiveness of the districts unique built and natural heritage nor does it respond sympathetically to the site and its local context and its function with the surrounding area contrary to policy CPI I of the Joint Core Strategy.

Listed Buildings

8.24 The Design and Conservation Officer has stated that; "*The adjacent listed and non-listed buildings to east and north are defined by their rural village setting. Particular concern is raised over the immediate impact the proposal would have on the grade II listed garden wall and gazebo of Manor House, directly opposite the site. The introduction of development in this location would undermine the setting of these buildings by urbanising the edge of the village and by extending the built-up area towards the open countryside of the South Downs.*"

8.25 The site has grade II listed buildings within the immediate vicinity to the north, north east and east, the setting of which should be conserved in a manner appropriate to their significance. The occupiers of the Manor House have highlighted the importance of these buildings being over five centuries old, and their settings as heritage assets that are an irreplaceable resource. It is considered that the proposed development would adversely affect the setting of these listed buildings.

8.26 In this respect the proposed development would conflict with the National Planning Policy Framework and policies H2 of the Lewes District Local Plan and CPI I of the Joint Core Strategy.

Trees

8.27 The Trees and Landscape Officer considers that the proposal is unacceptable and will erode the local rural character and its setting and will urbanise the transitional area between the settlement boundary and open countryside.

8.28 Concern has been raised to the likely loss of T4 shown on the Tree Constraint Plan. This is a Lime tree which is located just outside the boundary wall of the application site on The Street. This tree has the highest grading (A1/2) and the proposal does show that it would be retained as part of the development proposal. However, the Trees and Landscape Officer considers that this is an unrealistic aspiration and almost certainly would need to be removed at some point in the future due to the site of the proposed dwelling.

8.29 Its proximity to the proposed dwelling would result in the likely lopping and topping to allay fears from wind-throw and branch shedding. It would also be likely to heavily shade the front elevation of the dwelling thereby impinging on the living conditions for the future occupants of the dwelling.

8.30 As such, it is likely that the future occupants would call for it to be removed which may be difficult to resist. The Trees and Landscape Officer considers that the loss of this together with any other adjacent trees would have a significant and detrimental impact on the setting of this part of the conservation area and would harm the transitional area between the historic core of Kingston village and the South Downs National Park.

8.31 Furthermore, in landscape terms, the proposed development would conflict with the first part of the aims for the twin purposes of the SDNP and would have an adverse impact on the wider natural beauty (and wildlife) of the park.

Impact on living conditions of adjoining properties

8.32 The occupiers of the Manor House, opposite the house to the north, have raised concerns over loss of privacy and overlooking. There would be around 12 metres between the front elevation of the proposed dwelling and the edge of the highway on the northern side of The Street. The Manor House is set back into the curtilage that surrounds it. It has a spacious setting. The Manor House currently sits opposite Manor Barn a converted single storey dwelling. It is considered that the occupants of the Manor House are not currently overlooked.

8.33 The proposed dwelling would be situated within proximity to the curtilage of the Manor House and it is also a two storey dwelling with proposed first floor bedroom windows fronting onto The Street. It is appreciated that the occupants of Manor House would have the perception of being overlooked with a resulting loss of privacy. However, it is considered that this relationship between properties is similar to many existing properties within a residential area, and grounds for refusal on this basis would be difficult to defend at appeal. It is therefore considered that there would be no material harm, by reason of overlooking and a loss of privacy, for the occupants of the Manor House.

9 Conclusion

It is recommended that the planning application be refused.

9.1 The proposal is unacceptable in principle as it constitutes a new dwelling in the countryside outside of the planning boundary for which no special circumstances have been demonstrated. Even if the application proposal could be justified as not constituting an isolated dwelling under paragraph 55 of the National Planning Policy Framework, insufficient information has been submitted to demonstrate that it is a sustainable development that can equally satisfy meeting the social, economic and environmental roles.

9.2 A new dwelling in this location would only seek to compromise the landscape and scenic beauty which has the highest status of protection and should be conserved within the National Park.

9.3 Notwithstanding this, the development does not seek to conserve the character and appearance of the Conservation Area and does not positively contribute or respond sympathetically to its local context and the distinctiveness of this unique built heritage. There are no public benefits to outweigh the harm resulting from the alteration and destruction of this

heritage asset. The proposed development would adversely affect the historic setting of adjacent listed buildings and would be highly likely to result in the loss of a Lime tree (amongst others) of the highest grading in direct conflict with the need to protect trees within the conservation area.

10 Reason for Recommendation and Conditions

It is recommended that the application be refused for the reasons set out below.

1. The proposal is unacceptable in principle as it constitutes a new dwelling in the countryside outside of the planning boundary. Insufficient information has been submitted and there is a failure to demonstrate that there are special circumstances or that the development is sustainable, and the proposed development would significantly compromise the landscape and scenic beauty of the South Downs National Park. In this respect the proposal conflicts with policies CT1 and ST3 of the Lewes District Local Plan, CPI0 of the Joint Core Strategy, GP1 and GP50 of the Partnership Management Plan and the National Planning Policy Framework.

2. The development does not seek to conserve the character and appearance of the conservation area and does not positively contribute or respond sympathetically to its local context. There are no public benefits to outweigh the harm resulting from the alteration and destruction of this heritage asset. The proposed development would adversely affect the historic setting of adjacent listed buildings and would be highly likely to result in the loss of a Lime tree (amongst others) of the highest grading in direct conflict with the need to protect trees within the conservation area. The proposed development is contrary to policies H2, H5 and ST3 of the Lewes District Local Plan, CPI 1 of the Joint Core Strategy, GP50 of the Partnership Management Plan and the National Planning Policy Framework.

11. Crime and Disorder Implications

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

Tim Slaney
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South Downs National Park Authority

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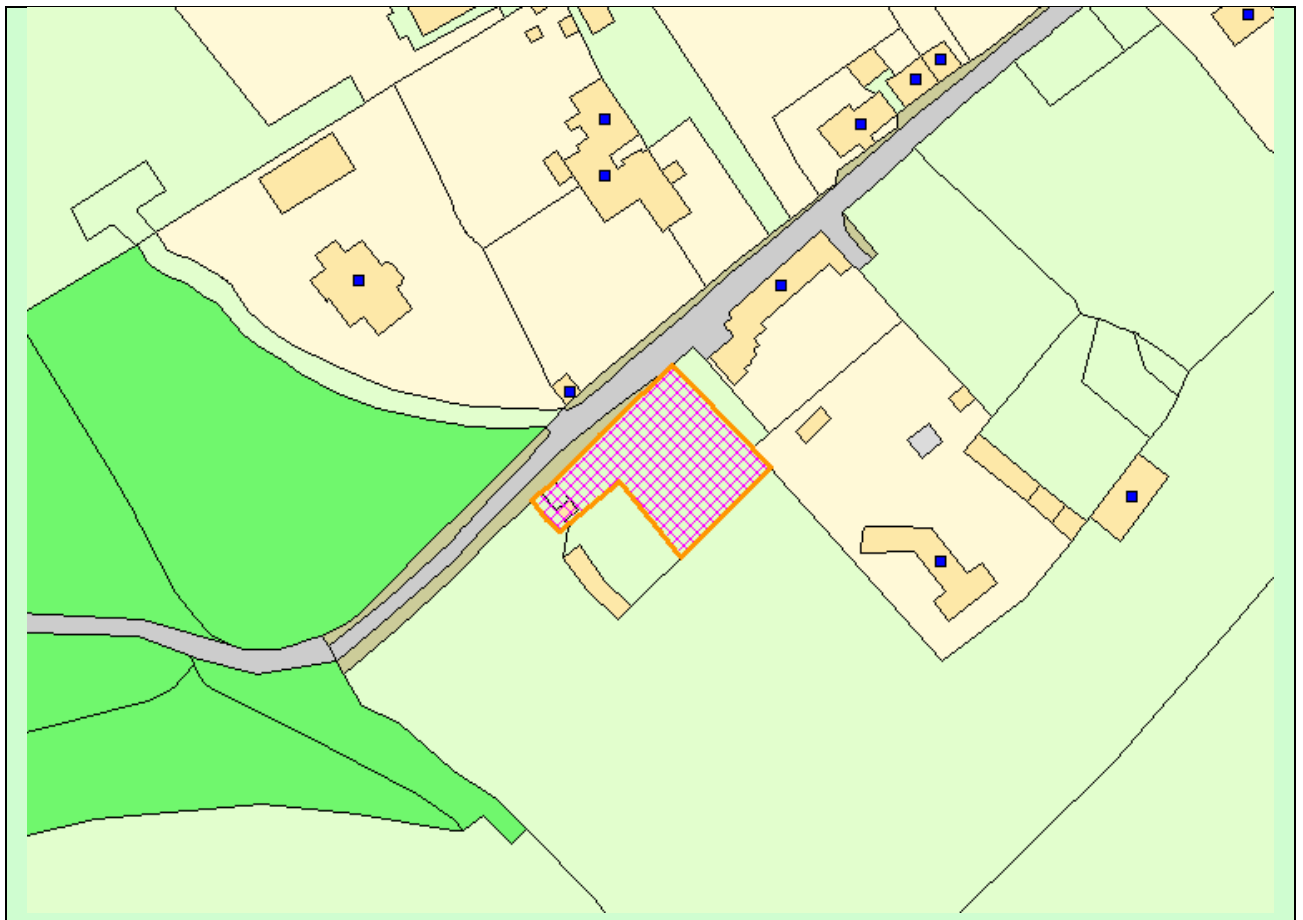
Appendices Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents

Appendix I

Site Location Map



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Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Further Information Received -	4107/16-01 RI ARBORICULTURAL		06.02.2017	Not Approved
Plans -	16.07.12.001		27.02.2017	Not Approved
Plans -	16.07.12.00		27.02.2017	Not Approved
Application Documents -	DESIGN AND ACCESS STATEMENT		13.01.2017	Not Approved
Application Documents -	TREE SURVEY SCHEDULE		13.01.2017	Not Approved
Plans - Location plan	16.07.12.001		23.01.2017	Superseded
Plans - proposed block plan	16.07.002A		13.01.2017	Not Approved
Plans - Proposed layout	16.07.12.008		13.01.2017	Superseded
Plans - proposed floor plans	16.07.12.009		13.01.2017	Not Approved
Plans - proposed elevations	16.07.12.010		13.01.2017	Not Approved
Plans - proposed elevations	16.07.12.011		13.01.2017	Not Approved
Site Photographs -	16.07.12.020		13.01.2017	Not Approved
Plans - Tree Constraints Plan	PJC/4107/16/A		13.01.2017	Not Approved
Application Documents - East Sussex County Council Monument Full Report	HER 436/16		13.01.2017	Not Approved
Application Documents - Preliminary Ecological Appraisal and Bat Roost Assessment	3256AO/16		13.01.2017	Not Approved
Application Documents - Arboricultural Impact Assessment and Method Statement	4107/16-01		13.01.2017	Not Approved
Plans -	16.07.12.008		27.02.2017	Not Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.