



## Appeal Decision

Site visit made on 17 April 2018

by **J Ayres BA Hons, Solicitor**

an Inspector appointed by the Secretary of State

Decision date: 8<sup>th</sup> May 2018

---

**Appeal Ref: APP/P1425/W/18/3193105**

**Meadow Business Centre, Old Uckfield Road, Ringmer BN8 5RW**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr D Scott against the decision of Lewes District Council.
  - The application Ref LW/17/0598, dated July 2017, was refused by notice dated 21 September 2017.
  - The development proposed is provision of six parking spaces.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matter

2. For clarity I have used the name of the appellant as stated on the Appeal Form.

### Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

### Reasons

4. The appeal site consists of former single storey agricultural buildings which have been converted into business units. The surrounding area retains much of its agricultural character, with gently undulating fields which allow views across the landscape. When observing the appeal site from Uckfield Road the buildings are set down slightly within the landscape which almost entirely screens the parking area. There is some additional vegetation within the vicinity of the buildings, which, along with the change in land levels, softens the impact of the built form. The access road is bordered by wire fencing, and constructed of a simple track with grass verge to each side, which collectively maintains the visual permeability of the landscape.
5. The additional parking would introduce a prominent and urban use to a sensitive, largely unspoilt countryside landscape. The additional landscaping included as part of the proposal, although in the form of a hedgerow, would introduce a feature that would restrict some views of the parking, however due to the surrounding open fields the vehicles would be highly visible from Uckfield Road. The impact of the parking spaces would be visually intrusive and result in the erosion of this countryside setting. The proposal would intensify the

industrial character of the business park which would be harmful to the rural landscape.

6. I appreciate that the appellant is keen to provide additional parking for visitors in order to safeguard the viability of the site. However, I do not consider that the desire for additional parking would justify the harm to the character of the area that would be caused by this particular proposal.
7. Accordingly, I find that the proposal would result in harm to this countryside setting and would conflict with Policy CP10 1(i) of the Lewes District Local Plan Core Strategy 2016 and Policy ST3 of the Lewes District Local Plan 2003 with regards to maintaining the character of the rural environment. The proposal would also conflict with the Ringmer Neighbourhood Plan 2016 in respect of protecting the landscape.

### **Conclusion**

8. For the reasons above, and taking into account all other matters raised, I conclude that the appeal should be dismissed.

*J Ayres*

INSPECTOR