

| | |
|--------------------|---|
| Report to | Planning Applications Committee |
| Date | 27 June 2018 |
| By | Director of Planning |
| Local Authority | Lewes District Council |
| Application Number | SDNP/17/05211/FUL |
| Applicant | Mr D Gorringe |
| Application | Erection of a feed storage barn |
| Address | Court Farm Keymer Road Ditchling East Sussex |

Recommendation: That the application be Approved for the reasons and subject to the conditions set out in paragraph 10 of this report.

IMPORTANT NOTE: This application is liable for Community Infrastructure Levy.

Executive Summary

This application proposes the erection of an agricultural feed storage barn. It would measure 20.7m by 42m with an overall height of 6.6m above ground level to match the height of existing barns it would sit alongside and to the south of. The proposed materials will be finished in colours to match existing buildings and the proposed building will be accessed from the existing track off Keymer Road. It is considered that there is a genuine agricultural need for this building and of this scale and that its visual effect in the wider landscape would not be materially harmful to the strategic gap between the settlements of Ditchling and Keymer.

I Site Description

1.1 The application site known as Court Farm is located off the northern side of Keymer Road (B2116), which for the purposes of planning policy, is just beyond the western side of the planning boundary for Ditchling, as defined in the Lewes District Local Plan.

1.2 The site currently comprises a dwelling (granted planning permission for an agricultural worker under SDNP/14/03711/FUL) and two agricultural portal framed buildings for cattle. Ditchling Pumping Station fronts onto the B2116 adjacent to the application site access and adjoining the site to the east.

1.3 The site is located within the South Downs National Park.

2 Proposal

2.1 The application proposes the construction of an additional barn for the storage of hay. The application is the subject of amended drawings to reduce its height and physical impact in the

surrounding countryside. The proposed barn, as amended, now measures 42m by 20.7m with an eaves height of 4.25m and measuring 6.6m to the ridge. This is the same as existing livestock buildings it would sit alongside and parallel to, although it would be sited 14m to the southern side of existing cattle barns. The proposed building would have a steel frame, with corrugated clad sides and sliding doors to the eastern end of the building. The barn would be covered with a green roofing sheet and have grey PVC downpipes.

2.2 The proposed building would be sited on an existing hard surfaced area and accessed via the existing track leading off the B2116.

2.3 The accompanying amended drawings (02, 04 and 05) provide details of the design and dimensions. The floor space of 869sq.m will provide the desired storage space for the applicant to be able to store fodder and bedding for up to 90 head of cows in calf or calved, which are currently stored outside at Court Farm, Ditchling. The building will also provide storage for farm machinery, which is currently outside.

2.4 Because of this lack of dry storage, some of the bedding and feed is damp, which increases the risk of mycotoxins and respiratory problems often associated with feeding cattle damp fodder, as well as bedding them on damp straw. This site is primarily used for calving, so maintaining good health standards is especially important for these animals.

2.5 The application is accompanied by a landscape and visual impact assessment.

Background

2.6 The applicant has over 40 years of farming experience and owns some 37 ha of land but farms six holdings with land totalling around 570ha. The applicant envisages that a minimum of 750 bales of barley straw and 300 bales of hay will be needed to feed and bed 60 head of suckler cows during calving at Court Farm.

2.7 The applicant feeds the suckler cows hay and straw which there is little information about although he believes this to be most cost effective method. To obtain a figure for the quantity of feed required, figures in relation to feeding suckler cows on grass silage have been taken from the Agriculture and Horticulture development board. In relation to the areas needed for storage, information has been relied upon from Agricultural Budgeting and Costings book 85th Edition November 2017.

2.8 The amount of usable space (excluding one bay measuring 6m wide needed for the storage of machinery) needed by the applicant for feed and bedding requirements is 3,024 cubic metres and the applicant therefore considers the barn of 3,131 cubic metres (volume measured to the eaves height and excludes storage of the machinery area) is the minimum desired and is appropriate and necessary.

3 Relevant Planning History

SDNP/12/02668/CND. Variation of condition 5 of planning approval LW/09/0609 (Creation of cattle yard comprising of one steel frame building, hardstanding and associated landscaping) to allow cows of all ages to be accommodated in the yard. Refused 26.12.12

SDNP/14/03711/FUL. Erection of agricultural dwelling. Refused 05.11.2014. Allowed on appeal 03.06.2015.

4 Consultations

4.1 Parish Council Consultee

The Parish Council objects to this application. The applicant states that the barn is required to store feed and bedding to service the calving facilities on site. However,

there are no cattle or calves on site and so the purpose of the building has not been proven. There has been no agricultural need established for a feed shed to service calves which are not present, and local evidence points to them having never been present on site. The application is incomplete, there is no site plan showing all of the buildings on site. This application represents incremental development in the strategic gap. The Council would expect this application to be called in by the SDNP. It is recommended that an article 4 Direction is made at this site.

4.2 Agricultural Appraisals - David Hall and Co

There is a genuine need for the proposed building and its desired size.

Please see the planning assessment.

ORIGINAL COMMENTS:

I refer to your instructions to undertake an agricultural appraisal on the need for an agricultural building at Court Farm, Ditchling. I have undertaken a site visit and discussed the proposed development with the applicant and his agent.

The Agricultural Enterprise.

The applicant operates a large agricultural enterprise at Court Farm in Ditchling, Waterhall Farm and Patcham Court Farm on the outskirts of Brighton and Lower Wapses Farm in Twineham. The land at Court Farm and Lower Wapses Farm is owned by the applicant. The land at Waterhall Farm and Patcham Court Farm is rented from Brighton and Hove City Council under tenancy agreements. The total land area farmed by the applicant extends to approximately 550 hectares (1360 acres).

The agricultural enterprise undertaken by the applicant is the breeding and fattening of a large cattle herd extending to approximately 300 cows with young stock aged between 6 and 24 months reared to fattening weight. The applicant also keeps a sheep flock.

I previously provided an agricultural appraisal on 30 July 2013, in response to a planning application for an agricultural workers dwelling, ref. no. SDNP/12/01754/FUL. The size of farming enterprise, comprising land area farmed, and the numbers and type of livestock kept, is (more or less) the same as when I submitted my report in July 2013.

The Property.

Court Farm, Ditchling comprises agricultural land and buildings extending in all to 37.2 hectares (92 acres). Please note the land area detailed in the report accompanying the application is incorrect. The land has been owned by the applicant since the mid 1990's.

Since acquiring the land at Court Farm the applicant has constructed two buildings specifically for housing cattle during the winter months and a dwelling house for occupation by an agricultural worker. The dwelling house is nearing completion and will soon be ready for occupation.

Proposed Development.

The applicant proposes to construct another agricultural building close to the two livestock buildings for the storage of cattle bedding and feed. The proposed building will cover an area of 30 metres x 21 metres and will be constructed of a steel frame with corrugated clad sides, with sliding doors to the eastern elevation.

The proposed building will be accessed via the existing access road from the public road to the livestock buildings.

Opinion on Need For The Proposed Building.

1. The proposed agricultural building is to be located on land used to operate an existing agricultural trade or business. The agricultural enterprise being operated by the applicant appears to be well managed, utilising modern machinery and equipment.

2. The two existing agricultural livestock buildings were utilised at the time of my inspection. They currently house cattle for fattening during the winter months. Normal agricultural practice is for the cattle to graze pasture land during the summer months of grass growth. During the winter some of the applicant's herd are housed inside the two buildings. When the livestock buildings are vacated in the spring time, the buildings are cleared of built up farm yard manure which is then spread upon farmland as natural manure to fertilise the land.

3. The presence of cattle housed in the livestock barns requires straw and hay to be stored nearby and ready to be used in the buildings. Both straw and hay should ideally be housed under cover in order that its quality does not deteriorate in inclement weather. For the above reason I consider that an additional agricultural building is reasonably necessary for agricultural purposes.

4. The report accompanying the application has not detailed the quantity of straw, hay and other feed required to feed and bed down the cattle housed in the two livestock buildings. For that reason, I do not consider there is sufficient justification for the size of building proposed.

5. The straw and hay storage requirements are as follows;
750 bales of straw @ 200 kg = 150 tons @ 17 cu. ms. per ton = 2550 cu ms.
300 bales of hay @ 300 kg = 90 tons @ 8 cu. ms. per ton = 720 cu. ms.
Total space requirement for straw and hay = 3270 cu ms.

6. The minimum size of storage barn to accommodate agricultural machinery and all the straw and hay required each year for the cattle kept at Court Farm would be approximately 3882 cu. ms. Based on these calculations I consider the building is large enough to accommodate all that is required to operate the livestock enterprise at Court Farm.

4.3 LE - Environmental Health

No objections to the proposal but would recommend a condition in relation to the construction of working hours.

4.4 LE - Tree & Landscape Officer

Comments awaited.

5 Representations

Six letters of objection have been received from 4 households as well as The Ditchling Society. Their concerns have been summarised as follows:

- Inaccurate drawings failing to show a dwelling and barn with roof lights.
- Cattle have not been seen at this site
- There is evidence of bales of hay covered in plastic being stored at the site
- The existing second barn could be used to store machinery and feed and there is no need for the proposed building
- Unsightly and visually intrusive in the surrounding SDNP countryside
- Given the flooding problem in the locality there is concern that the building will be constructed higher than is proposed (on a chalk base like those existing).
- The proposed development is of an excessive scale and together with existing buildings, cumulatively constitutes an overdevelopment of the site.

- Installation of many roof lights will contravene the dark skies policies of the SDNPA.
- Encroachment and erosion of the green space between Keymer and Ditchling.
- Exacerbate existing flooding problem.
- Health hazard from the smell and noise of cattle.

6 Planning Policy Context

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):

- South Downs National Park Local Plan - Submission 2018
- SDNPA Partnership Management Plan 2014

Other plans considered:

- Ditchling, Westmeston & Streat Neighbourhood Plan

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

National Park Purposes

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.

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

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)

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

- NPPF03 - Supporting a prosperous rural economy
- NPPF11 - Conserving and enhancing the natural environment

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

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

- CT1 - Planning Boundary and Key Countryside

- ST3 - Design, Form and Setting of Development

Partnership Management Plan

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.

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

- General Policy I
- General Policy 3
- Farming Policy I3

The Draft South Downs National Park Local Plan

The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26th September to 21st November 2017, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, and given the relative age of the **saved policies within the Lewes District Local Plan (2003)**, the policies within the **Submission South Downs Local Plan (2018)** are currently afforded **considerable** weight, depending on the level of objection received on individual policies.

The following policies are of particular relevance to this case:

- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies

8 Planning Assessment

8.1 The main issue of the proposed development is the effect on the character and appearance of the Keymer Road area between Ditchling and Keymer, and the landscape character of the South Downs National Park. Other issues include impact on nearby residential properties and highways.

Policy

8.2 "Paragraph 28 of the National Planning Policy Framework (NPPF) promotes the development and diversification of agricultural and other land-based rural businesses."

8.3 The application site is classified as being grade 3 agricultural land which is the best and most versatile agricultural land (annex 2 of the NPPF).

8.4 Paragraph 112 of the NPPF states that LPA's should use poorer quality land in preference to that of higher quality for significant development. In other words, the land (on which the application site falls) should be given priority for agricultural purposes over and above any other development. However, this is notwithstanding the great weight that should be given to conserving landscape and scenic beauty in National Parks (para 115).

The Appeal for consideration of an agricultural workers dwelling

8.5 The appeal is considered to be fundamental to the consideration of this application which granted permission for an agricultural workers dwelling by the Planning Inspectorate in June 2015. Obtaining planning permission for essentially a new dwelling in the countryside is extremely difficult to achieve. However, the applicant successfully demonstrated (under the revoked Annex A to planning Policy Statement 7 'Sustainable Development in Rural Areas') that it met functional and financial tests to prove that the holding was on a firm financial footing to avoid the risk of the business failing but a permanent dwelling remaining. It concluded that there was a proven case for a permanent agricultural dwelling at Court Farm.

8.6 The appeal decision also commented on third party representation with regards to whether or not farming activities were taking place at the holding, and in turn, whether there was a need for full time residency and a permanent dwelling at Court Farm. The Inspector noted that the applicant farms other land in the area, this holding being acquired on it being split from a larger farm on the retirement of the then farmer. The applicant supplied livestock movement records to show animals being on the holding and there were found to be good reasons why cattle were kept within East Sussex as a lower TB risk area. The Inspector considered this to be in accordance with the National Farmers Union and para 28 of the National Planning Policy Framework and the National Park aims and objectives. It was therefore considered that full time residency would further the aims of the effective use of land for agriculture and food production.

8.7 The above clearly demonstrates that there is a bone fide cattle operation and agricultural functional need at Court Farm.

Consultee comments from the agricultural advisor

8.8 The independent agricultural advisor re-inspected the site and read the accompanying report submitted with the application and prepared by Batchellor Monkhouse. He concluded that an additional agricultural building is reasonably necessary for agricultural purposes and that the building is large enough to accommodate all that is required to operate the livestock enterprise at Court Farm.

8.9 His comments are available for review at 4.2 of this report.

8.10 On the basis of the above comments, the information submitted in the report is accepted in good faith and it is considered that the applicant has provided satisfactory information necessary to justify the need for the proposed livestock building.

Character and Appearance

8.11 Policy CT1 that provides for agricultural uses states that the retention of the open character of the countryside is of heightened importance where it separates settlements and prevents their coalescence. It goes on to say that development may not be acceptable where its scale would significantly erode the gap. Saved Local Plan Policy ST3 sets criteria for development including the effect on the character and appearance of the area, landscape features and space around buildings. Joint Core Strategy Policy 8 seeks to promote a connected network of multi-functional green infrastructure by protecting and enhancing open spaces.

8.12 The site is within the South Downs National Park, a designation referred to in paragraph 115 of the Framework as requiring great weight to be given to the conservation of the landscape. The South Downs Partnership Management Plan sets out at General Policy 1 the aim of conserving and enhancing the natural beauty and special qualities of the landscape and its setting,

in ways that allow it to continue to evolve and become more resilient to the impacts of climate change and other pressures, and Farming Policy 13 states that the financial viability of farm businesses will be supported through appropriate infrastructure and diversification developments, in particular, encouraging those that will support sustainable farming. The group overseeing the emerging Neighbourhood Plan point to widespread support for maintaining the gap between Ditchling and Keymer.

8.13 Figure 3.7/1 in the adopted Neighbourhood Local Plan shows that there is a key view at point 8 which is from the Roman Road across the clay vale to the escarpment of the Downs. The NLP states that this area of low weald plays a critical role in providing visual and physical separation between Ditchling and adjacent settlements of Keymer (in this case) and it is essential to maintain its distinctiveness and the visual identity of villages either side (policies CONS 6 and 7). It draws upon the SDNPLP which also supports the conservation and enhancement of the open and undeveloped nature of existing gaps between settlements.

8.14 As part of the application the applicant was asked to submit a Landscape and Visual Impact Assessment. The assessment has been carried out by a Landscape Architect and provides a suitable commentary on the landscape character, viewpoints and the sensitivity of receptors.

8.15 The LVIA has considered the effects on visual amenity from 15 viewpoints. These are as follows;

1. The entrance to court farm
2. From Keymer Road in three places
3. From Silverdale Gardens
4. From public footpath 47b in four places
5. From public footpath 46a
6. From public footpath 46d
7. From the Oldland Windmill
8. From St Margaret's Church
9. From Ditchling Beacon, and
10. From near Burnthouse Bostall

8.16 A summary of the anticipated effects on visual amenity is that *"the site is located to the south of existing agricultural buildings. There is a swathe of native woodland and scrub to the north of these buildings. The existing buildings and vegetation is an effective screen to the north of the proposed building, reducing the effect on views from the north, even from the close proximity of public footpath 47B"* (Although it would be around 206m away). *"The site is also well screened from more distant receptor viewpoints to the north at Lodge Hill and at Oldland.*

8.17 *The proposal site cannot be seen from publicly accessible locations within Ditchling Conservation Area. There is no anticipated effect on the view gained from the Church of St Margaret which is gained from a raised knoll within the Conservation Area with the greatest sensitivity in relation to the proposal site.*

8.18 *The effect on views from the scarp of the South Downs is negligible and difficult to discern with the naked eye. Intervening hedgerows and trees would screen most of the proposed building.*

8.19 *The effects on view are assessed as being no greater than minor from all viewpoints with the exception of View 1, gained from the entrance at a gap in the hedgerow allowing views onto the proposal site. The view could be glimpsed by passing motorists and pedestrians. This view does not contain any significant heritage or landscape features and the proposal would not detract from visual amenity in the wider landscape.*

8.20 *The LVIA recommended mitigation for effects on visual amenity to retain the existing surrounding vegetation. The recent hedgerow to the south of the proposal site should be retained and allowed to reach a mature height of 3m or greater.*

8.21 *The building should be constructed with materials of a natural colour. Cement fibre sheeting is available in a dull grey or anthracite colour and metal sheeting should be coloured in an olive green colour to match existing buildings and harmonise with the surrounding natural landscape.”*

8.22 The applicant was asked to amend the height of the proposed building reducing it by 2m to be no higher than existing barns it would be sited next to. In doing so, this has increased the footprint but it is considered that this is an improvement and in accordance with officer advice to reduce its visual prominence in the wider landscape.

8.23 The SDNPA Link Officer has also suggested a planning condition for tree/vegetation planting to further reduce the visual impact of the proposed building in respect of the views from Silverdale Gardens and Keymer Road (3) as identified in the LVIA.

8.24 The SDNPA Link Officer has also commented on the dark night skies policy and the need for preservation of the dark skies at night. This issue has been raised with the applicant given that the proposed building has 14 roof lights on both its north and southern elevations (drawing no. GP02). The applicant has confirmed that he does not wish to create additional light spillage in the SDNP but does require a light source within the barn for operational purposes. The applicant considers that the skylights are paramount to provide enough natural light into the building. Internal artificial lighting would only be required in the case of an emergency and the applicant will accept any planning condition subject to planning permission being granted, to minimise artificial lighting.

8.25 It is considered that the proposed building has been sited to minimise the effect on visual amenity within the wider landscape. Its siting has been carefully considered consolidating its footprint with other existing agricultural buildings and within proximity to utilise the existing access track. Its height has been reduced to match existing barns that it would be adjacent to and it would be set back and behind a hedgerow when viewed from Keymer Road. It could only be glimpsed by passers' by. The materials would also be restricted to ensure its appearance harmonises with its rural surroundings.

8.26 A planning condition requesting the details of levels can also be included as part of any planning permission to ensure the building is constructed at the approved height.

8.27 Given this is the case, it is considered that the proposed agricultural building is acceptable within its context in this location and would not result in material and demonstrable harm to the open character and this otherwise important gap between settlements.

Living conditions for the occupants of nearby dwellings

8.28 It is considered that the proposed barn would not cause any material harm to the living conditions of residential properties within the locality. The nearest properties are situated to the west at Silverdale and are over 100m away to their rear garden boundaries.

8.29 In terms of noise, Court Farm has an existing agricultural use. The planning statement accompanying the application, states that at present cows are brought to Court Farm a couple of days prior to calving. They are fed hay, silage and haylage and are bedded on straw, all currently stacked on the farm. Therefore, it is not envisaged that the proposal of a livestock building would increase vehicle movements and the generation of additional noise and a disturbance in this respect.

8.30 Any noise and smell generated from the cattle would not constitute planning grounds for refusal and is expected in such a location with this existing use.

Highways

8.31 The access was approved under the appeal for the proposed agricultural workers dwelling. This is considered to be satisfactory to serve the proposed building. It is considered that the proposed building would not result in any material harm by way of increased traffic

movements. The applicant has confirmed that any traffic movements involving the tractor and movement of feed will be negligible if not fewer than the existing set up.

9 Conclusion

9.1 Overall, it is considered that the proposed development is acceptable and should be granted planning permission. The independent agricultural advisor has concluded that there is a genuine agricultural need for the building and of the size desired. With the mitigation measures in place it is considered that the building will not materially harm the open character of the low weald and what is considered to be an important strategic gap between settlements of Ditchling and Keymer.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended) to comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. No development shall commence until details/samples of all external materials have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with that approval.

Reason: To conserve the landscape character of the countryside in accordance with policies ST3 of the Lewes District Local Plan, CP10 of the Joint Core Strategy, GP1 of the South Downs National Park Partnership Management Plan, SD4 and SD5 of the South Downs Local Plan and CONS 6 and CONS7 of the Ditchling, Streat & Westmeston Neighbourhood Plan and the National Planning Policy Framework.

4. Development shall not begin until details of finished floor levels in relation to the existing ground levels have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with these details.

Reason: In the interest of residential amenity and the character of the locality having regard to policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

5. No lighting shall be installed either internally or externally without the details first submitted to and approved in writing by the Planning Authority.

Reason: In accordance with the dark night skies policy to preserve the character and appearance of the countryside in accordance with policies GP3 of the South Downs Partnership Management Plan, SD8 of the South Downs Local Plan, CP10 of the Joint Core Strategy, CONS8 of the Ditchling, Streat & Westmeston Neighbourhood Plan and the National Planning Policy Framework.

6. Any works in connection with this permission shall be restricted to the hours of 0800 to 1800 Mondays to Fridays and 0830 to 1300 on Saturdays, and not at any time on Sundays, Bank or Public Holidays.

Reason: In the interest of the amenities of the adjoining residents having regard to ST3 of the Lewes District Local Plan and CPI0 of the Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved and maintained thereafter. The details shall include planting specifically tailored to mitigate the development hereby permitted from views 3 and 13(3) as specified in the Landscape Visual Impact Assessment. The hedgerow to the south should be retained and allowed to reach a height of 3m or more.

Reason; To enhance the general appearance of the development having regard to policy ST3 of the Lewes District Local Plan, CPI0 of the Joint Core Strategy, GPI of the South Downs National Park Partnership Management Plan, SD4 and SD5 of the South Downs Local Plan and CONS 6 and CONS7 of the Ditchling, Streat & Westmeston Neighbourhood Plan and to comply with 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 within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Tim Slaney
Director of Planning
South Downs National Park Authority

Contact Officer: Mrs Rachel Richardson (Lewes DC)
Tel: 01273 471600

email: rachel.richardson@lewes-eastbourne.gov.uk

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



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2016) (Not to scale).

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 |
|--|---------------|------------|--------------|----------|
| Reports - | 214FD/LVIA/01 | Part I | 19.03.2018 | Approved |
| Reports - | 214CFD/LVIA/A | Appendix A | 09.03.2018 | Approved |
| Plans - | GP02 | | 09.03.2018 | Approved |
| Plans - | GP03 | | 09.03.2018 | Approved |
| Plans - | GP04 | | 11.06.2018 | Approved |
| Plans - | GP05 | | 11.06.2018 | Approved |
| Plans - location | | | 13.06.2018 | Approved |
| Plans - block | | | 13.06.2018 | Approved |
| Application Documents - Planning Statement | | | 11.06.2018 | Approved |
| Plans - LANDSCAPE AND VISUAL IMPACT ASSESSMENT | | | 19.03.2018 | Approved |
| Plans - LANDSCAPE AND VISUAL IMPACT ASSESSMENT | | | 09.03.2018 | Approved |

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