

Report to **Planning Applications Committee**
Date **13 March 2019**
By **Director of Planning**
Local Authority **Lewes District Council**
Application Number **SDNP/18/06553/FUL**
Applicant **Mrs C Robinson**
Application **Demolition of existing horticultural barn and erection of new single storey dwelling with associated landscaping**
Address **The Beacon Nurseries
Beacon Road
Ditchling
BN6 8XB**

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

1 Site Description

1.1 The application site the subject of this proposal is located to the south of Ditchling, outside of the defined settlement boundary and within the National Park. The site itself is a paddock with a horticultural/stables building accessed off of Beacon Road by a private track which serve 5 existing dwellings. The site is located outside of the planning boundary. The site is located to the south of the track with residential properties and their associated curtilages to the south, east and west.

2 Proposal

2.1 The proposal is for the demolition of existing horticultural/stables building and erection of new single storey dwelling with associated landscaping.

3 Relevant Planning History

N/A.

4 Consultations

Parish Council Consultee

Ditchling Parish Council wish to object to the above application as it is contrary to the following policies:

Policy DS1 of the Ditchling, Streat and Westmeston Neighbourhood Plan; Strategic Policy SD25 - Development Strategy SDNP Local Plan; and as defined by the Lewes Core Strategy 2016, saved Local Plan Policy RES6.

5 Representations

67 representations received supporting the proposal as it is considered to compliment the adjoining properties and is an improvement of a "brownfield site", "the design of the building is unobtrusive and blends in nicely with the surrounding countryside" and "the existing horticultural barn and concrete hardstanding has not been used for several years and I consider this small one story dwelling would be a practical way of using this space" and "although the plot is outside the village boundary, the neighbourhood plan allows for development outside the boundary under certain circumstances. The plot was part of Beacon Nurseries and originally was occupied by greenhouses. It is surrounded by other houses" and "the proposed replacement, in my opinion, blends well with the existing housing and has been designed to be a visually appealing development which meets all the legal criteria determined by the South Downs National Park".

One representation received supporting the application however concerned with the repair of the drive to the property during construction works.

Eleven objections received commenting that it "is contrary to the development aims of the Neighbourhood Plan and if allowed will set a precedent for the conversion of any "horticultural barn" into a dwelling". Also concerns about the repair of the private shared access track.

The Ditchling Society - expressed concern about this application. "On the face of it, the site and design of the dwelling appear perfectly acceptable. However, the location is outside the settlement boundary of Ditchling Village and within the South Downs National Park, and therefore should be subject to rigorous scrutiny.

The Beacon Villages Neighbourhood Plan Development Strategy supports development within the settlement boundary but lays down strict criteria for development outside this area. We believe that this application meets none of these, nor SD25 of the draft South Downs Plan.

The intention of the Neighbourhood Plan (and that of the South Downs Park Authority) is to prevent creeping development outside the settlement boundary or identified and approved development sites. It should be noted that The Beacon Parishes Plan contains more than the allocated number of new dwellings.

This application rests on the premise that it is 'previously developed land' and therefore can be regarded as an exception to DS1 and SD25. The site was once part of Beacon Nurseries but has for many years been used as an equestrian facility with the building used as loose boxes, the concrete base as hard standing with a grazing field beyond.

The NPPF definition of 'previously developed land' reads as follows:

"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape."

Horticulture, along with fruit and seed growing, comes under the definition of Agriculture, and therefore is excluded from this classification, and in turn, does not meet the criteria in Clause (g) of DS1 and SD25.

Were change of use to be granted because it has in recent years been used for equestrian purposes, this would create a threatening precedent. There are stable blocks scattered throughout our parish both isolated and alongside clusters of housing, and our fear is that by approving this application it will set a precedent for the potential to develop such sites. As an example of this we would draw

your attention to application SDNP/18/02906/FUL to convert a stable block at 44 Beacon Road, Ditchling. Outside the settlement boundary, this was refused by the SDNPA in part on the grounds of creeping development, but has now gone to appeal.

Conversion of stables and other outbuildings is not in line with the aims and policies of the Neighbourhood Plan which are designed to encourage desirable and controlled development and resist the potential for disparate change of use.

We have no doubt that approval of this application SDNP/18/06553/FUL for change of use to residential land will open the floodgates for similar development and The Ditchling Society urge the Planning Authority to consider its potential effect together with the vision, and restrictions, of the Beacon Villages Neighbourhood Plan".

Westmeston Parish Council - objected to the application "Westmeston, Street and Ditchling prepared The Beacon Villages Neighbourhood Development Plan (NDP) based on extensive public consultation and overwhelming referendum support. Ditchling Parish Council has voted to oppose this proposal. Westmeston Parish Council similarly opposes the proposed development.

This proposal is outside the settlement boundary and contrary to the NDP. The argument that this is a single low profile house must be resisted to protect the area of the SDNP outside the settlement boundary. Likewise any extension of the boundary".

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 **South Downs National Park Local Plan - Submission 2018** and the following additional plan(s):

- Lewes District Council - The Core Strategy (Local Plan Part 1) 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 on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should 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:

NPPF - Requiring good design.

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 **South Downs National Park Local Plan - Submission 2018** are relevant to this application:

- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD25 - Development Strategy

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

- CP2 - Housing Type, Mix and Density

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 and Outcomes are of particular relevance to this case:

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 26 September to 21 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 48 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 South Downs National Park Local Plan - Submission 2018**, 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 SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD25 - Development Strategy

8 Planning Assessment

Policy

National Planning Policy Framework (NPPF)

8.1 Paragraphs 77, 78 & 79 of the NPPF specifically relate to rural housing. Paragraph 77 says that "in rural areas, decisions should be responsive to local circumstances and support housing developments that reflect local needs". Paragraph 78 states that "to promote sustainable

development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services". It is considered that the application property would provide an additional dwelling within Ditchling suitable for occupation by a broad range of occupants. The dwelling is small in size and single storey which result in it being suitable for future occupants with differing needs. This also reflects policy CP11 of the Lewes District Local Plan which requires that developments be "accessible to all".

8.2 Paragraph 79 relates to development of isolated homes in the countryside. However in this instance it is not considered that the application proposal would constitute an isolated development as the property would sit within a cluster of existing residential dwellings.

South Downs National Park Local Plan (SDNPLP)

8.3 Although the South Downs National Park Local Plan has not been formally adopted it is at an advanced stage and therefore is a material consideration which should be afforded significant weight.

8.4 Policy SD5 (Design) states that development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. Development should "integrate with, respect and sympathetically complement the landscape character" and "contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features". It is considered that the design and materials of the proposed dwelling complies with the objectives of SD5 in relating the proposed development to the surrounding residential properties as well as the character of the existing paddock and semi-rural nature of the surrounding area. The scale of the proposed dwelling is similar to that of the existing building and significantly less than that of the other residential dwellings along the lane.

8.5 SD5 also requires that "new housing needs to be appropriate for the widest range of households and should therefore be adaptable, accessible and durable over time to accommodate people of all ages and abilities, without diminishing overall appearance and function". The proposed dwelling is single storey in design and offers three bedrooms. It is considered that the design of the dwelling allows it to be fully accessible to a wide range of users.

8.6 Policy SD25 (Development Strategy) relates to developments within and outside settlement boundaries. The application site is outside the defined settlement boundary. SD25 states that "exceptionally, development will be permitted outside of settlement boundaries, where it complies with relevant policies in this Local Plan, responds to the context of the relevant broad area and it is an appropriate reuse of a previously developed site, excepting residential gardens, and conserves and enhances the special qualities of the National Park". It is considered that the size and design of the proposed dwelling respects and compliments the character of the area. The palette of materials proposed will reflect the wider appearance of the buildings within the local area and would not look out of place in a rural location. It is considered that the reuse of this land for the siting of a dwelling would not result in a detrimental impact on the appearance of the site, indeed it is considered that it would fit in with the surrounding residential character of the area to the east, south and west. The design of the dwelling also allows it to respect the open countryside across the access road to the north of the site and the green roofs will enable the property to blend into the rural vernacular.

8.7 Paragraph 7.13 of policy SD25 encourages the efficient use of land. The policy recognises that "Throughout the National Park, development pressures are great, whilst availability of land suitable for development is scarce. Furthermore, many of its villages and towns are characterised by relatively densely clustered, small buildings. Therefore it is important to make efficient use of land that does become available and is suitable for development. This approach is likely to encourage a design of new development that respects traditional patterns of built form, whilst reducing demand for additional land supply to meet local communities' needs". It is considered that a relatively small, single storey, well designed dwelling in this location would be an efficient

use of previously developed land and allow for an additional residential dwelling within the local area.

8.8 Strategic policy SD8 (Dark Night Skies) is also relevant to this proposal. This policy states that development proposals must demonstrate that all opportunities to reduce light pollution have been taken". The north and west elevations of the property have been designed with minimal openings. The southern elevation has been designed with louvered blinds to screen any light emitted from the habitable room within. It is considered that the design of the dwelling allows for the protection of the immediate area for additional light pollution.

Lewes District Local Plan

8.9 One of the key strategic objectives of policy CP2 (Housing Type, Mix and Density) is "To conserve and enhance the high quality and character of the district's towns, villages, and rural environment by ensuring that all forms of new development are designed to a high standard and maintain and enhance the local vernacular and 'sense of place' of individual settlements". CP2 states that housing developments should "reflect the site context including character of the surrounding area". It is considered that the design and size of the proposed dwelling reflects the character and appearance of the surrounding area as well as the previous use of the land as stables and horticultural barn with paddock area. The soft landscaping proposed is considered to reflect the character of the residential properties that surround three sides of the application site.

8.10 One of the key objectives of policy CP11 (Built and Historic Environment) is "to conserve and enhance the high quality and character of the district's villages, and rural environment by ensuring that all forms of new development are designed to a high standard and maintain and enhance the local vernacular and 'sense of place' of individual settlements". In order to meet this key objective CP6 states that development should "respect, and where appropriate, positively contributes to the character and distinctiveness of the district's unique built and natural heritage and responds sympathetically to the site and its local context and is well-integrated with the surrounding area". Development should also be "accessible to all". It is considered that the single storey, small scale nature of the design as well as the proposed external finishes of the dwelling positively respond to the aims and objectives of CP11 and will help relate the property to the surrounding area.

8.11 It is considered that the proposed dwelling has been designed so as to appear as a small scale agricultural building in character and materials and it is considered that this style of building reflects the semi-rural nature of the site as well as echoing the surrounding residential properties and would not look out of keeping within the wider area and it is considered that the design and the proposed materials comply with CP11 (Built and Historic Environment).

Ditchling, Streat and Westmeston Neighbourhood Development Plan

8.12 Paragraph 1.6.3 (Housing) states that the parishes will support residential development that:

- I. provides a broad mix of housing, including shared equity and shared ownership housing, for rent or purchase for residents of all generations and economic circumstances and particularly for young people who have grown up or are employed in the area;
- II. is small scale and sustainably designed and constructed, and blends with the local style and character of the area;
- III. is contained within the settlement boundary as revised herein;
- IV. has adequate provision for residents' off-street parking;
- V. provides for traffic calming on the adjacent main highway in conjunction with ESCC.

8.13 Policy DS1 (Development Strategy) states that "exceptionally, development will be permitted outside of the settlement boundary where it complies with relevant policies in the development plan, and: it is an appropriate re-use of a previously developed site, excepting residential gardens". It is considered that the proposed dwelling is small in scale and designed to reflect the local character as well as being an appropriate re-use of a previously developed site

Design

8.14 The application site the subject of this proposal is a paddock with a stables building, accessed off of Beacon Road. The site is outside of the planning boundary. The proposal is for the demolition of existing horticultural barn and erection of new single storey three bedroom dwelling with associated landscaping. The dwelling will have an 'L' shaped footprint.

8.15 The existing building was originally a horticultural barn but has been used as a stables/horticultural use for some time. The site itself previously contained greenhouses for horticultural purposes prior to 1988 when they were destroyed in storms. The existing building is a timber clad with a dual pitch roof and measures approximately 10.0m wide, 5.0m deep and 3.7m high. The paddock is surrounded on its eastern, southern and western sides by detached residential dwellings siting within good sized plots. To the north of the site is open countryside. The dwelling is screened from the countryside to the north by established hedge planting on the north side of the shared access track.

8.16 The proposed dwelling would measure approximately 15.0m long and is 5.0m deep. The overall height of the dwelling is 3.5m. The two 'wings' of the L shaped building will have mono-pitch green roofs and where the two 'wings' meet the front corner of the property will have a flat roof.

8.17 The dwelling has been designed in an 'L' shape with two 'wings' that meet at a corner point that acts as the entrance to the dwelling. The walls will be finished in vertical timber cladding which is considered to reference the appearance of the stables structure that is currently on the site. The green roofs are considered to replicate the feel of the paddock that the building is located within and also helps tie the building to the semi-rural character of the surrounding area. The design is considered to be contemporary in appearance whilst being constructed from a palate of materials that reflects the previous use of the site as well as the semi-rural location of the property.

8.18 The property is set back from Beacon Road behind existing dwellings and is accessed via a shared drive off of Beacon Road that serves five other dwellings. The plot is directly behind the property known as 'Three Oaks' and has limited presence when viewed from the public realm. The site currently has two off-road parking spaces and an area of hardstanding across the centre of the site and the proposal will result in the retention of two car parking spaces and also the removal of the unsightly hardstanding. The access will remain unchanged.

Comments on Representations

8.20 Ditchling Parish Council objected to the application they considered it contrary to the following policies: Policy DS1 of the Ditchling, Streat and Westmeston Neighbourhood Plan; Strategic Policy SD25 - Development Strategy SDNP Local Plan; and as defined by the Lewes Core Strategy 2016, saved Local Plan Policy RES6.

8.21 The above comments are noted and the policies DS1 and SD25 are addressed in the 'Policy' section above. Policy RES6 (New Development in the Countryside) of the Local Plan is no longer relevant. The policy is considered to be inconsistent with the National Planning Policy Framework (NPPF) and therefore this policy cannot be used as a material consideration, and the policies within the NPPF become prevalent. The policies within the NPPF are considered above within the 'Policy' section.

8.22 Paragraph 12 of the NPPF states that "The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed". It is considered that the material conditions above support the proposal for the residential dwelling in this location. It is also worth reiterating that it is considered that the proposal does comply with policy DS1 of the Neighbourhood Plan as outlined in the 'Policy' section above.

Summary

8.23 It is considered that the replacement of the stable building with a residential dwelling is acceptable in this instance. Although the application site is outside of the planning boundary and not identified for residential development in the Neighbourhood Plan the application site is not part of an existing residential garden and the proposal is considered to be a re-use of previously developed land due to the stable/ horticultural building currently located on the site. The relatively small scale of the design and the character of the proposal appearing similar to the existing stable block in terms of scale and massing allow the existing character of the site to be retained. The location of the application site within the central core of surrounding residential dwellings also allows the dwelling to respect the character and appearance of the surrounding area, reflecting both the residential nature of the site as well as the green roof and timber cladding reflecting the rural nature of the area to the north which borders the access track. The creation of a new dwelling on this plot would not be out of character with the surrounding land uses or pattern of development.

8.24 It is considered the proposal will not have a detrimental impact on the character or appearance of the surrounding area and the wider National Park, and will not unduly impact on the residential amenities of local residents, in accordance with Policies CP2 (Housing Mix, Type and Density) and CP11 (Built and Historic Environment) of the Lewes District Local Plan and SD5 (Design), SD8 (Dark Skies) and SD25 (Development Strategy) of the South Downs Local Plan (Pre-submission) and DS1 (Development Strategy) of the Ditchling, Streat and Westmeston Neighbourhood Development Plan.

8.25 The development is not considered to be contrary to the objectives of the South Downs National Park Partnership Management Plan, which is the over-arching strategy document for the management of the South Downs National Park, and accords with Policy 50 which deals with housing, design, and supporting balanced communities.

9 Conclusion

9.1 It is recommended that planning permission be granted.

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. Before the development hereby approved is commenced on site, details/samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard policy SD5 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

4. 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. If within a period of two years from the date of the planting any tree, or any tree planted in replacement for it, is removed, uprooted destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason; To enhance the general appearance of the development having regard to policy SD5 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the dwelling or in accordance with the programme approved in writing with the Local Planning Authority.

Reason: To enhance the general appearance of the development having regard to policy SD5 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

6. Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interest of residential amenities of the neighbours having regard to policy SD5 of the South Downs Local Plan.

7. All waste materials to be stored; removed from the site and disposed of in an appropriate manner to an approved site. There should be no bonfires on site.

Reason: In the interest of residential amenities of the neighbours having regard to Policy SD5 of the South Downs Local Plan.

8. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters,

- o the anticipated number, frequency and types of vehicles used during construction,
- o the method of access and egress and routeing of vehicles during construction,
- o the parking of vehicles by site operatives and visitors,
- o the loading and unloading of plant, materials and waste,
- o the storage of plant and materials used in construction of the development,
- o the erection and maintenance of security hoarding,
- o the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- o details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with SD5 of the South Downs Local Plan.

9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and the National Planning Policy Framework.

10. Details of the siting and design of the external electric car charging points to be provided, shall be submitted to and approved in writing by the Local Authority prior to installation. The works hereby permitted shall be carried out in accordance with the approved details before the units are occupied.

Reason: To secure a proper standard of development having regard to policy CP14 of the Lewes Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

11. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development described in Part 1, classes A-E of Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing.

Reason: A more intensive development of the site would be likely to adversely affect the appearance and character of the area having regard to policy CP2 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

12. No external lighting, either on the building or within the curtilage shall be installed/erected without the prior written approval of the Local Planning Authority.

Reason - To preserve the character of the area and to prevent light pollution in this countryside setting 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.

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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: Matthew Kitchener (Lewes DC)
Tel: 01273 471600
email: matthew.kitchener@lewes-eastbourne.gov.uk

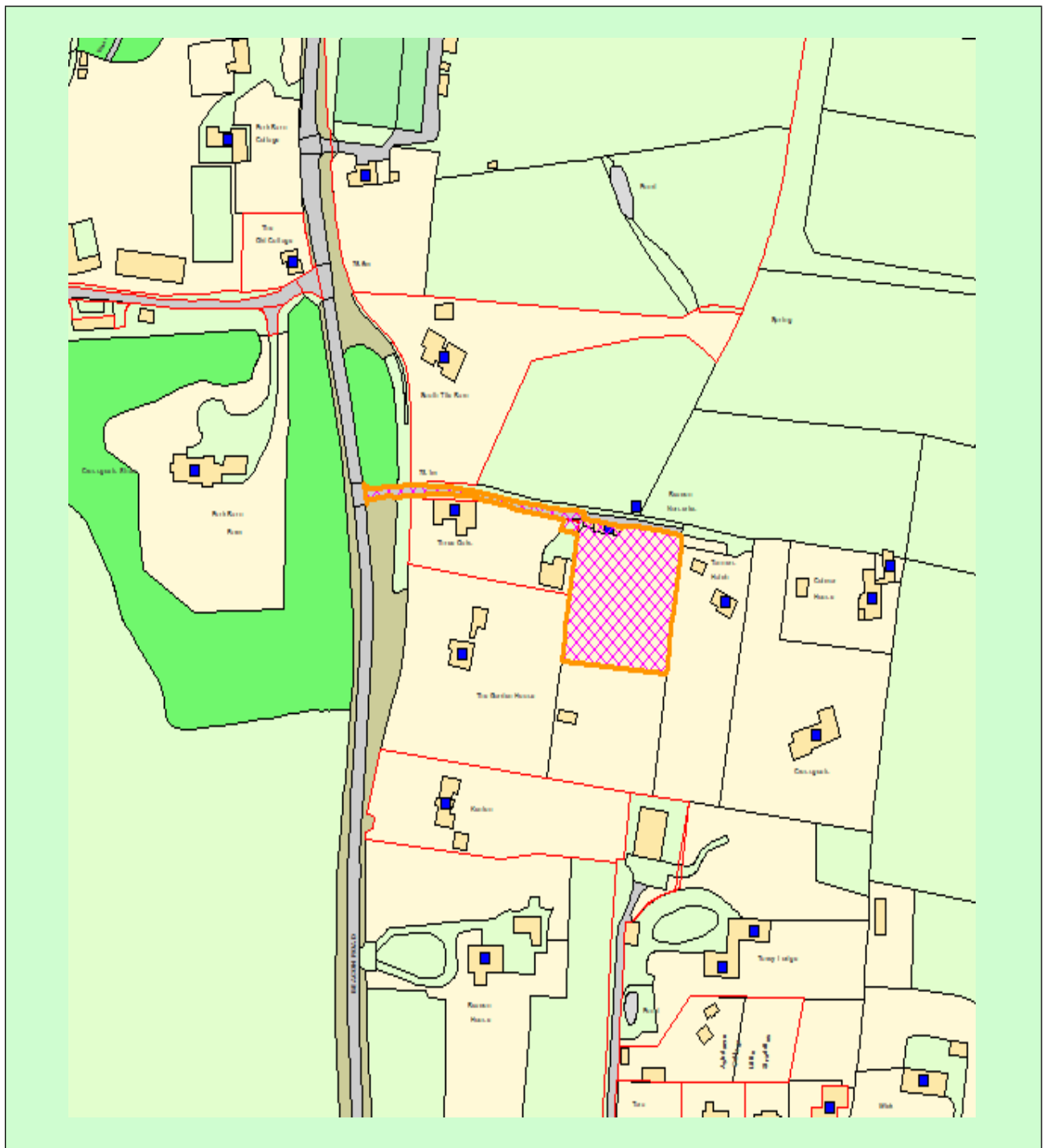
Appendices Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents

Appendix 1

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
Plans - LOCATION PLAN	1851-P-001		24.12.2018	Approved
Plans - BLOCK PLAN	1851-P-002		24.12.2018	Approved
Plans - EXISTING SITE SURVEY	1851-P-003		24.12.2018	Approved
Plans - EXISTING ELEVATIONS	1851-P-004		24.12.2018	Approved
Plans -	1851-P-005		24.12.2018	Approved
Plans - PROPOSED FLOOR PLAN	1851-P-006		24.12.2018	Approved
Plans - PROPOSED NORTH ELEVATION	1851-P-007		24.12.2018	Approved
Plans - PROPOSED EAST ELEVATION	1851-P-008		24.12.2018	Approved
Plans - PROPOSED SOUTH ELEVATION	1851-P-009		24.12.2018	Approved
Plans - PROPOSED WEST ELEVATION	1851-P-010		24.12.2018	Approved
Application Documents - DESIGN & ACCESS STATEMENT			24.12.2018	Approved
Application Documents - LANDSCAPE & VISUAL IMPACT ASSESSMENT			24.12.2018	Approved
Application Documents - NOISE IMPACT ASSESSMENT			24.12.2018	Approved
Application Documents -	Ecological Appraisal		05.02.2019	Approved

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