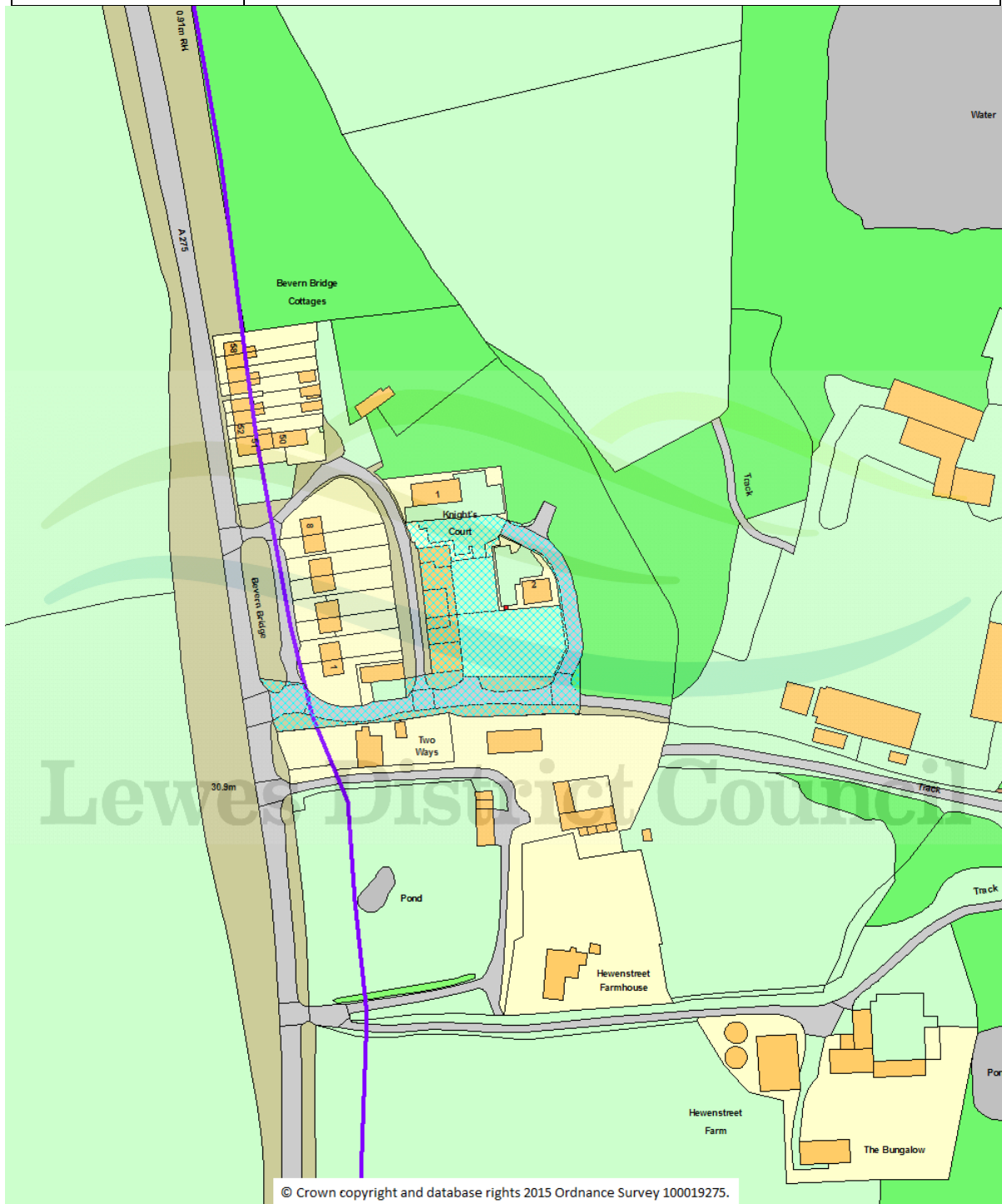


APPLICATION NUMBER:	LW/17/0030	ITEM NUMBER:	9
APPLICANTS NAME(S):	EA Strategic Land LLP	PARISH / WARD:	Hamsey / Barcombe & Hamsey
PROPOSAL:	Outline Planning Application for Redevelopment of the site with six residential units		
SITE ADDRESS:	Knights Court South Road South Common South Chailey East Sussex		
GRID REF:	TQ 39 15		



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is located in open countryside on the eastern side of the A275, approximately 5km to the north of Lewes and 1.2km to the south of South Chailey. The site covers an area of approximately 0.3 hectares and is occupied by a large open scaffolders yard with a barn like building along the western boundary serving as storage and office space. Two further commercial buildings are located to the north and east of the site and currently provide office floorspace in single storey modern buildings with clay tiled pitch roofs, and with accommodation within the roof space.

1.2 The site is accessed via an existing track off the A275. This access serves the site as well as a number of residential properties, the two small business units at Knights Court, as well as the vacant site known as Old Hamsey Brickworks which has outline permission for the development of 49 residential units and 8 commercial units.

1.3 To the north of the access road, are located a row of semi-detached houses fronting onto the A275 which were built sometime in the early 1960's with a further terrace of houses built in the late 19th century to accommodate workers on the brickyard site. There are also a number of detached dwellings located on the southern side of the access road.

1.4 The proposal is seeking outline permission to redevelop the site to provide 6 residential units. These would be set back from the lane, with a 300sq.m landscaped area fronting the track, and with parking to the rear. The development would provide a density of approximately 18 units per hectare.

2. RELEVANT POLICIES

LDLP: – CP2 – Housing Type, Mix and Density

LDLP: – CP4 – Economic Development and Regeneration

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – CP13 – Sustainable Travel

LDLP: – ST03 – Design, Form and Setting of Development

LDLP: – HNPEN1 – Development Outside Settlement Boundary

LDLP: – HNPH7 – Excellence in Design

LDLP: – HNPH8 – Design & Materials

3. PLANNING HISTORY

LW/17/0030 - Redevelopment of the site with six residential units -

LW/15/0897 - Removal or variation of condition 12 relating to LW/00/1670 for the extension of operating hours to 24 hours a day for Unit 1 only - **Withdrawn**

LW/12/0100 - Variation to condition 12 of planning approval LW/00/1670 to amend operational hours of unit to 24hrs a day - **Withdrawn**

LW/12/0692 - Variation to condition 6 of planning approval LW/96/1642 (Change of use to Industrial Use B1/B8) to amend operational hours of unit to 24hrs a day for emergency access - **Withdrawn**

LW/01/1874 - Construction of six units for B1, B2 & B8 office & light industrial use, associated car parking & turning areas. - **Approved**

LW/00/1670 - Construction of three units for B1 & B8 Office and Light Industrial Use together with associated access, parking and turning areas - **Approved**

LW/98/0558 - Section 73A Retrospective application for change of use of carpenters shop to office with sanitary accommodation - **Approved**

LW/92/0308 - Registration of interim development order permission for mineral workings - **Approved**

LW/96/1642 - Change of use to industrial use (B1 & B8) - **Approved**

LW/96/0860 - Section 73(A) Retrospective application for the retention of a portacabin beneath existing open-sided building and vehicle parking spaces - **Approved**

LW/96/1003 - Erection of office and store and change of use to open storage - **Withdrawn**

LW/92/0308 - Registration of interim development order permission for mineral workings - **Approved**

E/58/0777 - Planning and Building Regulations Applications for proposed builder's store and yard at Hamsey Brick Works. Building Regulations Approved. Commenced. - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Environmental Health – The proposal is for the redevelopment of the site with six residential units.

This memo provides both contaminated land and additional environmental health comments.

Contaminated Land

The site and adjacent area to the east have been occupied by a number of potentially contaminative uses over a long period of time. These uses include mineral extraction, brick manufacture, infilling of clay pits and the most recent use of the site for a scaffolding business. Data provided by the Environment Agency indicates the site is encroached upon from the north east by a former landfill site labelled as 'Knights Yard' accepting industrial and inert waste between 1910 and 1956. An above ground storage tank is currently located on the north western boundary of the site. Following a visit to the site it is also apparent that much of the main existing building appears to be clad in asbestos sheeting.

Given the sensitive proposed residential end-use of the site the applicant has submitted a Phase 1 Geo-environmental and Geotechnical Assessment (Buro Happold, Ref: 032634 (Rev.1), Dated: 6th January 2017). We are satisfied with the methodology used in the report and recommendation of the report that a site investigation is required to provide the data required to adequately assess the risk that the site would present to the future users. The site investigation should include robust soil and ground gas monitoring.

To ensure that the recommendations are carried out we advise that the following conditions are attached to any planning permission:

Contaminated Land

Condition: Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A site investigation scheme, based on the submitted Geo-environmental and Geotechnical Phase I Assessment (Buro Happold, Dated 6th January 2017, ref: 032634, revision 1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. The site investigation results and the detailed risk assessment, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Verification report

Condition: Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Long-term monitoring

Condition: Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the local planning authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the local planning authority

Unsuspected contamination

Condition: 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, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason (common to all): 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 National Planning Policy Framework, sections 12.0 and 12.1].

Noise

Following a review of the submitted Design and Access statement there appears to have been little consideration for potential noise issues. The A259 is an existing potential source to the west of the site. In addition, planning consent has been approved for the adjacent site (LW/14/0712) which includes provision for 12 commercial units which according to the proposed site layout are due to be located adjacent to the Knights Court site. It is not clear from this separate application if the new B1 units are proposed to have any externally located plant such as air handling units. If this is the case it is recommended that a noise assessment is carried out to understand the potential impact on the subject site.

Existing residential properties are located approximately 6m west of the application site. Therefore the demolition and construction phases should be carefully managed to reduce the impacts of the development on nearby properties.

To ensure that the demolition and construction is carried out with consideration to the above, we advise that the following conditions are attached to any planning permission:

Demolition and Construction Environmental Management Plan (CEMP)

No development shall take place until a Demolition and Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall set out the arrangements for managing all environmental effects of the development during the demolition and construction period, including traffic (including a workers' travel plan), temporary site security fencing, artificial illumination, noise, vibration, dust, air pollution and odour, including those effects from the decontamination of the land (if appropriate) and shall be implemented in full throughout the duration of the demolition and construction works, unless a variation is agreed in writing by the Planning Authority.

Hours of Construction

Hours of construction work should be restricted to 08:00 to 18:00 hours Monday to Friday and 08:30 to 13:00 hours on Saturdays. No working should take place at any time on Sundays or Bank Holidays.

Asbestos

A site walkover of the premises identified potential asbestos containing materials in the form of suspected asbestos sheets cladding the main structure on the current yard area of the site. As a result of the proposed redevelopment and subsequent demolition of the site we advise the following condition be attached to any planning permission.

Condition: Buildings constructed or refurbished before 2000 may contain asbestos. Accordingly a Demolition asbestos survey should be undertaken by a competent person in

accordance with the guidance given in HSG264 Asbestos: The survey guide. A copy of the report should be provided to the local planning authority together with a mitigation plan that removes the risk to future occupiers of exposure to asbestos.

Reason: To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, sections 12.0 and 12.1].

ESCC Highways – This OUTLINE application is for redevelopment of part of Knights Yard to provide up to 6 dwellings with associated estate road known as Phase 2 of the Old Hamsey Brickworks.

Phase 1 [blue site area] has planning permission for 49 dwellings and 8 commercial B1 office units [1300sqm] under LW/14/0712.

I have no objections to this OUTLINE application for 6 dwellings subject to any consent including highway conditions. The highway works secured through planning permission LW/14/0712 for the whole of the site [blue +red areas] will also need to be implemented prior to commencement of this development.

Response

1. Trip Generation/Traffic Impact

The development within the blue site area [Phase 1] has been assessed as generating 534 trips a day which included the existing 19 dwellings, 49 proposed dwellings and 8 business units - these trips have been approved under LW/14/0712.

Those 534 vehicular trips did not include any trips relating to the existing business/commercial uses on the remaining land served by this access road i.e Knights Yard and the office building behind No.1 Bevern Bridge.

An assessment of the traffic impact of this current proposed 6 dwellings on the impact of the access with the highway network has been undertaken by the applicant. The Transport Statement when assessing the trip rates has not updated the TRICS 7.1.1 which is no longer the current data as 7.4 is now available. Although 7.4 is only just out I would have expected at least 7.3.3 of TRICS to have been used.

However, from my own interrogation of TRICS and the fact that the Transport Statement has also been assessed on 6 trips per dwelling this is acceptable.

The proposed dwellings in this location are likely to generate 6 vehicular trips a day thus this development could generate a total of 36 trips.

The existing trips assessed by the applicant for Knights Yard scaffolding business appears to include the whole of that yard including the trips associated with the two areas which are to remain outside of this current proposed site area. Thus it would seem that the survey undertaken in March 2014 which generated a total of 39 trips [21 in AM and 18 in PM] includes the areas not within this proposed site area, thus there could be further trips associated still with the remaining use of Knights Yard. However, given the size of these 2 remaining areas these are likely to be low traffic generators and thus have a negligible impact on number of vehicular trips.

If the proposed 36 trips are added to phase 1 [49 dwellings and 8 business units] and to the 19 existing dwellings served by the existing access road [534 trips] this totals 570 vehicular trips that would use the access road at its junction with the A275 plus any residual trips associated with the remaining use of Knights Yard.

However, I am content that this proposal has demonstrated that there would not be unacceptable impact on the proposed right turn lane on the A275. The right turn lane arrangement on the A275 is still the correct means of access layout to serve the whole of the development [red and blue site areas] and existing dwellings/uses.

I also acknowledge that this proposal would seem to take away the commercial element and thus likely to be less HGV traffic to the site - which is welcomed.

2. Access/Visibility

Although the application is for Outline purposes only the access details onto the public highway need to be acceptable and dealt with at this stage in order that a satisfactory access can be obtained.

The application indicates that the improvements to the existing access road onto the A275 [South Road], including a new right turn lane on the A275, new footways, bus stop improvements and visibility will be provided in accordance with previous planning permission LW/14/0712. These works will need to be in place prior to commencement of this development to ensure adequate vehicular access and accessibility by all modes of transport are met.

3. Parking/Cycle Provision

The submitted planning application form states that 10 car parking spaces would be provided whereas the plans and transport statement state 2 allocated spaces for each dwelling [12 spaces] and 2 visitor parking spaces. Four of the allocated spaces are shown to be single garages. In accordance with East Sussex County Council's Parking Guidelines [October 2012] 14 parking spaces would be required for the proposed development and house type split, therefore the 14 spaces would be acceptable.

However, the parking provision is to be dealt with at reserved matters stage and would be subject to the final layout at detailed planning application stage.

The planning statement also mentions that these garages will cater for refuse bins recycling bins and cycle provision. It should be noted that the internal measurements of these garages would need to be over 7mx 3m to cater for all these uses otherwise they will not be able to be considered as a parking space.

4. Demolition/Construction

It is noted that the applicant will provide a CEMP which will include a construction travel plan. The details of the CEMP to be agreed at detailed application stage. This would need to include routing of vehicles and management of workers vehicles to ensure no on-street parking occurs on either the access road or on the A275 during the whole of the demolition/clearance and construction phases.

5. Travel Plan

Although no Travel Plan is required for this site as the development does not warrant a full travel plan as it is below the threshold for the proposed residential uses. However, in order to reduce the reliance on the private motor car the applicant should commit to providing a travel plan pack which can be dealt with by a condition of the planning permission.

Tree & Landscape Officer Comments – Condition on tree protection measures during construction is required.

Natural England – Thank you for your consultation on the above dated and received by Natural England on 17 January 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)

The Conservation of Habitats and Species Regulations 2010 (as amended) The National Park and Access to the Countryside Act 1949 Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites - no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites.

Protected landscapes

The proposed development is for a site within or close to a nationally designated landscape namely South Downs AONB. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 115 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 116 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

We also advise that you consult the relevant AONB Partnership or Conservation Board. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB's statutory management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (S85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w).

Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Forestry Commission – Ancient woodland is an irreplaceable habitat.

National Planning Policy Framework paragraph 118 states:

'planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss'

The Forestry Commission is a non-statutory consultee on developments in or within 500m of ancient woodland - further details.

Chailey Parish Council – Whilst Hamsey Parish Council supports the principle of this residential redevelopment, it does not consider the removal of all business units from the application to be a minor amendment. This site is a Protected Employment Site in saved policy HY1 of the Lewes District 2003 Local Plan. If the units were to be removed from the

plan, we would have preferred to have seen them situated instead in Part 2, Knights Court, where they could complement the existing 2 business units.

Hamsey Neighbourhood Plan (HNP) policies are not referred to and do not appear to have been regarded in this application.

With regards to the deletion of planned business units from the application, we refer to the following policies from the Hamsey Neighbourhood Plan 2015-2030, adopted by LDC:

LE2 Local services, community facilities and business uses which support the local community and contribute to the wellbeing of the community will be retained and supported. If premises are expanded or enlarged, it will be expected that appropriate parking provision will be made unless in exceptional circumstances.

LE3 Development and diversification of agricultural and other rural businesses will be supported. Diversification should not be detrimental to the environment or materially increase traffic.

LE4 Support will be given to new employment related developments that respect the character of the area including the special landscape setting of the Parish, that have regard to its context, are of an appropriate design and scale, and have an acceptable effect on residential amenity and highway safety.

LE5 Use of existing buildings and small-scale new buildings that are well integrated with existing buildings for business enterprise will be supported.

For these reasons, we believe the employment units should remain.

The parish Council strongly objects to the lack of Community Space afforded to future residents.

In our time of increasing social isolation and loneliness we feel the new residents deserve at the very least a community space, even if the applicants are not prepared to offer a community building. The communal area to connect and socialise, without the need to drive to an outside destination, is considered fundamental in building a sense of community, especially in an isolated location such as The Old Hamsey Brickworks.

A shared use path connecting the development to Cooksbridge (See policy TT2 of HNP Sustainable Travel. Developments will maximise opportunities to walk and cycle, including between Hamsey School, Cooksbridge station, Beechwood Hall and the South Downs National Park by providing footways and cycleways where appropriate.), Parking at Hamsey school, a larger playground in the development, sympathetic woodland management and a community building were all requests not seriously pursued by the applicants outside of engagement meetings and most omitted from the community engagement records.

The very least that this plan should offer is a designated communal space where residents have a hope of gathering as a community.

Part 2: Support.

Overall, we consider the design to be an improvement. We would like to express our concern though over the lack of safe playing/cycling space for children to play together. Business units here seem the more appropriate.

ESCC Archaeologist – The information provided is satisfactory and identifies that there is a risk that archaeological remains will be damaged. Nonetheless it is acceptable that the risk of damage to archaeology is mitigated by the application of planning conditions which are outlined in this response.

ESCC Transport And Environment Group – Policy WMP6 of the Waste and Minerals Plan 2013 safeguards existing waste management facilities, sites which have planning permission but have not yet been developed for that purpose, and sites allocated for waste uses in an extant development plan document.

Policy WMP6 indicates that to ensure waste management capacity in the Plan Area is maintained and enhanced, waste management sites as described above will be safeguarded unless it is demonstrated that alternative capacity is permitted and delivered

elsewhere within the Plan Area, or unless it is demonstrated that the waste management provision is no longer needed to meet either local or strategic needs. The Policy states that development proposals which would prevent or prejudice those sites for waste management uses will be resisted.

The Waste and Minerals Sites Plan identifies Old Hamsey Brickworks as a safeguarded waste site under WMSP-WCA/X Old Hamsey Brickworks, South Chailey. The site subject to this application is approximately 20 metres west of the safeguarded location and falls within a Waste Site Consultation Area. Policy WMP6 states that Waste Consultation Areas "help to ensure that existing and allocated sites for strategic waste management facilities are protected from development that would prejudice an existing or future waste management use".

Permission (LW/14/0712) was recently granted for redevelopment of this site for housing and employment. Policy SP6 of the Waste and Minerals Sites Plan, (adopted 7 February 2017) states that on the implementation of this permission the safeguarding would cease to have effect. We would refer you to the comments that we made on this application. Given the likelihood that Old Hamsey Brickworks will not come forward for a waste management use, this application, if permitted and implemented, is not considered likely to prejudice the sites allocated use.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

6 letters of support - improvement over the existing scaffolders, improved residential environment, residential and commercial uses don't mix. Mentioned that there is a need to consider lighting, landscaping, pedestrian access should be on the north side to improve pedestrian safety, would like to see a community building, Still major concern over the access.

1 letter of objection - removal of asbestos, footpath should be on the northern side of the lane

6. PLANNING CONSIDERATIONS

6.1 Material Considerations

Policy

6.2 Planning law requires that all planning applications must be determined in accordance with the development plan, unless material circumstances indicate otherwise. The development plan for this area currently consists of recently adopted Joint Core Strategy, the retained policies of the Lewes District Local Plan 2003, and the recently adopted Hamsey Neighbourhood Plan.

NPPF

6.3 Paragraph 14 suggests that at the heart of the NPPF is a presumption in favour of sustainable development.

6.4 Paragraph 15 states that policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development, which is sustainable, can be approved without delay.

6.5 Paragraph 22 states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no

reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits.

6.6 Paragraph 51 states that local authorities must approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B1 Use Class) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

Joint Core Strategy

6.7 Core Policy 2 relates to housing type, mix and density aims to maximise opportunities for re-using suitable previously developed land and to plan for new development in the highly sustainable locations without adversely affecting the character of the area.

6.8 Core Policy 4 relates to encouraging Economic Development and Regeneration and states that the Council should seek to safeguard existing employment sites from other competing uses unless there are demonstrable economic viability or environmental amenity reasons for not doing so. This will include:

- i. A demonstrated lack of tenant/occupier interest;
- ii. A demonstrated lack of developer interest;
- iii. Serious adverse environmental impacts from existing operations;
- iv. Where the site is otherwise unlikely to perform an employment role in the future;
- v. Where the loss of some space would facilitate further/improved employment floorspace provision

6.9 Core Policy 13 refers to the need to promote sustainable travel. The local planning authority will promote and support development that encourages travel by walking, cycling and public transport and reduce the proportions of journeys made by car, in order to help achieve a rebalancing of transport in favour of sustainable modes

Lewes District Local Plan saved policies -

6.10 Policy ST3 states that development requiring planning permission will be expected to comply with the certain criteria and be supported by a justification statement where necessary, in order to create and maintain a pleasant and attractive environment throughout the District for the benefit of the present and future generations.

6.11 Policy RES6 relates to residential development in the countryside. The policy states that outside the planning boundaries planning permission for new residential development will be refused unless:

- a) It is in conformity with the criteria detailed in policy RES10 (rural exceptions policy outlined below), or
- b) It is demonstrated by the applicant that there is a clear established existing functional need for an enterprise to be in a countryside location, there is a proven need for someone to live on site, and that the enterprise is economically viable.
The residential development must also:
- c) Be sited in a location appropriate to its surroundings and to the enterprise concerned (if applicable),
- d) Comply with all other relevant district-wide policies.

Hamsey Neighbourhood Plan

6.12 The site has no formal designation within the recently adopted Hamsey Neighbourhood Plan. Paragraph 184 of the NPPF is quite clear that "Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies." On this basis, whilst the proposed development of this site does not necessarily accord with the overall vision or objectives of the HNP, other than the objective that 'brownfield sites to be developed for improved functionality and aesthetics where feasible'. The plan is silent on the change of uses of business premises other than the objective to 'strengthen and support economic activity in the Parish appropriate in scale to the size of the Parish'.

6.13 The Plan seeks to 'deliver a housing growth strategy tailored to the needs and context of Hamsey Parish with an appropriate level of housing to meet local needs' and 'To ensure housing developments use natural resources and incorporate ecologically sound design, offer appropriate green space and utilise available natural resources to reduce our ecological footprint and minimise the need for fossil fuels' as well as 'To ensure housing developments are located close to major transport hubs (notably Cooksbridge Railway Station), within easy access to shops, community facilities and to green open space. Brownfield sites to be developed for improved functionality and aesthetics where feasible'.

6.14 On the basis that the JCS is the overarching strategic policy document which does address the change of use of commercial sites and premises, it is not considered that the proposed development should be resisted in principle.

Loss of employment

6.15 The application site is located outside of the defined employment area as set out under Policy HY1 of the Lewes District Local Plan and therefore is not a protected employment site. Therefore any development proposal would need to be considered against Core Policy 4 set out above.

6.16 The applicant has carried out a marketing exercise over the last 2 years not only for this site but in relation to the Old Hamsey Brickworks site, which has secured outline permission for 8 commercial units with 49 residential units as enabling development (for the commercial floorspace). A marketing report, prepared by Flude Commercial, was submitted to support the current application. The report concludes that ongoing commercial use of the site is not economically viable. The report undertakes a search of office space within a five mile radius of the subject property and demonstrates that there is only a limited availability of offices in Lewes and Uckfield. Rents for the available employment space are typically very low and vary from £10/sq ft - £15sq ft. The report draws three main conclusions:

1. There is a limited supply of office space in the area because there is limited demand;
2. There is virtually no supply of office accommodation outside of the larger towns of Lewes and Uckfield, because there is no demand; and
3. Rents on available office space within a 5mile radius of the property are at levels which do not make the development of new office space commercially viable.

6.17 In summary, the report concludes that there would be no demand from office occupiers for office spaces built in this location and that there is little evidence of there being an office market for the location. The report also sets out the marketing history of the existing business units located on Knights Court. The former owners of the adjoining property, Knights (Sussex) Ltd, have marketed the offices and commercial units following the previous tenants vacating the property due to the restrictions on hours of use (it being adjacent to residential accommodation). The accommodation was offered to the market as a whole and in parts, offering as much versatility as possible. Despite being widely

marketed during 2013 and 2014 the only interest was a handful of viewings but no offers. The property was eventually sold in 2014.

6.18 Submitted residual appraisals for the site for either office or light industrial development result in a significant negative site value and therefore it would not be financially viable to develop the site on a speculative basis.

6.19 Speculative commercial development on this site is therefore unlikely to take place, and any such development would require guaranteed pre-lets in order to bring about development. The on-going marketing of this and the adjoining sites (over a period of 2 years) has highlighted the lack of commercial interest. The existing business, whilst not resulting in serious environmental impacts, does have some detrimental impact on residential amenity, as well as impacting on the outlook and general character of the area. Therefore it is considered that the proposed development is not contrary to Core Policy 4 in terms of the loss of employment on the site.

Appropriateness of residential development

6.20 Policy RES6 relates to residential development in the countryside. The policy states that outside the planning boundaries planning permission for new residential development will be refused unless certain criteria are met. These are:

- a) It is in conformity with the criteria detailed in policy RES10 (rural exceptions policy outlined below), or
- b) It is demonstrated by the applicant that there is a clear established existing functional need for an enterprise to be in a countryside location, there is a proven need for someone to live on site, and that the enterprise is economically viable.
Any residential development must also:
- c) Be sited in a location appropriate to its surroundings and to the enterprise concerned (if applicable),
- d) Comply with all other relevant district-wide policies.

6.21 Whilst it is clear that the redevelopment of the site for residential development would not comply with the objectives of this policy, there are other material considerations that need to be considered. The ultimate vacancy of the site would create a brown field site with little realistic prospect of commercial activity taking place. The site is close to existing residential dwellings (to the west and south) with further residential development approved for the former Old Hamsey Brickworks site to the east (which was a designated employment site).

6.22 The site is relatively isolated and other than housing, would offer little to attract alternative uses. Whilst the Council does currently have a 5 year housing land supply, securing additional housing on brownfield sites will help to reinforce that supply and resist further proposed housing developments on greenfield sites.

6.23 The proposed change of use of the land and its redevelopment for housing is broadly supported by residents living in close proximity or adjacent to the site, who consider that housing would be a better neighbour and would fit in with the general character of the site and surroundings.

Highways/Traffic

6.24 ESCC highways have commented that, having considered the application and the amended transport statement, there is no objection to this outline application for 6 dwellings.

6.25 In terms of trip generation and the impact of traffic, they have considered the likely number of trips generated by the current proposal as well as those likely to be generated by the main development on the larger adjacent site, as well as considering the number and type of vehicle movements associated with the commercial use of the site. They have concluded that this proposal has demonstrated that there would not be unacceptable impact on the proposed right turn lane on the A275. The right turn lane arrangement on the A275 is still the correct means of access layout to serve the whole of the development [red and blue site areas] and existing dwellings/uses. They also acknowledge that this proposal would seem to take away the commercial element and thus there is likely to be less HGV traffic to the site.

6.26 The application indicates that the improvements to the existing access road onto the A275 [South Road], including a new right turn lane on the A275, new footways, bus stop improvements and visibility will be provided in accordance with previous planning permission LW/14/0712, and which were considered acceptable. This would be secured through a condition attached to the permission.

6.27 The site provides adequate space to provide sufficient car and cycle parking.

6.28 Comments from local residents concerning the location of the footpath have been noted. However as the access to the site is dependent on the implementation of the works approved under LW/14/0712, which considered and accepted the location of the path on the southern side of the access track, the proposal is considered acceptable.

Residential amenity

6.29 Whilst the current site does include a building, large parts of it are not enclosed. The yard itself where the scaffolding is stored is open and on racks. Access to the yard is from the south and the narrow partly unmade track, and passes close to a number of residential properties. The site is generally quiet during the day, with most activity at the beginning and end of the day when the scaffolding is loaded/unloaded onto or from lorries. This, because of the nature of the material, can be noisy.

6.30 That being said, whilst the council has received complaints in the past from operations on the surrounding commercial premises, there have not been any recent complaints. However, a scaffolding yard is not a use that would be generally considered acceptable in close proximity to residential properties, simply because of its impact on residential amenity. Therefore the replacement of this use would improve the amenity in this countryside location. The marketing report does indicate that redeveloping the site for commercial use would be unlikely to be financially viable, and therefore the sites redevelopment to provide a further 6 units of residential accommodation would not be out of place with the 23 existing dwellings and the 49 units recently approved on the adjacent site.

6.31 The new dwellings would be located to the southern part of the site with a north /south orientation, and set back from the access track. Car parking for all the dwellings would be located to the rear (north) and each dwelling would have a minimum of 2 spaces. Access to this parking area would be to the east of the new dwellings, utilising the existing road which serves Knight's Court. Additional landscaping and tree planting would be provided to soften the appearance of the access track and the rear parking area.

6.32 The removal of the existing building which sits along the western boundary of the site would improve the outlook for the existing residential occupiers, and the wider character and appearance of the area.

6.33 It is therefore not considered that the new dwellings would detrimentally impact on the amenity of the existing adjacent occupiers, through noise, overshadowing, overbearing or loss of privacy, and would sit comfortably into the existing character of the area, which is becoming predominantly residential.

Conclusion

6.34 The proposal will result in the loss of a commercial site, albeit one that has no formal designation. However the current use is not without its issues in terms of impact on wider amenity, and in terms of commercial use, it has been accepted that there is little demand for commercial floorspace in this area. Whilst the site is located in the countryside, outside of a defined settlement boundary, and therefore not the most sustainable of locations, it is reasonably close to Chailey, Hamsey and Lewes, and the surroundings are developing into a small enclave of housing.

6.35 On balance it is considered that the development of a further 6 residential units on this brownfield site would fit in with the surrounding residential land use without compromising the objectives of the statutory plans. Therefore planning permission should be granted.

7. RECOMMENDATION

That planning permission is granted subject to conditions.

The application is subject to the following conditions:

1. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To meet the provisions of paragraph (1) of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

2. Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development to which this permission relates shall be begun before the expiration of two years from the date of the final approval of the last of the Reserved Matters.

Reason: To meet the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

3. The development hereby permitted shall be carried out in accordance with the following approved plans in respect of those matters not reserved for later approval: Knights Court Illustrative Masterplan OHT 250/101 Rev C and Transport Statement dated March 2017 by Icen Projects Ltd as well as plan OHT 200/101 Rev D.

Reason: To ensure a satisfactory development in keeping with 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.

4. Before the development hereby approved is commenced on site, details and samples of all external materials including facing and roofing materials, and all external fenestration and doors, together with detail and samples of all surfacing 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 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 development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include:

a) a timetable for its implementation;

b) the layout, levels, landscaping and fencing, as necessary, of the scheme;

c) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: In the interests of amenity of the wider area and to ensure satisfactory method of drainage is provided on site 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.

6. No part of the development hereby permitted shall be occupied until works for the disposal of sewage have been provided on the site to serve the development, in accordance with details which have first been submitted to and approved in writing by the local planning authority.

Reason: In the interests of amenity of future occupiers of the development 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.

7. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity of the wider area 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.

8. No development shall take place until there have been submitted to and approved in writing by the local planning authority details of all hard and soft landscaping works, including a planting schedule (that schedule to include the quantity, size, species and positions or density of all trees and shrubs to be planted, how they will be protected and the proposed time of planting) and including details of the planting scheme for the 15m wide buffer. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority.

Reason: In the interests of amenity of the wider area 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

9. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, but including Kiln Wood shall be submitted to and approved in writing

by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: In the interests of amenity of the wider area 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.

10. If within a period of 5 years from the date of planting any tree (or tree planted in replacement for it) dies, is removed or becomes seriously damaged or diseased it shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written approval to any variation.

Reason: In the interests of amenity of the wider area 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. In this condition 'retained tree' means an existing tree which is to be retained in accordance with any approved plans and particulars. No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement), in accordance with British Standard BS5837: Trees in Design, Demolition and Construction - Recommendations and the following paragraphs (a) to (f) below, has been submitted to and agreed in writing by the local planning authority:

a) All tree work shall be carried out in accordance with British Standard BS3998: Recommendations for Tree Work;

b) No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner within 5 years from the date of the first occupation of the last unit, other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority;

c) If any retained tree is cut down, uprooted, destroyed or dies another tree shall be planted at the same place and that tree shall be of such size and species and planted at such time as may be specified in writing by the local planning authority;

d) No fires shall be lit within 20 metres of the nearest point of the canopy of any retained tree;

e) No equipment, machinery or structure shall be attached to or supported by a retained tree;

f) No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area. The scheme shall thereafter be implemented as approved.

Reason: In the interests of amenity of the wider area 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.

12. No works or development shall take place until a scheme of supervision for the arboricultural protection measures required by condition 12 has been approved in writing by the local planning authority. This scheme will be appropriate to the scale and duration of the works and will include details of:

a) Induction and personnel awareness of arboricultural matters;

b) Identification of individual responsibilities and key personnel;

c) Timing and methods of site visiting and record keeping, including updates;

d) Procedures for dealing with variations and incidents;

e) The scheme of supervision will be administered by a qualified arboriculturist instructed by the applicant and approved in writing by the local planning authority. The scheme of supervision shall be implemented as approved.

Reason: In the interests of amenity of the wider area 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.

13. No development or works in connection with this development including site preparation works shall take place until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Plan shall provide information including details and plans to indicate:

- a) anticipated number, frequency, and types/size of vehicles to be used during construction;
- b) methods of access and routing of vehicles during construction, avoiding peak traffic times;
- c) parking of vehicles of site operatives and visitors/deliveries;
- d) loading and unloading of plant, materials and waste;
- e) storage of plant and materials used in construction of the development;
- f) the appearance, erection and maintenance of security fencing;
- g) provision (and use on all vehicle leaving the site) 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);
- h) measures to manage all environmental effects of the development during the demolition and construction period, including traffic (including a workers' travel plan, noise, vibration, dust, air pollution and odour, including those effects from the decontamination of the land (if appropriate) control the emission of dust and dirt during demolition and construction;
- i) lighting for construction and security;
- j) public engagement both prior to and during construction works;
- k) details of how the public can contact the project manager should they need to raise concerns and resolve issues that arise during construction, including the means of recording such complaints and action taken.
- l) details of advance warning signs of horses using the A275 (including a plan to show form of signs and their locations)

The approved Plan shall thereafter be implemented and adhered to during the entire construction period.

Reason: In the interests of local amenity 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.

14. Demolition and construction works shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0830 hours to 1300 hours on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interests of local amenity 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.

15. No development shall take place until details of finished floor levels and ground levels in relation to the existing ground levels of neighbouring land and ground floor levels of neighbouring dwellings have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of local amenity 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.

16. No development shall take place until details of the facilities for the storage and removal of refuse from the permitted scheme have been submitted to and approved in writing by the local

planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of local amenity 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.

17. No external lighting or floodlighting shall be installed on the buildings hereby permitted or the wider site without the prior written approval of the local planning authority.

Reason: In the interests of local amenity 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.

18. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development described in Part 1 Classes A to F 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 ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

19. Buildings constructed or refurbished before 2000 may contain asbestos. Accordingly a Demolition asbestos survey should be undertaken by a competent person in accordance with the guidance given in HSG264 Asbestos: The survey guide. A copy of the report should be provided to the local planning authority together with a mitigation plan that removes the risk to future occupiers of exposure to asbestos.

Reason: To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, sections 12.0 and 12.1].

20. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A site investigation scheme, based on the submitted Geoenvironmental and Geotechnical Phase I Assessment (Buro Happold, Dated 6th January 2017, ref: 032634, revision 1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. The site investigation results and the detailed risk assessment, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

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 National Planning Policy Framework, sections 12.0 and 12.1].

21. Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

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 National Planning Policy Framework, sections 12.0 and 12.1].

22. Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the local planning authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the local planning authority

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 National Planning Policy Framework, sections 12.0 and 12.1].

23. 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, an amendment to the 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 National Planning Policy Framework, sections 12.0 and 12.1].

24. No development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework

25. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [1] to the satisfaction of the Local Planning Authority, in consultation with the County Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework

26. No part of the development shall be occupied until the car parking spaces have been constructed and provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The area[s] shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To provide car-parking space for the development in the interests of local amenity 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.

27. Any garage building(s) shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety 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.

28. No part of the development shall be occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The area[s] shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport having regard to Core Policy 13 of the Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

29. No part of the development shall be occupied until the vehicle turning space has been constructed within the site in accordance with details submitted to and approved in writing by the Local Planning Authority. This space shall thereafter be retained at all times for this use and shall not be obstructed.

Reason: In the interests of road safety 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.

30. No development shall commence until all the off site highway works approved under planning permission LW/14/0712 which includes the access/A275 junction improvements has been constructed in accordance with those approved drawings.

Reason: In the interests of road safety 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.

INFORMATIVE(S)

1. This development may be CIL liable and correspondence on this matter will be sent separately, we strongly advise you not to commence on site until you have fulfilled your

obligations under the CIL Regulations 2010 (as Amended). For more information please visit <http://www.lewes.gov.uk/planning/22287.asp>

2. 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.

3. The applicant is advised of the requirement to enter into discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway. The applicant should contact the Transport Development Control Team (01273 482254).

4. The applicant is advised that the erection of temporary directional signage should be agreed with Transport Development Control Team prior to any signage being installed. The applicant should be aware that a Section 171, Highways Act 1980 licence will be required.

5. It is noted that this proposal includes the narrowing of the main access road to 3.5m. Although the main access road [and internal estate roads are to remain private the narrowing of the road at this point is not considered ideal given the close proximity to the A275 and to the rear access serving Bevern Bridge Cottages. The road layout would therefore need to be discussed, along with refuse vehicle tracking provided, and form part of the detailed application at a later date.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Planning Statement/Brief	27 March 2017	
Flood Risk Assessment	12 January 2017	
Transport Assessment	27 March 2017	
Tree Statement/Survey	12 January 2017	
Design & Access Statement	12 January 2017	
Location Plan	12 January 2017	100/100
Illustration	27 March 2017	200/101 D
Other Plan(s)	12 January 2017	960/SAH/01 REV 3 DRAINAGE LAYOUT
Additional Documents	13 January 2017	ARCHAEOLOGY REPORT
Additional Documents	13 January 2017	ECOLOGY REPORT

Technical Report	12 January 2017	GEOENVIRONMENTAL APPENDIX D.1
Technical Report	12 January 2017	GEOENVIRONMENTAL APPENDIX D.2
Technical Report	12 January 2017	GEOENVIRONMENTAL APPENDIX D.3
Technical Report	12 January 2017	GEOENVIRONMENTAL PHASE 1 ASSESSM
Additional Documents	12 January 2017	MARKETING REPORT
Additional Documents	12 January 2017	SUSTAINABILITY AND ENERGY STATEM