

Report to **Planning Committee**
Date **19 July 2017**
By **Director of Planning**
Local Authority **Lewes District Council**
Application Number **SDNP/17/02217/FUL**
Applicant **Mr & Mrs L Vaisey**
Application **Proposed demolition of existing agricultural building, surrender of open storage yard (B8 use) and construction of holiday let units**
Address **Unit 1
Wootton Farm
Novington Lane
East Chiltington
East Sussex
BN7 3AU**

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

I Site Description

I.1 Wootton Farm lies on the eastern side of Novington Lane. It is accessed via a long shared private driveway along which runs a public right of way - East Chiltington 45a and 45b. The building the subject of this application fronts this public right of way and lies within a small complex of former farm buildings. It is a fairly standard Atcost style barn with a corrugated roof and timber/corrugated walls.

I.2 To the west of the building, on the other side of a large concrete apron, is a large tithe barn consent for which has been granted for residential conversion. Further to the west, the other side of this barn, is Wootton Farmhouse. To the rear (north) of the application site is another large barn that has consent for use as a livery. In between the livery and the application site is a much smaller building that has consent for use as a commercial kitchen. This building has recently been extended and adjoins a small workshop/store that also forms part of the application site. Adjacent this workshop is a small open yard currently being used as a scaffold store. To the east of the application site is another public right of way (East Chiltington 34b) that runs past the application site in a north/south direction.

I.3 To the south east of the application site on the other side of the access drive is a residential dwelling, The Grange, and further to the east, also accessed via the shared drive are two more dwellings, Whitehouse Farm and White House.

2 Proposal

2.1 Planning permission is sought for the demolition of the existing barn and its replacement with holiday let units, contained within a single building.

2.2 The proposed building would have a U-shaped footprint measuring some 17.8 metres in width by 21 metres in length. The main "wing" would have a depth of some 7 metres with the two "arms" both measuring 6 metres in depth. The entire structure would be two storeys with the second floor accommodation contained within the roof space giving the building a maximum height of 6.4 metres. The first floor accommodation would be served by either rooflights or north and south facing gable end windows.

2.3 It is proposed that the accommodation would be arranged as one two bedroom unit in the main "wing" with two self contained single bedroom units in the southern wing and three ensuite bedrooms contained within the northern "wing" that can be booked in conjunction with the main wing. They could also potentially be let as additional bed and breakfast accommodation (the main Wootton Farmhouse is used for bed and breakfast accommodation).

2.4 The building would sit on a similar footprint as the existing building with 5 parking spaces provided at the rear, where the existing scaffold yard is located, and a further two parking spaces available at the front.

3 Relevant Planning History

The following applications are directly related to the application site:

LW/98/1646 - Section 73A Retrospective application for the continued change of use from redundant farm buildings & yard to storage of garden contractors equipment & materials - Approved

LW/00/1886 - Change of use of former farm buildings to B1 and B8 use - Withdrawn

LW/01/1027 - Change of use of farm buildings at Wootton Farm to B1 and B8 use. Removal of conditions two & three of LW/98/1646 to allow B8 use in building one of Birchington Farm and open storage at Wootton Farm - Approved

LW/02/0789 - Amendment to condition 4 of planning consent LW/01/1027 to read 'The total number of vehicle movements associated with the caravan storage will be restricted to 18 movements associated with each caravan (caravans and associated car movements) per calendar year. A record of all vehicles movements including the date and time of movements, caravan owner and vehicle registration shall be maintained and made available for inspection by the Local Planning Authority on 24 hours notice' - Refused

SDNP/16/02212/FUL - Demolition of existing agricultural building and surrender of open storage yard (B8 Use) and erection of 4 holiday let units - Withdrawn

Whilst the following applications do not directly relate to the application site they do relate to the surrounding buildings and therefore are of interest in the determination of this application:

LW/03/2484 - Conversion of tithe barn to residential dwelling, and change of use to outbuildings to ancillary residential use - Approved

LW/04/2438 - Section 73A Retrospective application for continued use of buildings as equestrian stables - Approved

LW/05/2033 - Change of use from B1 (carpenters workshop) to B2 (preparation of food) - Approved

LW/06/1279 - Conversion of tithe barn to residential dwelling (amendment to planning permission LW/03/2484 to include a dining room extension) - Approved

LW/08/1284 - Change of use of redundant agricultural building and silage pit to livery and menage - Withdrawn

LW/09/0593 - Change of use of redundant agricultural building and silage pit to full equestrian livery and menage and improvements to access to Novington Lane - Approved

LW/10/0242 - Vary planning condition nine attached to LW/06/1279 to remove requirement for speed humps on access - Approved

LW/12/0178/NP - Section 73A Retrospective application for the temporary siting of mobile home (12 months) for residential use during construction work of the barn and by the manager of the livery - Approved

SDNP/13/00927/FUL - Section 73A Retrospective application for the temporary siting of mobile home (12 months) for residential use during construction work of the barn and by the manager of the livery (resubmission of planning approval LW/12/0178/NP) - Approved

SDNP/14/02034/FUL - Section 73A Retrospective application for the retention of a mobile home for use during construction work on barn conversion - Approved

SDNP/14/03576/FUL - Extension to existing commercial kitchen to provide toilet accommodation, dry food store and clients reception and demonstration area - Approved

SDNP/15/03923/FUL - Section 73A Retrospective application for the temporary siting of mobile home for residential use during construction work on barn and by the manager of the livery (resubmission of planning approval SDNP/14/02034/FUL) - Approved

SDNP/16/05184/FUL - Section 73A Retrospective application for siting of mobile home for residential use by the livery manager - Refused

SDNP/17/01757/FUL - Section 73a retrospective application for change of use of equestrian stables to commercial food preparation kitchen and associated dry food store - Approved

4 Consultations

Parish Council Consultee – East Chiltington Parish Council

4.1 A meeting of the Planning and Environment Committee (PEC) of East Chiltington Parish Council was held on Tuesday 6th June at East Chiltington Church in order to consider this application. The committee comprised Cllr Symes (chair), Cllrs Harrison, Smith and Nurse. Cllr Funnell took the minutes. In commenting on this application, East Chiltington Parish Council has taken into account:

1. The full application and supporting documents.
2. A site visit undertaken by the PEC on 24th May, attended by the applicants.
3. Letters of objection from residents and Mr and Mrs Vaisey's statements, which directly address the objections.
4. Conversations with the LDC planning officer and ESCC Highways officer.

4.2 Our response focuses on:

- a. The traffic and road safety implications
- b. The redundancy of the barn
- c. The size, design, and position of the proposed development
- d. The impact on local amenity

4.3 We conclude with our views on its overall consistency with current planning policy.

Traffic

4.4 The issue of increased traffic on Wootton Farm drive and southbound on Novington Lane, has been raised by most objectors. ESCC Highways has suggested to us that a calculation of 20 movements per day for the development would be appropriate. However as this would be at fully occupancy, which is unlikely, the figures suggested in the application of 8 movements per day are broadly correct and the PEC does not object on these grounds.

4.5 We note that there are concerns that the 10 mph speed limit on Wootton Farm drive is not currently adhered to and the possibility of road humps should be explored further.

Redundancy of the barn

4.6 Some objectors stress that the barn is not redundant. The PEC has been advised by the applicants that there will be no requirement of additional storage at Wootton Farm when this storage facility is removed.

Size, design and position

4.7 We note that the revised design is an improvement on the previous submission in that the roof has been considerably lowered. Nonetheless, the overall number of units and bedrooms has not been reduced. We are also concerned that the new layout will lend itself to large gatherings of people (see below). Although the proposed built footprint is less than that of the current barn it would replace, the overall area covered is considerably more. We consider that the revised design is still too large for the site and will be in very close proximity to the tithe barn.

4.8 We are concerned that the large south facing windows will overlook the neighbouring property and result in loss of privacy for that property.

Impact on local amenity

4.9 The proposal is for a group of holiday lets that will lend themselves to 'large family and friendship get-togethers, celebrations and house parties'. The wedding business that currently operates at Wootton (and which several objectors link to the current proposal) operates with a curfew and is restricted to a limited number of days in the year. As there are no such restrictions on the current proposal, there is an understandable and reasonable concern that this proposed development will result in unacceptable noise, especially for immediate neighbours.

Consistency with planning policy

4.10 The development of holiday lets is consistent with planning policy, particularly the SDNP/LDC joint core strategy, core policies 4 and 5. We consider that there is potential for a small development at Wootton that could enhance the local economy and contribute to the wider aims of the SDNP. However, the current proposal contravenes Policy ST3 of the LDC local plan, which requires that:

1. Development should respect the overall scale, height, massing, alignment, site coverage, density, landscaping, character, rhythm and layout of neighbouring buildings and the local area more generally;
2. Materials should be of a quality, type, colour and design which is appropriate to the character of the local area;
3. Development should respect the amenities of adjoining properties in terms of noise, privacy, natural daylight and visual amenities and smell;
4. Development should not result in detriment to the character of the amenities of the area through increased traffic levels, congestion or hazards, noise levels and other environmental considerations;

4.11 We note and are sympathetic to the fact that a great number of objectors are concerned about the possibility that this proposal could contribute to the loss of tranquillity already experienced as a result of the existing wedding business. On balance, we consider that the present size and design of the proposal could lead to loss of privacy, noise and light pollution and therefore object for these reasons.

LE - Environmental Health

4.12 There is no reason to believe that this development would result in a nuisance to other residents, except for during the site clearance and construction stages. I recommend two conditions which would help protect neighbouring residents from impacts associated with the construction of this proposed building. I request that an advisory comment is attached to any permission in respect of waste management. See file for recommended conditions.

Contaminated Land

4.13 I have no objection in principle to the development. However, the site in question is currently an agricultural building and has a proposed residential end use (holiday cottage). Agricultural buildings may have been subject to potentially contaminative uses over time such as storage of agricultural machinery, vehicles, fuels and agri-chemicals. Associated machinery and vehicle maintenance activities may have also been carried on-site. Conditions recommended (see file).

ESCC - County Archaeologist

4.14 Although this application is situated within an Archaeological Notification Area, based on the information supplied, I do not believe that any significant below ground archaeological remains are likely to be affected by these proposals. For this reason I have no further recommendations to make in this instance.

ESCC - Highways

4.15 It is noted that the access road serving the site currently serves a number of dwellings, full equestrian livery and, commercial unit. It is understood that the remaining surrounding agricultural land is farmed by other nearby farms. It is difficult to assess the number of trips associated with the existing use as existing workshop and storage yard (B8 use); however, the proposed holiday lets are unlikely to result in a significant increase in trips to and from the site. In addition the loss of this agricultural use onsite will reduce the level of agricultural vehicles to the site. It is noted that a previous visibility condition on an earlier consent ensuring splays at the junction of Novington Lane of 47m to the North and 55m to the South. During a site visit it was noted that these splays do not appear to be maintained and as such impacts on visibility.

4.16 The access as existing is of suitable width to allow two vehicles to pass clear of the highway. Although it is not a requirement, it is recommended that any internal passing bays within the access road are maintained to ensure that vehicles have adequate room to pass. Novington Lane leading to the site is narrow in places and as a result vehicles meeting head on may have difficulty passing without reversing to a wider section of carriageway; however, the level of traffic generated by the holiday let is unlikely to be perceptible and therefore impact on this road does not give rise to highway safety concern. Having checked the Sussex Police accident database no accidents have been reported along Novington Lane for the last 3 years and therefore it would appear to operate safely. Although there are limited facilities available in the immediate vicinity; the recreation use of the site and proximity to a number of public footpaths will reduce the level of vehicular trips.

4.17 It is noted the indicative block plan and location plan are slightly different. Ideally the red site boundary should be indicated on the block plan to ensure that parking spaces 1-5 can be accessed.

4.18 No objections subject to conditions.

5 Representations

21 letters of objection raising the following concerns:

- Overdevelopment
- Surrounding roads and access drive unsuitable to combined use of site for residential and commercial purposes, this will exacerbate the situation
- Will result in further building to replace existing barn, existing barn is not redundant - is used to store hay and farm machinery
- Insufficient parking
- Unnecessarily/excessively large accommodation - could result in future subdivision of accommodation.
- Size and design is out of keeping
- Will alter the character of this sensitive rural site
- Will cause noise and disturbance
- Traffic estimate is unreasonably low.
- Loss of privacy to neighbouring properties
- Application does not provide accommodation for the livery manager
- Development creep over the past 10 years
- Large glazed openings will impact the dark area
- Overly domesticates the site
- Will double the population in the area.
- Negligible public transport in East Chiltington therefore high dependency on private car.
- Will exacerbate poor water supply and poor state of the track

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Lewes District Council - The Core Strategy (Local Plan Part 1) 2014** and the following additional plan(s):

- Lewes District Local Plan (2003)
- SDNPA Partnership Management Plan 2014

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

National Park Purposes

The two statutory purposes of the SDNP designation are:

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

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

7 Planning Policy

Relevant Government Planning Policy and Guidance

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

National Planning Policy Framework (NPPF)

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

- NPPF - Building a strong, competitive economy
- NPPF - Supporting a prosperous rural economy
- NPPF - Requiring good design
- NPPF - Conserving and enhancing the natural environment

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

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

- CP5 - The Visitor Economy
- CP11 - Built and Historic Environment and Design
- CP10 - Natural Environment and Landscape

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

- CT1 - Planning Boundary and Key Countryside
- ST3 - Design, Form and Setting of Development

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

- General Policy 1
- General Policy 3
- Farming Policy 13
- Visitor and Tourism Policy 43
- General Policy 50

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:

- General Policy 1
- General Policy 3
- Farming Policy 13
- Visitor and Tourism Policy 43
- General Policy 50

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

8 Planning Assessment

Principle of development:

8.1 The application site falls outside of any planning boundary as defined by the Lewes District Local Plan where generally policies are restrictive towards new development i.e. policy CT1 of the Local Plan. However as this proposal seeks the provision of holiday let accommodation, there is some policy acceptance to the principle of such development in the form of Core Policy 5 of the recently adopted Joint Core Strategy. This policy provides "*support for the high quality provision of new, and the upgrading/enhancement of existing sustainable, visitor attractions; a wide range of accommodation types; encouraging emerging and innovative visitor facilities and accommodation offers; and giving flexibility to adjust to changing market trends.*"

8.2 The SDNP Local Plan Preferred Options document September 2015 is an emerging development plan of limited weight as a material consideration. Among its policies SD27 supports the rural economy and in particular SD20 supports sustainable tourism, subject to landscape, environmental and amenity impact considerations. However, it also refers to other matters more explicitly including: appropriateness of scale, tourism need, sustainable access and connection to the wider countryside pathways, the control of tourism uses and viability.

8.3 The site is considered to be fairly well connected to the local footpath and bridleway network and redevelopment of the site for tourism uses could therefore be seen to accord with the second purposes of the National Park, especially the promotion of opportunities for understanding and enjoyment of the special qualities of the Park by the public.

8.4 On this basis it is considered that the principle of the redevelopment of this site for holiday lets would be acceptable in planning terms and the main issues that need further consideration are in relation to design and layout, highways, and neighbour amenity.

Design and Layout

8.5 As set out above the existing building is a fairly average Atcost style barn with a rectangular footprint measuring some 15.2 metres by 18.4 metres. It has a relatively shallow roof with a maximum ridge height of some 5.6 metres.

8.6 As set out above, the proposed replacement building would have a U-shaped footprint measuring 17.8 metres in length by 21 metres at its maximum extremities. It would be a timber clad building set under a natural slate roof. The main north-south ridge would have a maximum height of some 6.4 metres, with the pitch over the two projecting "wings" being slightly lower at 6 metres.

8.7 The U-shaped footprint of the proposed building gives it a substantially smaller footprint than the existing barn (some 40%), however there will be a modest increase in overall height. Whereas the existing barn presents a full gable to the front southern aspect, the proposed building would have a slightly narrower gable, albeit taller, with the large extent of roof sloping away from the adjacent rights of way.

8.8 A number of comments have been made in relation to this application, referring to the overall scale of the structure and its accommodation being unnecessarily large. The accommodation proposed is generous and arguably overly so, bearing in mind this is a new build construction for holiday let purposes only. However as noted above the proposed footprint of the building is substantially less than the existing building, therefore if no demonstrable harm arises from the provision of accommodation on this scale, an objection on grounds of scale alone would be unsustainable.

8.9 As set out above the proposed building would sit within an existing collection of buildings and it is considered reflective of the character of these existing buildings, both in terms of its scale and design. The new building is not considered to overly dominate any of the existing structures and will sit comfortably within this enclave of buildings. From long distance views the impact on the wider landscape will be comparable to the existing despite the slight increase to overall height. Furthermore the superior design and improvements to on-site landscaping are considered to be benefits of this proposal.

8.10 For these reasons whilst it is accepted that the proposed building is slightly taller than the existing structure, its design is considered to be an improvement and overall will represent an improvement to the character and appearance of the site. In terms of wider impact, the building will be seen as part of the existing collections of buildings at the site and will not have a significant impact on the character and appearance of the wider landscape. On this basis the application is deemed to comply with the requirements of Policy ST3 of the Lewes District Local Plan and Policies CPI0 and CPI1 of the Joint Core Strategy.

Highways

8.11 A number of the objections in relation to this application are in relation to the poor access to the site. The access drive that serves Wootton Farm is a long narrow largely single width drive shared between the farm and its associated commercial activities, and a small number of residential properties. Previous planning permissions granted at the farm have secured passing places along this driveway however objectors to this application suggest that additional traffic as a result of the holiday units will be unacceptable. Whilst these concerns are noted, it would be extremely difficult to defend a reason based on increased traffic movements when lawful commercial and agricultural uses would be extinguished as a result of the change of use. The lawful use of the barn for agricultural purposes, if it were to revert to such a use, could attract a significant number of vehicles movements, many more than would likely be associated with the proposed holiday lets.

8.12 Another concern noted by a number of the objectors to this proposal relates to the occasional use of Wootton Farm for weddings and other similar celebrations. This naturally attracts a high volume of traffic to the site and there is a concern that this in combination with the traffic associated with the holiday lets will lead to additional highway safety concerns. As set out above the use of the farm for the holding of weddings is currently taking place under the applicants permitted development rights, meaning that planning permission is not required, provided that the events take place for no more than 28 days in any calendar year. Clearly these events are more than likely to take place at the weekends, and this is more than likely to correspond with higher occupancy rates in the holiday homes. However, as set out above vehicle movements in relation to the holiday lets is not expected to be particularly high and is likely to be notably less than the existing lawful use of the site.

8.13 Owing to the level of concern in respect of highway safety raised by interested parties, the Highways Authority were asked to comment on the application proposals. As can be seen from their comments above no objections are raised.

8.14 Whilst it is accepted that the proposed use would result in a high dependency on the private car, the site also has excellent access to public rights of ways, which is likely to be attractive to some holiday makers wishing to visit the National Park.

8.15 For these reasons it is considered that the proposed use of the site for holiday accommodation is acceptable in highway terms.

Neighbour Amenities

8.16 Objections have been received from the occupiers of The Grange concerned that the proposed change of use will affect their amenity as a result of loss of privacy and noise disturbance, especially if the holiday lets are occupied in association with the applicant's use of their land for wedding events. As noted above The Grange lies to the south east of the application site. The actual dwelling would be located more than 30 metres away from the proposed building. Whilst there are a number of openings proposed in both the front and side elevations, at this distance and with the buildings off set from one another it is unlikely that any significant loss of privacy would be experienced.

8.17 With regard to noise disturbance (a matter raised by all of the objectors), again whilst these concerns are noted, it is considered that it would be difficult to substantiate this as a reason to refuse consent. Many of the objectors are concerned that occupation of the holiday lets by wedding party guests could result in continued "partying" after formal proceedings. Whilst it is likely that the accommodation would be rented by guests attending events held at the farm and it would not be possible to prevent such occupation, it is not a given that such occupation would result in significant noise and disturbance. Whereas the wedding events take place in temporary marquees in which it is difficult to contain noise, this will be a solid structure, and therefore even if celebrations were to continue after event curfews, any noise will be much better contained. With the applicants also on site to manage holiday makers/tenants it is unlikely that noise from the units will be an issue. Certainly the Environmental Health Officer who have considered the proposals and are aware of the overall use of the site (including the temporary wedding events) has raised no objections to the proposals.

9 Conclusion

9.1 The proposal would replace an existing building with a new structure of similar scale, which is considered to be sympathetically designed to suit this rural location. Whilst it is acknowledged that the new building is slightly larger than the existing building it is considered that the wider landscape impact is likely to be largely unchanged, and therefore the proposal will conserve the natural beauty of the wider landscape in accordance with the first purpose of the National Park.

9.2 Impact on the local highway network is deemed to be acceptable bearing in mind the relatively small scale of development proposed and the existing uses to be extinguished at the

site. Similarly it is not considered that significant harm will be caused to the living conditions of neighbouring occupiers as a result of noise, disturbance or loss of privacy.

9.3 The proposal will introduce a small number of holiday homes to the National Park increasing choice and availability of accommodation, which in turn will help promote opportunities for the public understanding and enjoyment of the special qualities of their areas in accordance with the second purpose of the National Park.

9.4 Whilst the comments and concerns of the local residents are noted and have been taken into consideration, they are noted deemed to amount to sustainable reasons to refuse consent.

9.5 Overall the application proposals are considered to comply with the relevant criteria of Policies ST3 of the Local Plan, and Policies CP5, CP10 and CP11 of the Joint Core Strategy and can therefore be supported.

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 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. None of the holiday lets hereby approved shall be occupied unless and until vehicle parking and bicycle parking spaces have been laid out within the site in accordance with the approved Site Plan (15.12.02.305 dated 28th April 2017) and these spaces shall be made permanently available for that use.

Reason: To secure satisfactory standards of access for the proposed development having regard to Policy ST3 of the Lewes District Local Plan.

5. The holiday units hereby permitted shall be used for short term holiday accommodation only and for no other purpose (including any purposes in Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987), or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order.

Reason: Permission is only granted on the basis that the use is for holiday accommodation having regard to Policy CT1 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

6. The owners or operators of the holiday units hereby approved shall maintain an up-to-date register of the names of all occupiers of the accommodation, and their main home addresses, and shall make this information available at all reasonable times, to the Local Planning Authority.

Reason: To ensure that the premises are not used as a residential dwelling having regard to Policy CT1 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

7. 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:

A. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

B. A site investigation scheme, based on (A) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

C. The site investigation results and the detailed risk assessment (B) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

D. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (C) 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 Policy Guidance contained in the National Planning Policy Framework 2012.

8. 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 Policy Guidance contained in the National Planning Policy Framework 2012.

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, 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 Policy Guidance contained in the National Planning Policy Framework 2012.

10. Hours of operation at the site during any tree works, site clearance, preparation and construction shall be restricted to 08:00 to 18:00 hours Monday to Friday and 09.00 to 13:00 hours on Saturdays. No working is permitted at any time on Sundays or Bank Holidays. No machinery shall be operated, no process shall be carried out and no deliveries shall be made at the site outside of these specified times.

Reasons: To protect the amenity of the locality in accordance with policy ST3 of the Lewes District Local Plan.

11. No development shall take place until a Construction Environment Management Plan has been submitted to and approved in writing by the Planning Authority. The approved plan shall set out the arrangements for managing all environmental effects of the development during the 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, site illumination and shall be implemented in full throughout the duration of the construction works, unless a variation is agreed in writing by the Planning Authority.

Reason: In the interests of amenity of the locality

12. No external lighting shall be erected at the site unless and until details have been submitted to and approved in writing by the Local Planning Authority. External lighting shall only be erected in accordance with the approved details.

Reason: In the interest of local biodiversity having regard to National Policy Guidance contained in the National Planning Policy Framework 2012.

13. Full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any of the holiday units hereby approved or in accordance with a programme to be approved in writing by the Local Planning Authority.

Reason; To enhance the general appearance 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.

14. No part of the development shall be first occupied until visibility splays of 2.4 metres by 47m to the North and 2.4m by 55 metres to the South have been provided at the site vehicular access onto Novington Lane in accordance with the approved plans. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 600mm.

Reason: In the interests of road safety.

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.

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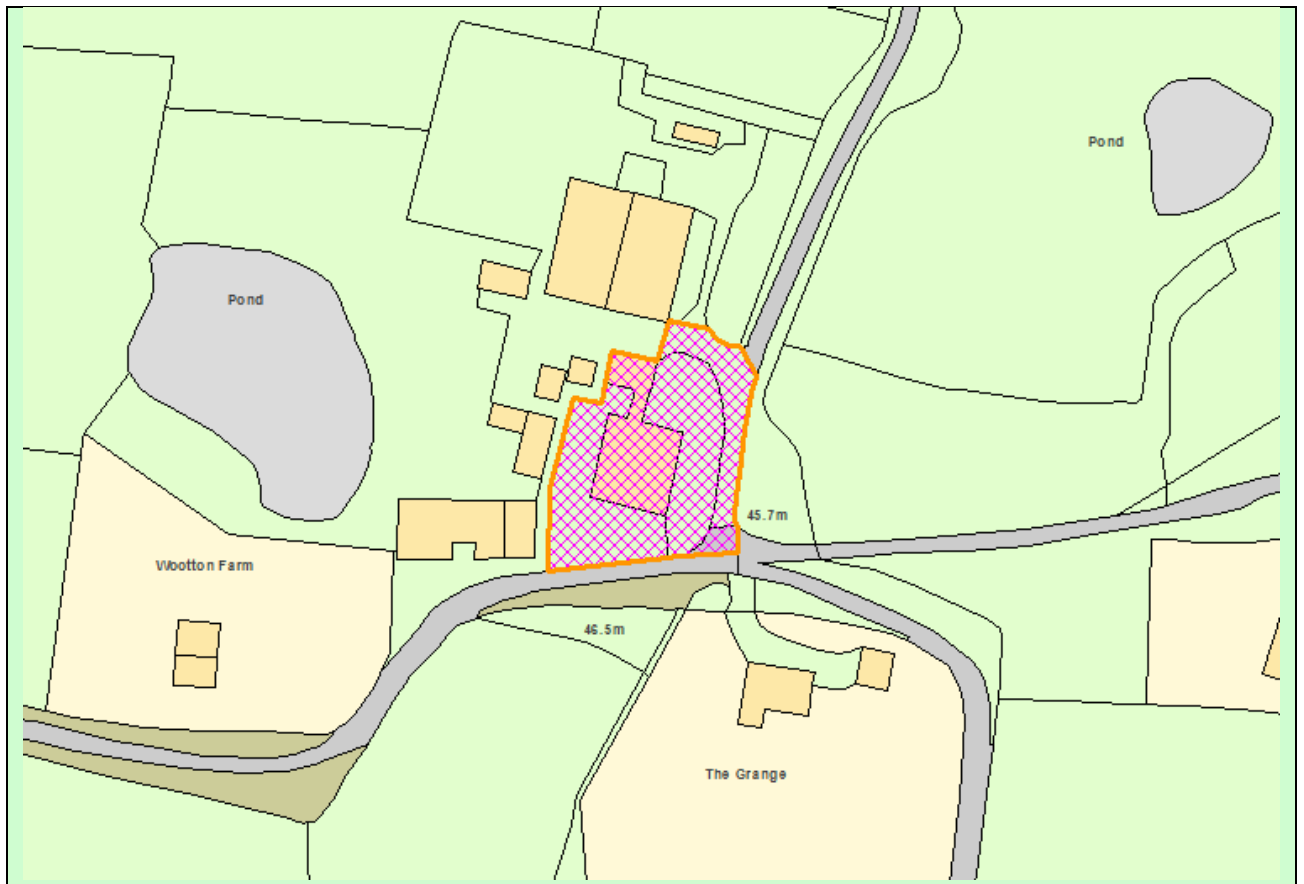
Appendices Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents

Appendix I

Site Location Map



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Appendix 2 – Plans Referred to in Consideration of this Application

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

Plan Type	Reference	Version	Date on Plan	Status
Plans - location plan	001		28.04.2017	Approved
Plans - layout plan	305		28.04.2017	Approved
Plans - existing floor plan	020		28.04.2017	Approved
Plans - existing elevations	021		28.04.2017	Approved
Plans - proposed ground floor plan	300		28.04.2017	Approved
Plans - proposed first floor plan	301		28.04.2017	Approved
Plans - proposed elevations	302		28.04.2017	Approved
Plans - proposed elevations	303		28.04.2017	Approved
Plans - proposed elevations	304		28.04.2017	Approved
Plans - proposed/existing east site elevations	306		28.04.2017	Approved
Plans - proposed/existing south site elevations	307		28.04.2017	Approved
Plans - indicative east site elevations	308		28.04.2017	Approved
Plans - location plan	ESHER plan		28.04.2017	Approved
Application Documents - design & access statement	Design _ access statement		28.04.2017	Approved
Application Documents - HER report for a heritage statement	HER report		28.04.2017	Approved
Application Documents - landscape and visual impact appraisal	Landscape & visual impact appraisal		28.04.2017	Approved
Application Documents - planning statement	Planning statement		28.04.2017	Approved

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