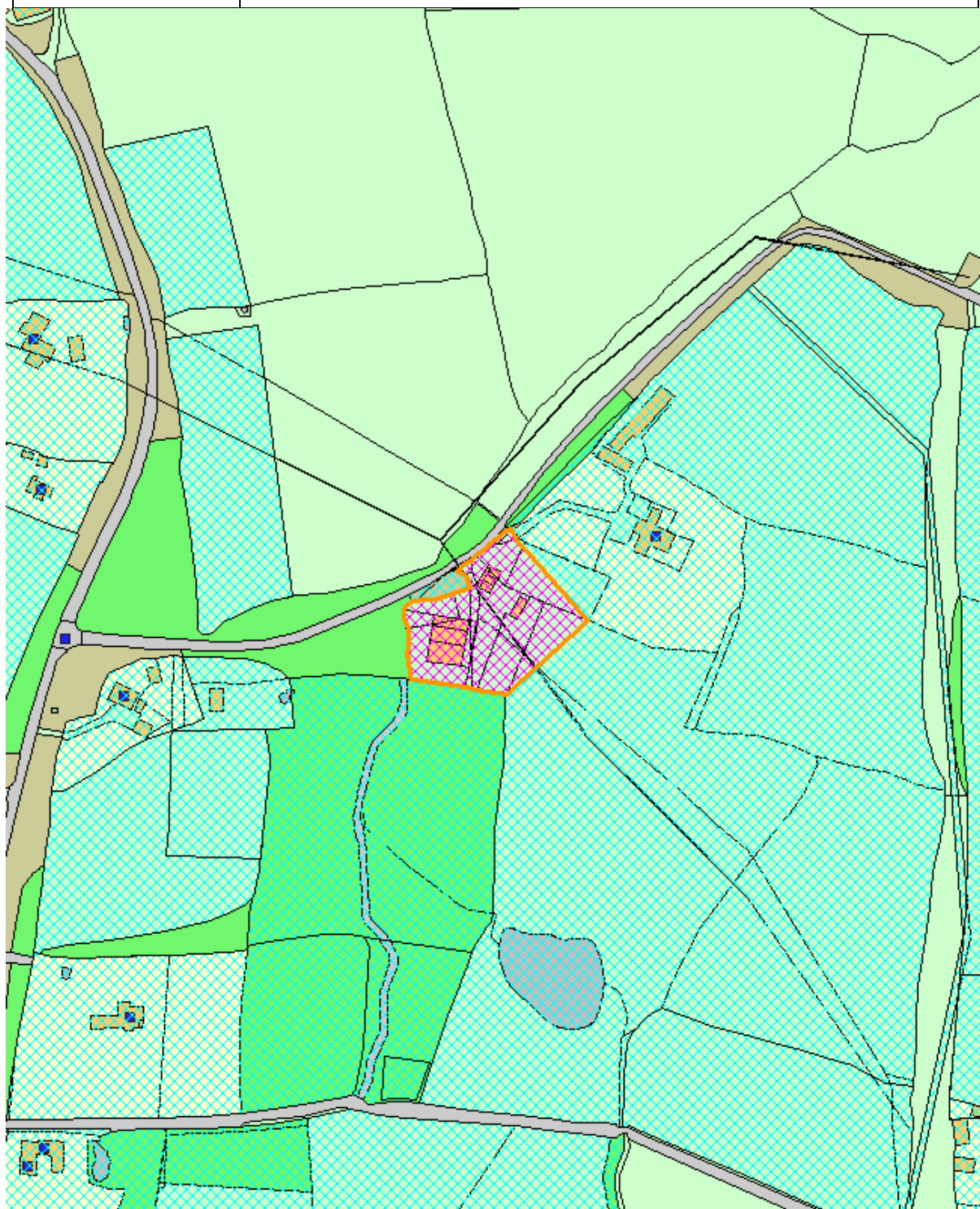


<b>APPLICATION NUMBER:</b>	LW/19/0589		
<b>APPLICANTS NAME(S):</b>	G Hancock	<b>PARISH / WARD:</b>	Streat / Plumpton Streat E.Chiltington St John W
<b>PROPOSAL:</b>	Planning application for removal of barn, stable and cowshed for the provision of a 4 bed detached house with double garage		
<b>SITE ADDRESS:</b>	Hortons, Hemsleys Lane, Streat, East Sussex, BN6 8SB		
<b>GRID REF:</b>			



## 1. SITE DESCRIPTION / PROPOSAL

1.1 The site is occupied by an assortment of agricultural/equestrian buildings including a large, metal framed barn, a brick built stable block and a brick built cow byre. All buildings are within a small field adjacent to the residential curtilage of Hortons. The site has designated access from Streat Lane via the existing track serving Hortons. Other than the access track and the built area, the site is entirely surfaced in grass. There are no trees within the site interior but the southern boundary is flanked by the edge of Deans Wood, which is ancient woodland. Other boundaries are marked by a mix of low timber post and rail or wire fencing, with a section of hedgerow along the northern site boundary, which is shared with Hortons. There is a gentle downward slope running from north to south. A public footpath traverses the site, running from the lane and crossing into the neighbouring field. Part of a sand school extends into the site curtilage.

1.2 The character of the surrounding area is overwhelmingly rural and consists of a mosaic of irregularly shaped fields, most of which are enclosed by hedgerow and are interspersed with patches of woodland. There is long distance overlooking from the South Downs, which are approximately 2.5km to the south of the site.

1.3 The proposed development involves the demolition of all existing buildings and replacement with a two-storey detached dwelling and a detached double garage block. The existing access track would be utilised, with a slight increase in hard surfacing adjacent to the proposed garage building. The existing sand school is to be removed.

1.4 The proposed dwelling would measures approximately 12.95 metres in width by 10.5 metres in depth. The footprint would be broadly H-shaped with two staggered wings, each with an east/west orientated gable roof over and a central section with a north/south orientated gable roof. The eaves height of all roofing would be 4.15 metres with ridge height at 6.35 metres on the western gable ends, 6.45 metres on the eastern ends and 6.95 metres on the central roof.

1.5 The proposed garage measures approximately 7.1 metres in width by 6.6 metres in depth. Roof ridge height would be 2.78 meters with the eaves at 1.95 metres. The figures below provide a comparison between existing building coverage within the site and the combined footprint of the proposed scheme:-

Existing Site Coverage (approx. m2) - 595.5 m2 (422.5 m2 building footprint)

Proposed Site Coverage (approx. m2) - 325.6 m2 (169.7 m2 building footprint)

## 2. RELEVANT POLICIES

**LDLP: – CT01 – Planning Boundary and Countryside Policy**

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

**LDLP: – ST30 – Protection of Air and Land Quality**

**LDLP: – CP8 – Green Infrastructure**

**LDLP: – CP10 – Natural Environment and Landscape**

**LDLP: – CP11 – Built and Historic Environment & Design**

**LDLP: – CP12 – Flood Risk, Coastal Erosion and Drainage**

**LDLP: – CP13 – Sustainable Travel**

**LDLP: – CP14 – Renewable and Low Carbon Energy**

**LDLP:- DM25 - Design**

**LDLP: – DNPd1 – DS 1 - Development strategy**

**LDLP: – DNPC2 – CONS 2 - Standards for design of new dev**

**LDLP: – DNPC6 – CONS 6 - Conserve landscape & imp views**

**LDLP: – DNPC8 – CONS 8 - Preserve dark night skies**

**LDLP: – DNPC9 – CONS 9 - Protect & enhance habitats**

**LDLP: – DNPC13 – CONS 13 - Protect and enhance links**

### **3. PLANNING HISTORY**

**E/60/0565** - Outline Application to erect one agricultural dwelling house for tenant farmer at Briggs Farm. - **Refused**

**LW/88/1722** - Erection of a new porch / sun lounge - **Approved**

**LW/17/0913** - Change of use from barn/piggery and cattle byre to form two units of residential accommodation - **Withdrawn**

**LW/18/0643** - Proposed barn conversion to residential accommodation -

**E/71/0990** - Planning and Building Regulations Applications for demolition of existing buildings and erection of farmhouse and farm buildings. Building Regs Approved. Completed. - **Approved**

**E/71/0952** - Siting of caravan for building worker. Restrictive Planning Condition. Temporary Permission Expires 31/12/1972. - **Approved**

**E/74/0109** - Planning and Building Regulations Applications for piggery buildings and temporary siting of caravan for agricultural worker. Building Regulations Approved. No Effect Notice. Restrictive Planning Condition No 2. Temporary Permission Expires 28/02/1977. - **Approved**

**LW/74/1788** - Outline Application for bungalow for agricultural worker. - **Refused**

**E/72/1178** - Planning and Building Regulations Applications for dairy building, Dutch Barn and covered yard. Building Regulations Approved. Commenced. - **Approved**

**E/72/0105** - Planning and Building Regulations Applications for two agricultural buildings. Building Regulations Approved. Completed. - **Approved**

**LW/75/1751** - Outline Application for single bungalow. - **Refused**

**LW/75/0380** - Planning and Building Regulations Application for stables and tack room. Building Regs Approved. Restrictive Planning Condition No.1. - **Approved**

**LW/87/0376** - Section 32 Retrospective Application for continued use of mobile home forming ancillary accommodation to main dwelling house. Restrictive Planning Condition No.1. Temporary Permission expires 30/04/1988. - **Approved**

**LW/77/0242** - Conversion of garage to Rumpus room; bedroom added above; replacement of garage; loggia in place of porch. - **Approved**

**LW/94/0681** - Continued use of stables and tack room without complying with Condition No 1 attached to planning permission LW/75/0380 (personal to Mr & Mrs P Hanley). - **Approved**

**LW/94/0627** - Convert integral garage into living room with bay window. - **Approved**

#### **4. REPRESENTATIONS FROM STANDARD CONSULTEES**

**Main Town Or Parish Council** – No comments received.

**Planning Policy Comments** – The principal planning policies that should be taken into consideration in determining the acceptability of the proposed development are Policy DS1 of the DSWNP, Policy DM1 of the Submission LPP2 and 'saved' Policy CT1 of the LDLP 2003. The proposed development is fundamentally in conflict with the local planning policies listed above. It is also fails to comply with paragraph 79 of the NPPF. Furthermore, the applicant has not demonstrated that there is a compelling need for a new dwelling in this location that is sufficient to outweigh the conflict with the approved development plan for the area.

**OFFICER RESPONSE:** It is considered, for the reasons set out in the report, that the proposed dwelling would not represent an isolated form of development and would represent an opportunity to reduce building coverage on the site and move buildings away from the ecologically sensitive ancient woodland, to the benefit of visual amenity and biodiversity.

**ESCC Rights Of Way** – Because the diversion is needed for the development, it would need to be an order made by yourselves under Section 257 of the T&CP Act so I would be grateful if you would make the diversion a specific condition.

**ESCC Highways** – Access

Hortons is located on Hemsleys Lane. Hemsleys Lane is a single track unclassified road, the U5998, which becomes a private road east of Hortons, leading to Deans Farm. The proposed dwelling will utilise the existing access on Hemsleys Lane which serves the barn, stables and cowshed. The existing access to the proposed dwelling is 9m wide reducing to 3.2m wide at 5m from the edge of the carriageway which is satisfactory. Construction of the access is satisfactory.

Taking into account the nature of the Hemsleys Lane, the low levels of traffic and the low speeds, the visibility at the existing access onto Hemsleys Lane is considered to be adequate.

## Parking

The dwelling has been provided with a double garage 10.7m wide by 6.5m deep which is sufficient for up to 3 vehicles. It should be noted that a garage can only be classed as a parking space if it meets the minimum dimensions of 3m x 6m and that ESCC's 'Guidance for Parking at Residential Developments' stipulates that garages will only count as 1/3rd space each due to their limited use. There is also space for vehicles to park at the front of the garage. I am therefore satisfied that the level of parking provision is adequate.

Two cycle parking spaces should be provided in accordance with the East Sussex County Council's adopted parking.

## Trips

The trips generated by the existing barn, stables and cowshed are unknown. The proposed 4 bed dwelling is likely to generate approximately 4-6 trips per day. Although this may result in a minor increase in use of the site I have no major concerns regarding the impact on the site access and the surrounding highway network.

## Sustainability

The proposed dwelling is approximately 2.5 miles from the village of Plumpton Green which has services, bus stops and a railway station. It is possible to cycle to Plumpton Green but it is likely that the dwelling will be reliant on vehicular travel.

## Conclusion

I have no objection to this application subject to conditions:

**Natural England** – Natural England has no comments to make on this application.

**Southern Water Plc** – Environment Agency shall be consulted directly regarding the use of a septic tank drainage which disposes of effluent to sub-soil irrigation.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

## 5. REPRESENTATIONS FROM LOCAL RESIDENTS

None received.

## 6. PLANNING CONSIDERATIONS

Principle:

6.1 Para. 79 of the Revised National Planning Policy Framework states that planning decisions should avoid the development of isolated homes in the countryside. Although the site falls outside of the settlement boundary, it is considered that the dwelling would not appear isolated due to its proximity to neighbouring dwellings and the fact that there is an established presence of sizeable buildings on the site.

6.2 Policy DM4 of the emerging Lewes District Local Plan Part 2 supports the conversion of rural buildings to residential in circumstances where the site is not in an isolated or exposed location and that the development of the site can offer an enhancement to the wider surrounding area.

6.3 In this instance, there are buildings with sizeable footprints occupying the site. However, due to their distribution it would not be feasible to convert them into a singular dwelling. Furthermore, the largest structure, a metal framed barn which could be converted under permitted development rights, is within close proximity to ancient woodland. The proposed development, whilst not utilising an existing building, would aggregate the building coverage within the site to a single area, away from the ancient woodland, and would also significantly decrease the overall footprint of buildings within the site. As such, it is considered that the erection of a purpose built dwelling would represent more suitable development within the site than the re-use of the existing buildings. It is also noted that policy DS1 of the Ditchling, Streat and Westmeston Neighbourhood Plan supports appropriate redevelopment of sites in existing use.

#### Residential Amenity:

6.4 The proposed dwelling would be positioned adjacent to Hortons, a two-storey detached dwelling, but with a significant buffer maintained between each building. It is therefore considered that the proposed dwelling would not introduce any unacceptable overlooking or overshadowing towards the neighbouring property, nor would it appear overbearing when viewed from it.

#### Living Conditions for Future Occupants:

6.5 The proposed dwelling would provide four bedrooms and have a Gross Internal Area (GIA) of approximately 214 m<sup>2</sup>. This comfortably exceeds the 124m<sup>2</sup> minimum GIA required for a two-storey four bedroom dwelling as defined in the DCLG's Technical housing standards - nationally described space standard (2015).

6.6 The layout of the building avoids overly long corridors and awkwardly shaped and/or cramped rooms. All habitable rooms are well served by clear glazed windows that will allow for good levels of access to natural light and ventilation. Ample space would be available for outdoor amenity.

#### Visual Amenity/Design:

6.7 The site is located outside of the settlement boundary, with the surrounding and wider landscape being rural in nature and dominated by enclosed fields, hedgerow and patches of woodland with uninterrupted views to the south towards the Downs. There are sporadic clusters of residential and/or agricultural buildings which are generally positioned close to the highway.

6.8 Whilst the proposed development involves the erection of a new dwelling outside of the settlement boundary, the building would be positioned on a site where there is an established presence of agricultural/equestrian buildings. The site is also adjacent to an existing residential dwelling, Hortons. The cumulative footprint of the proposed dwelling and the ancillary garage block would be far lower than that of the existing buildings and the built area of the site would also be concentrated to one area rather than distributed across the site as is the case now. The site is an enclosed field and it is considered a residential curtilage could be formed without disrupting the spatial characteristics of the field network, provided sympathetic boundary treatment is used.

6.9 Due to the positioning of the proposed dwelling adjacent to an existing property, the established presence of buildings on the site and the enclosed nature of the site, it is considered that the proposed dwelling and residential curtilage could be incorporated without appearing incongruous or disruptive within the rural environment. A suitable amount of space would be maintained between buildings to ensure the sense of space and openness in the surrounding environment is not compromised and that views towards the South Downs will remain largely unaffected.

6.10 The proposed dwelling is considered to be relatively modest in size, particularly when seen in context with the existing dwelling at Hortons, which is larger. The ridge height of the building has been kept to a minimum, and would only be approximately 0.5 metres above that of the ridge line of the existing metal framed barn. The ancillary garage building would maintain clear subservience towards the existing dwelling and would be similar in appearance to the existing cattle byre which is to be removed. The parking provided by the garage would help minimise the visual impact of parked cars, helping to maintain the rural appearance of the wider area.

#### Highways/Public Right of Way:

6.11 It is anticipated that the proposed development would result in an additional 4-6 vehicular trips per day. Due to the modest increase involved, it is not considered that the proposed development would result in any unacceptable traffic impact.

6.12 The site has an existing access in place from Streat Lane (via the Hortons access road) and also has an internal driveway serving the existing equestrian/agricultural buildings. The proposed development would utilise the existing access and part of the existing driveway. It is considered that the driveway is of sufficient width to allow for safe access/egress and that visibility at the access point is adequate to maintain the safety of pedestrians and motorists.

6.13 The site is in a relatively isolated location and the nearest substantial settlement is Plumpton Green, which is approximately 2.5 miles driving distance from the site. As such, it is likely that future occupants would rely on motor vehicles. The amount of parking available within the proposed garage building as well as on the hard surfacing to the front of the property is considered to be sufficient to prevent the risk of vehicles parking on the surrounding highway network and causing an obstruction or safety hazard.

6.14 In order to encourage the use of more sustainable forms of transport, a condition will be attached to any approval requiring the provision of a minimum of one electric vehicle charging point as well as secure and covered bicycle parking.

6.15 A public right of way (footpath 11) crosses the site and passes through the area that would be occupied by the proposed dwelling. As a result, the footpath would need to be diverted in order to maintain connectivity. The footpath would be diverted towards the northern boundary of the site and would pass through the area currently occupied by the sand school. It is considered this diversion, which would not significantly increase the length of the path and, provided suitable space is provided and the path is sympathetically landscaped, the overall character of the footpath would not be compromised. Views from the footpath towards the South Downs would also remain available. Notwithstanding this, a diversion order will need to be made under Section 257 of the Town & Country Planning Act. This will need to be submitted by the Local Planning Authority and will be carried out upon submission of full details of the footpath diversion route and management and maintenance measures, which will be secured by way of a planning condition.

## Landscaping & Ecology:

6.16 The site is largely surfaced in grass and is bordered by woodland and hedgerow in places. It is considered that formal landscaping should be kept to a minimum as the introduction of decorative planting may introduce a domestic appearance that is discordant with the natural rural environment surrounding the site. However, a landscaping scheme that includes enhancements and extensions to the existing hedgerow network should be secured as a means to provide sympathetic screening to the site as well as to provide ecological gains. Areas of the site where existing buildings are to be removed should also be restored in a sympathetic way, with grassland reinstated. A hard landscaping scheme will also need to be secured. This would include details of materials to be used for the hardstanding area to the front of the dwelling, which should be porous in order to improve site permeability, as well as details of any boundary fencing, which would need to be modest in height and avoid the use of fencing panels which would introduce an overly domestic appearance to the site.

6.17 The proposed development would move buildings away from the ancient woodland to the west of the site and, as such, the woodland environment would be likely to have reduced disturbance as opposed to the current situation.

6.18 A Preliminary Ecological Appraisal has been submitted with the application. The following observations were made:-

- The site is bordered by ancient woodland but no long term impacts foreseen due to limited scale of development;
- The cattle byre building was identified as having a high likelihood of supporting crevice roosting bats;
- There could be birds nesting in existing buildings and shrubs. No evidence of barn owls found;
- Site is negligible as a habitat for reptiles as grass is mown short;
- There is a small, seasonal pond to the south of the site which may provide habitat for amphibians but the surrounding terrestrial habitat is of negligible value;
- No evidence of badger on site and no setts present nearby;
- Boundary undergrowth provides habitat for hedgehogs;

6.19 A number of recommendations have been made to help mitigate impact on surrounding habitat both during and after construction works. These include the following:-

- Planting of a wildflower buffer along woodland margins;
- Dust suppression during construction (covering and/or wetting spoil and debris);
- Three bat emergence/re-entry survey required for cattle byre. To be carried out during active bat season;
- Control of external lighting;
- Works should be undertaken outside of bird nesting season;
- Provision of bird boxes within walls of new building and on suitable trees;
- Leaving areas to the south of the site with longer grass and creating log piles for use by reptiles and invertebrates;
- Retain pond for use by amphibians;
- Provision of fruit trees to encourage foraging badgers;
- Gaps maintained in boundary fences to allow for commuting routes for hedgehogs;
- Provision of hedgehog house in a shady corner of the site;

6.20 It is considered that, provided these measures are incorporated into the development, impact on biodiversity can be mitigated and ecological enhancements can also be provided.



6.21 It is considered that, in this specific instance, a new dwelling in this rural location is acceptable due to the established presence of buildings with a larger footprint which could be converted to residential accommodation and the opportunity provided to relocate buildings away from the ancient woodland to the west of the site.

6.22 The proposed dwelling could be accommodated within the site without compromising the rural character of the surrounding landscape. There would be no harmful impact upon the amenities of neighbouring residents.

6.23 The development includes ample on-site parking provision and access arrangements.

6.24 There would be no unacceptable adverse impact upon biodiversity and habitat, provided appropriate mitigation measures are carried out, and there is an opportunity for ecological enhancements to be implemented.

## **6. RECOMMENDATION**

7.1 It is therefore recommended that the application is approved, subject to conditions.

### **The application is subject to the following conditions:**

1. No development approved by this permission shall be commenced until full details of the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall be completed prior to the completion or occupation of the dwelling on site whichever is the sooner.

Reason: In order to ensure the development does not generate any unacceptable increase in risk of surface water flooding or contamination of land or the water table, in accordance with saved policy ST30 of the Lewes District Local Plan (part one), policies DM20 and DM22 of the emerging Lewes District Local Plan (part two) and policy CP12 of the Lewes District Joint Core Strategy.

2. No external lighting shall be provided, installed or operated in the development, unless and until full specifications of the lighting and details of mitigation measures to be taken to prevent glare and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interest of the maintaining the intrinsically rural character of the surrounding area in accordance with saved policies CT1 and ST3 of the Lewes District Local Plan (part one), policies DM1 and DM25 of the emerging Lewes District Local Plan (part two) and policy CP11 of the Lewes Joint Core Strategy and policy CONS8 of the Ditchling, Streat and Westmeston Neighbourhood Plan.

3. Prior to the first occupation of the dwelling hereby approved, a detailed hard and soft landscaping scheme shall be submitted to, and approved, by the Local Planning Authority.

These details shall include indications of all existing trees and hedgerows on the land, including those to be retained, together with measures for their protection which shall comply in full with BS5837:2012 Trees in relation to design, demolition & construction - Recommendations, in the course of the development, together with a scheme for the subsequent maintenance of any trees, shrubs and hedges retained on the site and any proposed to be planted as part of the approved landscaping scheme. Soft landscape details shall include planting plans, written specifications, schedules of plants - noting species (which should be indigenous), planting sizes and proposed density.

All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following either the substantial completion of the development or the occupation of the development, whichever is the sooner.

Any trees, shrubs, hedges or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to ensure that the site is sympathetically landscaped in context with its rural surroundings in accordance with saved policies CT1 and ST3 of the Lewes District Local Plan (part one), policies DM1, DM25 and DM27 of the emerging Lewes District Local Plan (part two) and policy CP11 of the Lewes Joint Core Strategy and policy CONS6 of the Ditchling, Streat and Westmeston Neighbourhood Plan.

4. Prior to the first occupation of the dwelling hereby approved, all mitigation measures set out in the accompanying Preliminary Ecological Appraisal shall have been provided. These measures shall thereafter be adhered to/maintained in place throughout the lifetime of the development.

Reason: In the interest of preserving and enhancing habitat and biodiversity in accordance with policy CP8 of the Lewes District Joint Core Strategy and policy DM14 of the emerging Lewes District Local Plan (part two) and policy CONS9 of the Ditchling, Streat and Westmeston Neighbourhood Plan.

5. No works can commence on the construction of the dwelling or garage hereby approved, until a Diversion Order for the Public Right of Way that runs through the site has been made and confirmed by East Sussex County Council.

Reason: To protect the route of the Public Right of Way that runs through the site in the interest of maintaining green infrastructure in accordance with policy CP8 of the Lewes District Joint Core Strategy and policy CONS13 of the Ditchling, Streat and Westmeston Neighbourhood Plan.

6. Prior to the first occupation of the dwelling hereby approved, all existing buildings and the sand school shall be demolished, all materials removed from the site and the land restored to a suitable standard as per details to be submitted as part of the landscaping scheme subject of condition 4 of this approval.

Reason: To prevent an over-proliferation of buildings on the site and to prevent negative impact upon the visual amenity of the site and the wider surrounding area, in accordance with saved policies CT1 and ST3 of the Lewes District Local Plan (part one), policies DM1, DM25 and DM27 of the emerging Lewes District Local Plan (part two) and policy CP11 of the Lewes Joint Core Strategy and policy CONS6 of the Ditchling, Streat and Westmeston Neighbourhood Plan.

7. Prior to the demolition of any of the existing buildings on site, bat surveys shall be undertaken by an agreed expert to establish the presence or absence of bats in the internal roof space. Details of appropriate mitigation measures and contingency plans should be submitted to and agreed in writing by the Local Planning Authority. Should bats be found, the appropriate mitigation measures and contingency plans shall be implemented in accordance with the approved details.

Reason: To ensure the development does not result in harm to protected species, in accordance with policy CP8 of the Lewes District Joint Core Strategy and policy DM14 of the emerging Lewes District Local Plan (part two) and policy CONS9 of the Ditchling, Streat and Westmeston Neighbourhood Plan.

8. Prior to the commencement of any construction works above slab level, a schedule of all external materials and finishes to be used on the proposed building (including balustrading), shall be submitted to and approved by the Local Planning Authority and the development thereafter constructed on accordance with those details.

Reason: In the interest of visual amenity, in accordance with saved policy ST3 of the Lewes District Local Plan (part one), policy DM25 and DM27 of the emerging Lewes District Local Plan (part two) and policy CP11 of the Lewes Joint Core Strategy.

9. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, structures or works as defined within Part 1 of Schedule 2, classes A-H and Part 2 of Schedule 2 Class A inclusive of that Order, shall be erected or undertaken on the site.

Reason: In order to prevent additional uncontrolled development on the site that may detract from the amenities of the surrounding rural landscape, including provision of new windows that may result in increased light spill or erection of new fencing and means of enclosure that may compromise the rural nature of the site and surrounding area, in accordance with saved policies CT1 and ST3 of the Lewes District Local Plan (part one), policies DM1, DM25 and DM27 of the emerging Lewes District Local Plan (part two) and policy CP11 of the Lewes Joint Core Strategy and policies CONS6 and CONS8 of the Ditchling, Streat and Westmeston Neighbourhood Plan.

10. Prior to the occupation of the dwelling hereby approved, a minimum of 1 electric vehicle charging point shall be installed on the site and be maintained in an operational condition throughout the lifetime of the development.

Reason: In order to encourage the use of more sustainable forms of transport in accordance with para. 110 of the Revised National Planning Policy Framework, Policy CP13 of the Lewes District Joint Core Strategy and the Lewes District Council Electrical Vehicle Charging Points Technical Guidance Note.

11. No development associated with the construction of the dwelling shall take place until details of how the development will incorporate measures to reduce carbon energy use, facilitate renewable energy installations, and lower household water consumption, have been submitted to and approved in writing by the local planning authority. The approved measures shall be put in place prior to the first residential of the new dwellings as they are each completed, and retained as such thereafter.

Reason: In order to reduce locally contributing causes of climate change in accordance with policy CP14 of the Lewes District Local Plan Part One: Joint Core Strategy and the National Planning Policy Framework 2019.

12. The development shall not be occupied until a parking area has been provided in accordance with the approved plans and the area shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

13. The development shall not be occupied until a cycle parking area has been provided and the area shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development

14. The development hereby approved shall not be occupied until all the existing buildings on the site have been demolished and all resulting material removed from the site.

Reason: In order to ensure that the site enhances the wider landscape in accordance with saved policies CT1 and ST3 of the Lewes District Local Plan (part one), policies DM1, DM25 and DM27 of the emerging Lewes District Local Plan (part two) and policy CP11 of the Lewes Joint Core Strategy and policy CONS6 of the Ditchling, Streat and Westmeston Neighbourhood Plan.

## **INFORMATIVE(S)**

1. As the 'operator' of any septic tank or small sewage treatment plant you must check you meet the DEFRA General binding rules for small sewage discharges (SSDs) (2015). You must apply for a permit if you do not.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	15 August 2019	3217/SP01 Rev. A - Site Location Plan
Proposed Block Plan	15 August 2019	3217/SP02 - Site Layout Plan
Proposed Floor Plan(s)	15 August 2019	3217/P01 Rev. A - Proposed Floor Layouts and Elevations
Proposed Elevation(s)	15 August 2019	3217/P01 Rev. A - Proposed Floor Layouts and Elevations
Proposed Floor Plan(s)	15 August 2019	3217/P03 - Proposed Footprint/Site Coverage Assessment
Existing Floor Plan(s)	15 August 2019	3217/MS01
Existing Elevation(s)	15 August 2019	3217/MS01
Technical Report	15 August 2019	Phase 1 Environmental Site Assessment - CL101 Version 2
Technical Report	15 August 2019	Preliminary Ecological Appraisal
Proposed Elevation(s)	29 January 2020	3217/P02 Rev. A - Proposed Detached Garage Floor Layout and Elevations