

Report to **Planning Applications Committee**
Date **12 August 2020**
By **Director of Planning**
Local Authority **Lewes District Council**
Application Number **SDNP/19/04516/FUL**
Applicant **Helen & David Blaber**
Application **Alterations and conversion of an existing barn to a holiday let.**
Address **1 New Cottages
The Street
Bishopstone Village
BN25 2UH**

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

The proposed development is considered to be acceptable in principle in this location and, subject to conditions, approval is recommended.

1 Site Description

1.1 The application site lies on the eastern side of The Street, in the village of Bishopstone, which is between Newhaven and Seaford. The house is a semi-detached cottage and lying to the south is a large barn.

1.2 The site lies within the South Downs National Park and is just outside of Bishopstone Conservation Area. None of the buildings within the site are listed.

1.3 Public footpath 6C (Seaford) lies opposite the application site and bridleway 8A is a short distance away. The site is well connected with paths and bridleways across the Downs and between the neighbouring towns, including a segregated cycle lane which follows the A259 between Newhaven and Seaford.

1.4 The barn itself measures approximately 21m in length and 6.5m in width. The barn is single storey and has a pitched roof and barn doors at each end. To the ridge the barn is approximately 3.9m in height.

2 Proposal

2.1 The application seeks planning permission for the conversion of an existing barn into a holiday let, together with associated alterations.

2.2 The proposed development would use the existing building envelope with no extension or enlargements. Internally the holiday let would comprise three bedrooms; utility room; family bathroom; and kitchen/living/dining room.

2.3 The external walls, which are presently metal corrugated sheeting, would be finished in black stained timber boarding. The roof materials are not yet decided. Windows and doors are to be timber and the boundaries would comprise hedgerows.

2.4 There are two existing car parking spaces and two extra spaces are proposed, making a total of 4 car parking spaces within the scheme.

2.5 A length of hedgerow along the front boundary is proposed to be removed in order to make space for the proposed parking area.

2.6 Amended plans have been received removing all rooflights from the south facing roof slope and reducing the number of rooflights to the north facing roof slope down to two, small rooflights. In addition, an extra length of replacement hedge planting is proposed.

3 Relevant Planning History

There is no relevant planning history. However, pre-application advice was provided on 9 November 2015 (ref. SDNP/15/05082/PRES) for a proposed holiday let conversion, and the advice given was generally positive.

4 Consultations

Parish Council Consultee Objection

The development proposals including the removal of the existing hedge would detract from the appearance character and cultural heritage of this part of the SDNP contrary to policies SD23 (c) and (d) of the South Downs Local Plan.

The site also lies outside any settlement boundary as defined in the Local Plan and would not come within any of the exceptions set out in policy SD23 (g) of the Plan.

ESCC - Highways

No objection

LE - Environmental Health

Comments awaited.

5 Representations

A representation has been received from the Bishopstone and Norton Preservation Committee, objecting to the application for the following reasons:

1. The building, referred to as a sawmill, was used until only a few years ago by Manor Farm, adjacent, as a store for gates and fencing etc. the posts being stored in barrels containing creosote. Perhaps an environmental condition survey should be executed.
2. The building is not in its original location as it was previously located either in North or South camp in Seaford or the Royal Flying Corps base at Tide Mills during the first world war. It therefore has no particular relevance to Bishopstone.
3. The Conservation Area boundary passes along the west boundary of this property and we feel that this should be taken into account with regard to the installation of the door and large window in the west elevation and the removal of part of the hedge fronting the road to accommodate the parking of cars.

4. Mention is made of locally distinctive black boarding. There is only one building in the village of Bishopstone containing this and it is partly combined with traditional flint work.
5. There is no mention of what is to happen to the roof or indeed the roof materials.
6. We would not wish to see any windows or rooflights, however small, in the south elevation, as they would be detrimental to the surrounding area.
7. We cannot see that the conversion of this property into a holiday let is going to help the rural economy.
8. We consider that with three bedrooms being suggested more parking could be required particularly with the adjoining property being in the same ownership, which could impinge on the narrow highway. This road is the access for grain lorries and contractors' large farm machinery to two farms and the water works at Poverty Bottom as well as residential properties and is extremely busy for a narrow country lane.
9. We are concerned that with holiday lets in two adjoining properties it could give rise to large lets being made for both properties together giving rise to noisy music/parties. We believe that this is not permitted in London for this reason.

Representations have been received from 135 Post Office Cottages; Dog Kennel Barn, Manor Yard; Glebe Barn; White Rose Cottage; New Barn, Silver Lane; 2 New Cottage; and Manor Farm House, **objecting** to the application for the following reasons:

Poor quality building and out of keeping with Bishopstone Village
 Shed is not capable of conversion
 Conversion will be a new build
 Not possible to construct a new build without getting access from adjoining property
 Detrimental impact on visual amenity
 Wood cladding is not a vernacular style and would be an intrusive, modern addition
 Damage to neighbouring mature Sycamore tree
 Light pollution
 Increased noise and use of garden
 No economic or social benefit to the community
 High risk of contamination due to fence post storage and treatment (creosote)
 The village is quiet and safe
 A bank holiday let will attract young people
 Loud music, alcohol and local events such as parties
 Will clash with tranquillity of the village and become a nuisance
 Drunk people may cause environmental damage, litter and vandalism
 The existing tin shed will be demolished a re-built on the same outline/footprint
 Disproportionate increase in occupancy (3-4 persons)
 No account realistic access or parking
 Insufficient parking
 Lane not built for the amount and nature of traffic that currently uses it
 1 New Cottages is rented out as an Air B and B and noisy parties have been known to take place
 Next to an existing let, allowing for larger groups
 Narrow lane is used by grain lorries and large farm vehicles for which access must be maintained
 No benefit to the local economy

6 **Planning Policy Context**

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans.

The development plan policies and other material considerations considered relevant 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), updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

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

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD7 - Relative Tranquillity
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Strategic Policy SD19 - Transport and Accessibility
- Development Management Policy SD32 - New Agricultural and Forestry Workers' Dwellings
- Strategic Policy SD48 - Climate Change and Sustainable Use of Resources
- Strategic Policy SD49 - Flood Risk Management
- Development Management Policy SD55 - Contaminated Land

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- General Policy 50

8 Planning Assessment

Principle of Development

8.1 With respect to the proposed holiday cottage use, policy SEA11 of the adopted Seaford Neighbourhood Plan “Visitor Accommodation in Seaford”, supports such schemes as long as they respect local character, residential amenity and highway safety. Policy SD23 of the South Downs Local Plan is also relevant. Such proposals would be acceptable in principle provided that the location minimises the need for travel by private car and encourages access and/or subsequent travel by sustainable means, including public transport, walking, cycling or horse riding. Such proposals should make use of existing buildings, and, if no suitable existing buildings are available, the design of any new buildings is sensitive to the character and setting. Furthermore, ancillary facilities should not be disproportionately large in relation to the rest of the visitor facilities. Perhaps the most relevant part of policy SD23 relates to sites which are outside of defined Planning Boundaries and in order to be acceptable in this location the site must be closely associated with other attractions/established tourism uses, including the public rights of way network.

8.2 The existing building is old and by the accounts of the representations received may have had a previous life in other locations. The structural report submitted suggests that some reinforcement of the walls and roof will be required, but the building can be converted with no expansion or enlargement of the building. A low dwarf wall and some unpinning will need to take place but this would not make a material difference to the general scale of the building. It is also noted that the site is close to the footpath and bridleway network and is well situated for visitors to the area with good access to the South Downs. Notwithstanding some of the objections received, visitors to the local area will help boost the economy by using services and amenities, such as restaurants and shops, in nearby Seaford and/or Newhaven.

8.3 It is known that the existing house is also used as holiday accommodation (Air B & B) and that the proposals would result in two holiday lets being close together within the same curtilage. Policy SD23 is silent on the density of holiday lets that may be permissible, so a common sense approach should be adopted in respect of the potential impact on amenity.

8.4 The applicant has submitted details of two incidents which have occurred along with an explanation of how they were dealt with especially in relation to noise nuisance. Numbers are limited to no more than 6 holiday-makers and neighbours are able to contact the applicant should issues arise. In addition parties are not permitted. Noise impacts can be a material consideration. It is an issue that needs to be considered when development may create additional noise, or would be sensitive to the prevailing acoustic environment (including any anticipated changes to that environment from activities that are permitted but not yet commenced). It is considered that refusing the application on the basis of the potential for certain people potentially having noisy parties would not be reasonable. The number of incidents that have resulted in noise nuisance are small, and the majority of occupants are generally quiet holiday-makers may enjoy a peaceful stay, taking advantage of the site's location to enjoy the Downs. On the basis that the majority of users are unlikely to cause any nuisance it is not considered reasonable to withhold planning permission. Members are reminded that Environmental Health has statutory powers to deal with noise nuisance, and matters of criminal damage or vandalism, as they would be in any location, are a matter for the Police.

8.5 To conclude, and notwithstanding the objections received, the proposal is considered to meet the requirements of adopted Policy SD23.

Design and Appearance

8.6 From the adopted Seaford Neighbourhood Plan, policy SEA1 is relevant, “Development within or affecting the South Downs National Park”. The policy states that development within or impacting upon the South Downs National Park should have a landscape led approach to design, having regard to the setting of the National Park in terms of its landscape and visual amenity. Policy SEA2 requires a high standard of design quality and policy SEA3 states that development enhancing the setting of a Conservation Area will be supported.

8.7 Policy SD4 of the South Downs Local Plan states at paragraph 1 that:

Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:

- a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located;
- b) The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape;
- c) They will safeguard the experiential and amenity qualities of the landscape; and
- d) Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species.

8.8 The parts of Policy SD5 relevant to this planning application state that:

1. Development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principle should be adopted as appropriate:

- a. Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context....
- c. Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement patterns....
- f. Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing....
- i. Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users....
- k. Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.

8.9 The scale and form of the building would remain as existing and the applicant has submitted amended plans removing all of the large rooflights and reducing the number of small rooflights. The use of black stained timber boarding to the walls is considered acceptable for an ancillary building in a rural location and the Bishopstone and Norton Preservation Committee has stated that there is a building with similar finishes in the village, and historically it is not an uncommon wall treatment in rural Sussex.

8.10 It is noted that a length of hedgerow is proposed to be removed in order to enlarge the car parking space to provide room for 4 vehicles. This matter has been taken up with the applicant and new hedge planting is now proposed within the site. The boundaries along the street are generally low flint walls with some naturally occurring hedges and shrubs. The street is not characterised by continuous rows, however, there are well-coifed hedgerows in front of the cottages, down the middle of the front gardens, to the side of the front garden to 2 New Cottages, and between the front corner of the barn and the side elevation of 1 New Cottages. The hedge has an ornamental character and is well-trimmed. The front hedge has existing gaps for pedestrian access points, and the hedge is cut short in front of 1 New Cottages to allow car parking on grass in front of the barn.

8.11 This hedge would be reduced in length by some 5m in order to allow for car parking in front of the proposed holiday let but the proposed planting of a new hedgerow is considered sufficient to mitigate this potentially adverse impact on the setting of the cottages.

Parking and Access

8.12 Policy SD19 "Transport and Accessibility" of the South Downs Local Plan requires that development proposals are located and designed to minimise the need to travel and promote the use of sustainable modes of transport.

8.13 The application site is approximately 1800m from Bishopstone railway station, which is a reasonable distance to cycle or arrive by foot for the dedicated walker, and approximately 1.4km from the nearest bus stop on the A259, with frequent services between Brighton and Eastbourne. In addition, whilst many visitors may choose to arrive at the holiday let by car, once there, they are likely to walk and cycle during their visit in order to enjoy the downland location and scenery.

8.14 It is recommended that a condition is imposed requiring an electric vehicle charging point and also that the applicant prepares a Travel Plan, which advises visitors to car share if possible.

Ecosystems Services

8.15 Policy SD2 of the South Downs Local Plan states that:

1. Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services. This will be achieved through the use of high quality design, and by delivering all opportunities to:

- a) Sustainably manage land and water environments;
- b) Protect and provide more, better and joined up natural habitats;
- c) Conserve water resources and improve water quality;
- d) Manage and mitigate the risk of flooding;
- e) Improve the National Park's resilience to, and mitigation of, climate change;
- f) Increase the ability to store carbon through new planting or other means;
- g) Conserve and enhance soils, use soils sustainably and protect the best and most versatile agricultural land;
- h) Support the sustainable production and use of food, forestry and raw materials;
- i) Reduce levels of pollution;
- j) Improve opportunities for peoples' health and wellbeing; and
- k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.

2. Development proposals must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services.

8.16 Policy SD9 "Biodiversity and Geodiversity" of the South Downs Local Plan states that:

1. Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation. Prior to determination, up-to-date ecological information should be provided which demonstrates that development proposals:

- a) Retain, protect and enhance features of biodiversity and geological interest (including supporting habitat and commuting routes through the site and taking due account of any use by migratory species) and ensure appropriate and long-term management of those features;
- b) Identify and incorporate opportunities for net gains in biodiversity;
- c) Contribute to the restoration and enhancement of existing habitats, the creation of wildlife habitats and the creation of linkages between sites to create and enhance local and regional ecological networks;
- d) Protect and support recovery of rare, notable and priority species;
- e) Seek to eradicate or control any invasive non-native species present on site;
- f) Contribute to the protection, management and enhancement of biodiversity and geodiversity, for example by supporting the delivery of GI and Biodiversity Action Plan targets and enhance Biodiversity Opportunity Areas (BOA); and
- g) Comply with the mitigation hierarchy as set out in national policy.

8.17 The applicant has submitted a preliminary ecological assessment by Landvision Landscape Architects. This recommends that a Phase 2 Reptile and Amphibian Presence/Absence Survey is carried out because although no reptiles have been seen on the site, there are potential suitable habitats. Mitigation and enhancement measures are also proposed for the benefit of these species. The foraging habitats of both bats and Harvest Mouse are also to be protected. Landscaping proposals will need to incorporate a predominance of wildflower grassland enhancements, of a local provenance source for the native species, suited to the calcareous, chalky soil conditions of the site.

8.18 In terms of policy SD2, the application does not appear to have been accompanied by an Ecosystems Services Statement. However, there is scope within the site to provide landscaping (required by the Preliminary Ecological Assessment) along with natural surface water drainage; electric vehicle charging point; rainwater harvesting; sustainable construction; and use of energy efficient heating/insulation and renewable; and reduced water consumption. As such it is considered that a condition may be imposed in order to secure details of policy compliant ecosystems services measures.

Amenity and Dark Night Skies

8.19 The proposed development has been designed such that windows and doors would not give rise to the overlooking of neighbouring properties and as the proposals would not enlarge or raise the height of the existing building, neighbouring residents would be no more overshadowed by the proposed development.

8.20 Policy SD8 "Dark Night Skies" of the South Downs Local Plan states that:

1. Development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map.

8.21 The applicant has provided amended plans which reduce the number and size of the proposed rooflights greatly. The site is in the countryside with only a small number of neighbouring buildings, notwithstanding its proximity to the more built up areas of Bishopstone (to the west and south) and of neighbouring Seaford town. The two small rooflights proposed on the north facing elevation are not likely to have a material impact on the perception of dark night skies in this location.

Contaminated Land

8.22 The comments from neighbouring residents in respect of potential contamination from fence and gate chemical treatments are acknowledged and the council's contamination land specialist has been consulted (comments to be reported at committee). However, the applicant is unaware of any contamination risk and the Envirosearch Residential statement by Landmark submitted, indicates that there is no potential risk of contaminated land at the site. With this in mind, it is recommended that the "unsuspected contamination" condition is imposed, meaning if any contamination is found, works cease immediately and a remediation and verification strategy is agreed in writing with the local planning authority and implemented before works continue.

9 Conclusion

9.1 Approval is recommended, subject to conditions.

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. The development shall be carried out in accordance with the findings and recommendations of the Preliminary Ecological Assessment by Landvision Landscape Architects including a Phase 2 Reptile and Amphibian Presence/Absence Survey and appropriate indigenous landscaping.

Reason: In order to safeguard the habitats of protected species and ensure that suitable mitigation and enhancement measures are put in place, in accordance with policy SD9 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

4. No development shall take place until an Ecosystems Services statement has been submitted to and approved in writing by the local planning authority, which should include measures to mitigate the impact on, and enhance, biodiversity, together with the provision of an electric vehicle charging point for the holiday let, and shall be maintained as such thereafter.

Reason: In order to ensure the development mitigates for the increased resources used in its construction and operation, enhance biodiversity, and to mitigate local contributors towards climate change and in accordance with policies SD2, SD9 and SD48 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

5. Prior to the first occupation of the holiday let full details of soft landscaping and hard surfacing shall be submitted to and approved in writing by the local planning authority. Planting species shall be indigenous and all hard surfaces shall be porous in order to facilitate natural drainage of surface water run-off. The soft landscaping scheme shall be implemented within the first planting season following the first occupation or bringing into use any part of the development. Any plants, which within a period of 5 years, 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: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with policies SD4, SD5 and SD9 of the South Downs Local Plan, policy SEA1 of the Seaford Neighbourhood Plan, and having regard to the National Planning Policy Framework.

6. Prior to the first occupation of the holiday let, full details of the replacement hedge planting and/or hedge transplanting, shall be submitted to and approved in writing by the local planning authority. Any plants, which within a period of 5 years, 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: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity and biodiversity in accordance with policies SD4, SD5 and SD9 of the South Downs Local Plan, policies SEA1 and SEA2 of the Seaford Neighbourhood Plan, and having regard to the National Planning Policy Framework.

7. No development shall take place until details of the proposed external materials and finishes to the roof of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and maintained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policy SD5 of the South Downs Local Plan, policies SEA1 and SEA2 of the Seaford Neighbourhood Plan, and having regard to the National Planning Policy Framework.

8. Construction work and deliveries in association with the development hereby permitted shall be restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays. No works in association with the development hereby permitted shall be carried out at any time on Sundays or on Bank/Statutory Holidays.

Reason: In the interests of the residential amenities of the neighbours having regard to policies SD5 and SD7 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no rooflights, dormers or other openings, other than those hereby permitted, shall be constructed on the roof slopes of the development without express planning consent from the Local Planning Authority first being obtained.

Reason: In order to maintain control over new roof openings that may otherwise contribute to light pollution and potentially compromise the dark night sky reserve designation of the National Park in accordance with policy SD8 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

10. The accommodation shall be used for holiday let only and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning (Use Classes)(Amendment)(England) Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: The permanent use of the buildings would be contrary to the policies of the Local Planning Authority regarding residential development in the countryside specifically policies SD1 and SD25 of the South Downs Local Plan.

11. The owners or operators of the holiday let 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 SD23 of the South Downs Local Plan, policy SEA11 of the Seaford Neighbourhood Plan and having regard to the National Planning Policy Framework.

12. The holiday let accommodation hereby approved shall not be occupied continuously by the same person(s) for any single period of time exceeding 28 days.

Reason: In order to ensure that the accommodation is used as a holiday let benefiting tourism and the visitor economy and because the introduction of a permanent dwelling in this location would be contrary to planning policy, in accordance with policy SD23 of the South Downs Local Plan, policy SEA11 of the Seaford Neighbourhood Plan, and having regard to the National Planning Policy Framework.

13. Prior to the first occupation of the development hereby permitted the parking areas shall be provided in accordance with the approved plans and shall be retained as such thereafter for the parking of vehicles used by occupiers of the holiday let.

Reason: In order to provide satisfactory off-street car parking and in the interest of highway safety and amenity in accordance with policy SD19 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

14. Details of secure and sheltered cycle storage facilities shall be submitted to and approved in writing. The cycle storage facility shall be in situ and made ready for use prior to the first occupation of the development hereby permitted and retained as such thereafter.

Reason: In order to provide sustainable transport options, reduce reliance on private car use and to minimise local contributors towards climate change in accordance with policies SD19, SD20 and SD48 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SD55 of the South Downs Local Plan and the National Planning Policy Framework.

16. Prior to the first occupation of the development hereby permitted, a sustainable drainage system shall be implemented in accordance with details that shall be submitted to and approved in writing by the local planning authority in advance. Such details shall include infiltration rates, detailed design information, mechanisms for natural drainage wherever possible, and consideration of rainwater harvesting and/or recycling.

Reason: In order to ensure that surface water drains naturally and sustainably and that flood risk both on and off site is minimised, in accordance with policies SD5 and SD49 of the South Downs Local Plan and having regard to the National Planning Policy Framework.

11. Crime and Disorder Implications

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

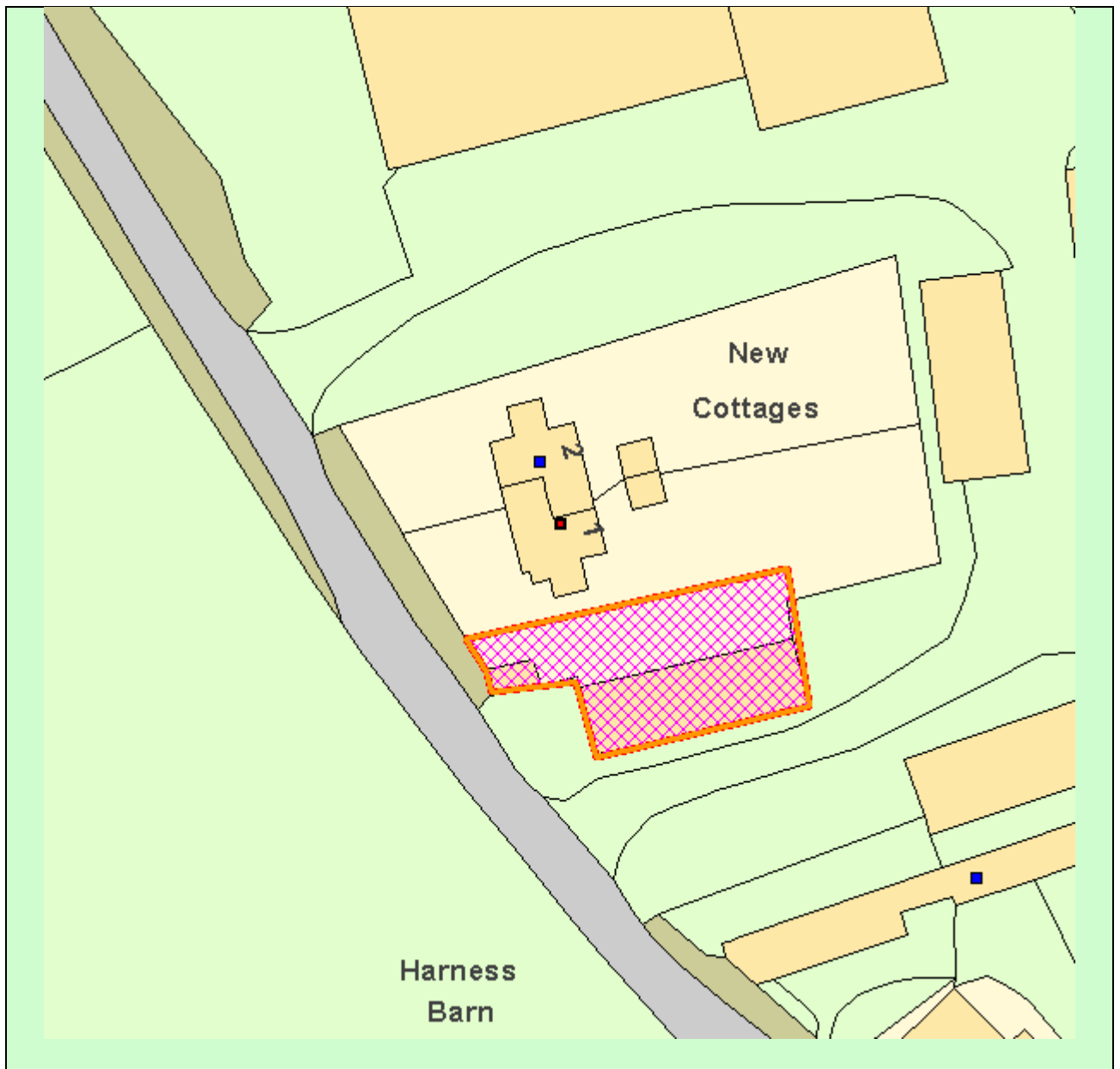
14. Proactive Working

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

15. Appendices

15.1 Appendix 1 – Site location map
Appendix 2 – Plans referred to in consideration of this application

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 - Existing and Proposed Floor and Elevation Plans + Site Location and Block Plans	1550/01		16.09.2019	Submitted
Application Documents -	Envirosearch Residential Risk Summary		16.09.2019	Approved
Application Documents -	Historic Structural Survey		16.09.2019	Approved
Application Documents -	Planning, Design and Access Statement		16.09.2019	Approved
Application Documents -	Preliminary Ecological Appraisal Report		16.09.2019	Approved
Application Documents -	Baseline Assessment Checklist		19.09.2019	Approved
Application Documents -	CIL Assumption of Liability		19.09.2019	Approved
Application Documents -	Contamination Report		19.09.2019	Approved

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