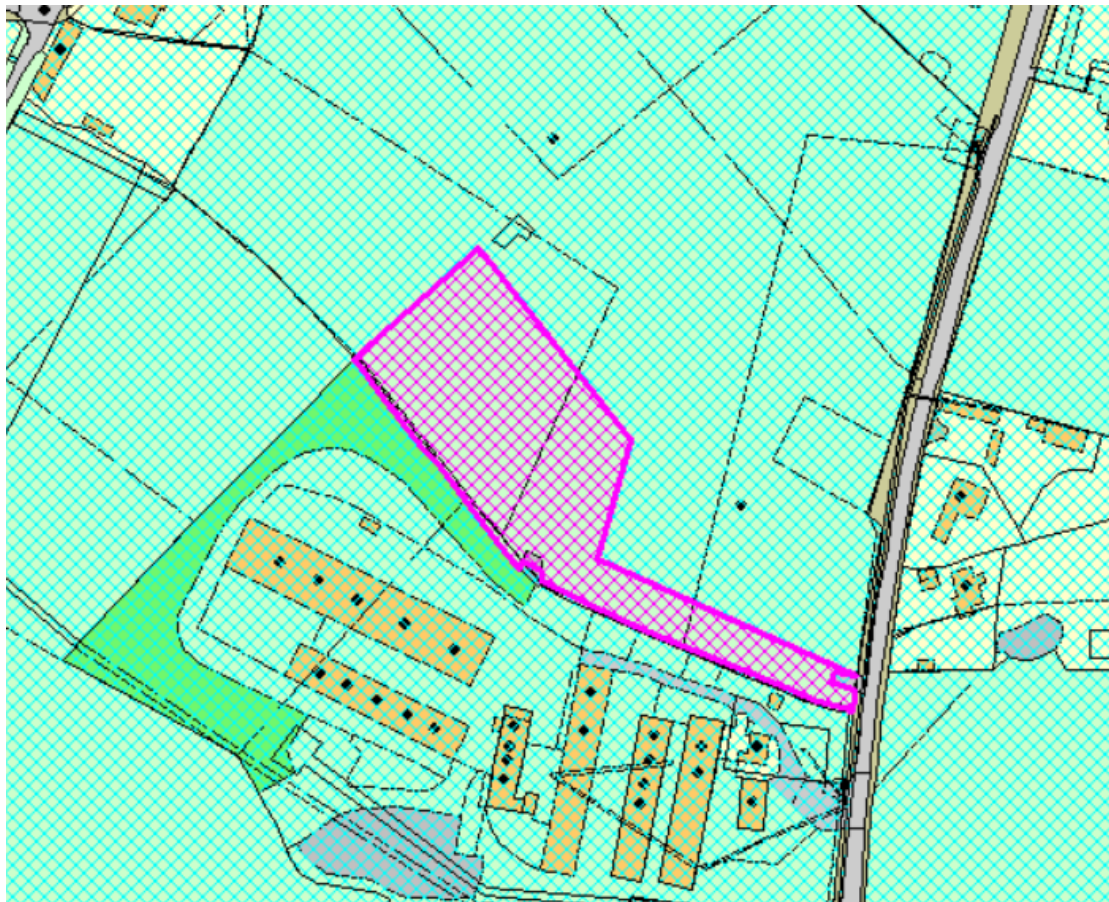


Report to: Planning Applications Committee
Date: 6 April 2022
Application No: LW/21/0503
Location: Land adjacent to The Old Brickworks, Finns Farm - Station Road, Station Road, Plumpton Green, East Sussex
Proposal: Equestrian facility for the treatment and recuperation of race/sports horses, including temporary mobile home staff accommodation.
Applicant : Mr and Mrs Davies
Ward: Plumpton
Recommendation: Grant planning permission with approval subject to conditions.
Contact Officer: **Name:** Rita Burns
E-mail: rita.burns@lewes-eastbourne.gov.uk

IMPORTANT NOTE: This scheme is CIL Liabile.
Applicant Site Location:



1. Executive Summary

- 1.1 The application is being reported to the Planning Committee as the applicant is a local councillor.
- 1.2 The planning application promotes the development of a rural business comprising an equestrian facility for the rehabilitation and treatment race/sports horses. The scheme is specifically for recuperation of injured horses, rather than a leisure livery stabling where owners attend their equines.
- 1.3 The proposal would not be considered to be of a size or scale that would result in any unacceptable harm to the setting or openness of the countryside. The proposed development of land is, in this instance, considered to be acceptable as the scheme responds well to the context of the surrounding natural and built environment and would not cause unacceptable harm towards, nor overwhelm, the overall character or amenity of the area.
- 1.4 The proposed development is considered to meet all relevant local and national planning policies. Overall, it is considered that the proposed development would not result in any harm of a magnitude that would outweigh the benefit of a gaining of rural business and new employment opportunities which would contribute towards the Council's delivery economic prosperity and rural diversification within the District.
- 1.5 Approval of planning permission is recommended, subject to conditions.

2. Relevant Planning Policies

National Planning Policy Framework 2021

- 2: Achieving sustainable development
- 4: Decision making
- 6: Building a strong, competitive economy
- 8: Promoting healthy and safe communities
- 9: Promoting sustainable transport
- 11: Making effective use of land
- 12: Achieving well designed places
- 15: Conserving and enhancing the natural environment

Lewes District Local Plan Part 1 (2016)

- CP4: Economic Development & Regeneration
- CP10: Natural Environment and Landscape
- CP13: Sustainable Travel
- CP14: Renewable and Low Carbon Energy

Lewes Local Plan Part 2 (2020)

- LDLP: – DM1 – Planning Boundary
- LDLP: – DM3 – Accommodation for Agricultural and Rural Workers

LDLP: – DM6 – Equestrian Development

LDPD – DM10 – Employment Development in the Countryside

LDLP: – DM23 – Noise

LDLP: – DM24 – Protection of Biodiversity and Geodiversity

LDLP: – DM25 – Design

LDLP: – DM26 – Refuse and Recycling

LDLP: – DM35 – Footpath, Cycle and Bridleway Network

LDLP: – GT01 – Land south of The Plough

PLUMPTON PARISH NEIGHBOURHOOD PLAN 2017-2030

Policy 1: Spatial Plan for the Parish

Policy 2: New-build environment and design

Policy 3: Landscape and biodiversity

Policy 4: Sustainable drainage and wastewater management

3. Site Description

- 3.1 The application site lies immediately to the north of an established industrial site and business park, known as The Old Brickworks. The site is accessed from Station Road on the eastern side. To the far north of the site is The Plough Public House and to the east of the site on the opposite side of Station Road there are a number of detached houses. The site is approximately 650m from Plumpton Green village and in a slightly wider local context Plumpton Racecourse is at distances of approximately 2Km.
- 3.2 The site slopes gently north to south. The application site is approximately 0.55ha and forms part of a large grassy field at Finns Farm and is roughly rectangular in shape, with the proposed development to be developed in the south west corner of a larger plot of land.
- 3.3 Whilst the site is within a rural setting it is not considered to be isolated. The siting of the development means it runs parallel with the Old Brickworks Business Park which is visible from the Site. The Old Brickworks business park to the south of the application site is a busy commercial park which is well established with of a cluster of 7 low rise industrial buildings. A small number of detached residential dwellings are noted to the east of the application site on the opposite side of Station road and The Plough public house is visible to the north of the Site.
- 3.4 The application site is within the same field as an area allocated for a Gypsy Traveller site. The site allocated under Policy GT01 in the LLP2 falls to the east of the proposed scheme. Whilst the allocated site is within the same plot of land as the proposed scheme they are proposed in different areas of the larger field. Both areas of the land are under the ownership of the applicant. The area allocated for the Gypsy and Traveller site under Policy GT01 is the

area of land immediately adjacent to the Site entrance which is to the east of the proposed equine scheme.

- 3.5 The allocation under Policy GT01 is for five permanent pitches for Gypsy and Traveller Accommodation. The remainder of the field within which the Site lies is an agricultural land holding and does not form part of this Gypsy and Traveller site allocation. The proposed site for the equestrian rehabilitation facility and the allocated land for Gypsy and Traveller Accommodation are in part separated on the plot by an existing 4m high bund. It is considered that the location of the proposal will not compromise the delivery of the allocated Gypsy and Traveller Accommodation (Policy GT01).
- 3.6 The site entrance features an area of hardstanding and gated entrance set back from Station Road. The existing access in the south east corner of the field, off Station Road, is to be used for the proposed equine scheme. An existing hard surface access track runs along the southern boundary of the site from the access point from the public highway.
- 3.7 Mature deciduous trees and vegetation are established to the southern boundary of the application site. The site is in close proximity to public transport with a bus stop located 200m to the north of the site entrance on Station Road.
- 3.8 A Public Right of Way footpath crosses the centre of the field, within which the site lies, from St Helena Lane and terminates at Station Road. On the western side of the field the footpath connects to the wider footpath and bridleway network.
- 3.9 The Site lies within a Flood Risk Zone 1 Area thus is considered to be at low risk of flooding. A drainage ditch is apparent to the immediate south of the application site. The field drainage ditch along the southern border provides exit for the constructed field drains and field run-off. It is not subject to any local or national biodiversity, landscape or heritage designations however local records do show notable and protected species in the area.

4. Relevant Planning History

- 4.1 PREAPP/19/0302: Pre-application advice was sought from the Council in 2019 which confirmed that the proposed equestrian development was recognised as an appropriate rural use given the site falls outside of the planning boundary. The principle of the proposed scheme was considered acceptable, provided it was sympathetically designed and appropriately sited.
- 4.2 LW/08/0165: Erection of a barn to store hay, agricultural machinery, and livestock. Approved
- 4.3 Approved 07/04/2008 LW/08/0807: Retrospective application for the retention of an access to field in southeast corner. Approved 30/07/2008.

- 4.4 Policy GT01 Land South of The Plough: Site Allocation for the provision of 5 permanent residential pitches for Gypsy and Traveller use. Adopted Lewes Local Plan Part 2 February 2020

5. Proposed Development

- 5.1 The proposed development involves the erection of a stable barn, covered sand school, horse walker, hay store and mobile home staff accommodation. The proposed equestrian facility is to provide treatment, recuperation and rehabilitation for race and sports horses and therefore is a different equine enterprise to equestrian livery yards for the purpose of stabling of horses.
- 5.2 The proposed stable barn facility would be situated adjacent to the southern boundary of the site and would comprise 12 loose box / stables, two equine rehabilitation treatment rooms, and two facilities rooms. The hay store is to be located just beyond the stable barn.
- 5.3 A horse walker exercise facility is to be situated towards the northern boundary of the site and a covered sand school located at the western site boundary. There is an existing bund at the far end of the site, to the western boundary, that will be retained and enhanced to provide an integrated screening design feature.
- 5.4 Onsite, a temporary, worker rural accommodation is provided to the front (east) of the site and located behind the existing bund. The existing bund is approximately 4m high.
- 5.5 Twelve car parking spaces and two horse box parking spaces are proposed along the northern boundary, with turning space between the parking area and stable barn.
- 5.6 The proposed development details comprises of the following elements -

Stable Building

- 5.7 The stable barn will be of a standard monarch barn design with open gable roof. It is to be a timber clad in a palette of green or natural. The steel frame construction will feature corrugated green sheet roof covering and polycarbonate roof windows. The scale of the barn is similar to that of the approved barn under the extant permission (LW/08/0165 implemented but not constructed); being of the same height to the ridge line at 4.8m, and very slightly longer at 32m long and wider at 12m than the currently permitted under the existing planning permission. The proposed stable barn would accommodate 12 stables, two treatment rooms, a central tack area and two facilities rooms (for office space and WC).
- 5.8 Each loose box stable will measure 4m x 3.5m and will have insulation to improve energy efficiency of the structure. There will be a security system installed in the proposed accommodation, with CCTV and infrared sensors to ensure an effective security system is insitu.

Horse walker

- 5.9 The horse walker is a round metal framed structure with corrugated sheet roof covering to facilitate protection from the elements. The ridge height would be 4.5m with the diameter to measure approximately 11.6m.

Hay Barn

- 5.10 The hay store is proposed at 10.9m in length, 3.5m in width and 3.4m to the ridge. The construction materials to be utilised will include treated timber cladding and a felt roof.

Sand School

- 5.11 The covered sand school is constructed with blockwork to 1.8m height, then open treated timber slats to the eaves with a corrugated sheet roof covering at a ridge height of 8.5m. The building footprint is 20m width x 40m in length.

Staff Accommodation onsite Mobile Home

- 5.12 A mobile home accommodation for staff is to be sited behind the existing 4m high bund in front of the parking area. The mobile home is to be of a standard single storey rectangular design of an acceptable scale(10ftx40ft) for the purposes of the equine business. The temporary accommodation mobile caravan is to be finished in a white.

6. Consultations

Plumpton Parish Council

- 6.1 Parish Council resolved to support the application and commenting as follows:-

'If LW/21/0503 were to be regarded in isolation, then Plumpton Parish Council would support on the basis that this is commercial development adjacent to existing commercial usage, and outside the developed village of Plumpton Green. It is regarded as especially complementary to the existing equestrian activities at Plumpton race course and Plumpton College that are clearly supported in the Neighbourhood Plan.

One query relates to the proposed building under LW/08/0165 which appears not to have been erected, so is that permission still valid?

However, Plumpton Parish Council wishes to comment that this application makes clear that the site is adjacent to that allocated to LDC plan policy GT01. PPC regarded GT01 as inappropriate and not fit for purpose, a point partially acknowledged by LDC and ESCC at inspection (but ignored by the inspector) in admitting the site 'was the least bad option, being the only potential site' rather than meeting minimum requirements and complying with equality law. The residents deserve clarity on the intentions regarding the site in respect of this aspect'.

Officer Comment

- 6.2 Whilst the existing allocation under Policy GT01 is considered in the assessment of the proposed equine facility as it lies adjacent to the application site it is the only merits of the proposed development LW/21/0503 which are to be assessed and given that the development is not associated with any proposals linked to Policy GT01.
- 6.3 The permission under LW/08/0165 has been implemented but the permitted barn has not been constructed, and the proposed development is to be built over where the permitted barn would have been constructed.

Neighbour Representations

- 6.4 One representation was received from an immediate neighbour which was a neutral comment citing the following matters:
- Insufficient Information
 - LW/21/0503 is very close proximity to my property and is development of a greenfield site I would like LDC to clarify that, if approved, on what the status of the site would be and that this will be a commercial site for the purposes applied for only and would not be subject to permitted development rights that could change its use materially.

Officer Comment

- 6.5 The site is located within an agricultural field and an equine use is proposed. Part of the field which is outside of the application site is also allocated site under Policy GT01 for Gypsy and Traveller pitches. The proposal will not impact on the allocated site under Policy GT01. Planning conditions will be attached to any permission granted.
- 6.6 A Representation in OBJECTION to the application was received from a Plumpton Resident. The reasons cited for the objection to the application included:
- Most of the site is proposed to be concrete hard standing and this will also be subject to rapid rainwater runoff. The drainage ditch eventually joins the Bevern Stream which is subject to periodic flooding when the soil is saturated following heavy rain. It might appear to be a long way away but this excess runoff will have an impact downstream.
 - Item 4.23 states: 'The rainwater runoff from buildings will be channelled into the drainage ditch.'
 - The application does not include a SUDS system to mitigate the risk of off site flooding.
- 6.7 A Representation was made by a Plumpton Resident providing comments neither objecting to or supporting the Planning Application. Reasons for comment included:
- Drainage

- Flooding
- Insufficient Information
- I note the proposed building under LW/08/0165 appears not to have been erected, can you confirm if planning permission is still valid?
- Item 4.23 of the application states: 'The rainwater runoff from buildings will be channelled into the drainage ditch.' I understand some hard surfacing is planned for car parking, meaning further water run-off.
- The application does not include a SUDS system to mitigate the risk of off site flooding and that should be considered.
- I would like clarity on what the status of the site would be and clarity that this will be a commercial site for the purposes applied for only - an equestrian facility for the treatment and recuperation of race/sports horses - and would not be subject to permitted development rights that could change its use materially

Officer Comment

- 6.8 The drainage ditch is in place to manage run off from the site and the site is considered to be at low risk of flooding as such it is considered that the scale of the proposal means there is a low risk of inducing off site flooding. A buffer pond exists for period of usually high inundation and car parking surfaces are to include permeable materials to reduce surface run off. The requirement for an effective drainage management to be implemented on the site will be secured by means of a planning condition.
- 6.9 The permission granted for planning application LW/08/0165 has been implemented but the scheme has not been built out.
- 6.10 The scheme is located within an agricultural field and an equine proposal is promoted. Part of the field which is outside of the application site is also allocated site under Policy GT01 for Gypsy and Traveller pitches. Equestrian development is supported by the Local Plan subject to specific criteria being met. The area allocated under Policy GT01 will be unaffected by the proposal. Planning conditions would be attached to any permission granted.

Lewes District Council Planning Policy Officer

- 6.11 No Objection to the application

East Sussex County Council (Ecology) Comments

- 6.12 No objection subject to conditions.

Designated sites and habitats

- 6.13 The site is not designated for its nature conservation interest. Plumpton Wood (North) Local Wildlife Site (LWS) lies c. 363m north and Great Home Farm, Hattons Wood LWS lies c. 661m east. Given the nature, scale and location of the proposed development, there are unlikely to be any impacts on the LWS.

- 6.14 The site currently improved grassland, with scrub, tall ruderal vegetation, bare ground and scattered trees. The habitats of greatest significance are the boundary habitats which should be retained and protected. It is understood that no works are proposed to any of the trees on site.

Badgers

- 6.15 No setts were recorded on site, but multiple mammal paths and latrines were recorded within the grassland. Best practice working methods should be employed to ensure protection of badgers during construction. The measures set out in the Preliminary Ecological Appraisal (PEA) report (Greenspace Ecological Solutions, December 2020) are appropriate and should be implemented.

Bats

- 6.16 All species of bats are fully protected under the Wildlife and Countryside Act 1981, as amended, and the Conservation of Habitats and Species Regulations 2017, as amended, making them European Protected Species. There are no buildings on site and none of the trees support potential roost features. Whilst the site and surrounds offer suitable foraging and commuting habitat, the proposed development will not result in any significant loss or severance of suitable habitat. As such, no additional surveys are required, but sensitive lighting is required as recommended in the PEA report.

Breeding birds

- 6.17 Under Section 1 of the Wildlife and Countryside Act 1981, as amended, wild birds are protected from being killed, injured or captured. The scrub, trees and tall ruderal on site offer potential for nesting birds. To avoid disturbance to nesting birds, any removal of scrub/trees that could provide nesting habitat should be carried out outside the breeding season (generally March to August). If this is not reasonably practicable within the timescales, a nesting bird check should be carried out prior to any demolition/clearance works by an appropriately trained, qualified and experienced ecologist, and if any nesting birds are found, advice should be sought on appropriate mitigation. The recommendations made in the PEA report are appropriate and should be implemented.

Hazel Dormouse

- 6.18 The hazel dormouse is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981, as amended. Scrub on site offers suitable habitat, but given the limited area of habitat to be impacted, the precautionary measures recommended in the PEA report are considered appropriate in this case.

Great Crested Newts

- 6.19 The great crested newt (GCN) is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). There is suitably terrestrial habitat on site, and 12 waterbodies within 250m. Of these, the closest two were assessed as offering poor potential for GCN. eDNA surveys of the two waterbodies with average/good potential were negative. The precautionary measures to be taken during site clearance recommended in the PEA report are therefore considered appropriate and should be implemented.

Reptiles

- 6.20 Slow worms, grass snakes, common lizards and adders are protected against intentional killing or injuring under Schedule 5 of the Wildlife and Countryside Act 1981, as amended. Reptile surveys were carried broadly in line with best practice, although the last survey visit was conducted above the maximum recommended temperature. However, this is not considered a significant constraint to the survey. No reptiles were recorded on site, but given the extent of suitable habitat on site, the precautionary approach recommended in the PEA report is appropriate and should be implemented.

Other species

- 6.21 The site has the potential to support hedgehogs. The hedgehog is listed as a Species of Principal Importance (SPI) under section 41 of the NERC Act, and is classed as vulnerable to extinction on the Red List for British Mammals. Care should be taken during clearance of suitable habitat, and any hedgehogs found should be moved to retained habitat on or adjacent to the site. Any boundaries within the site should include gaps to allow hedgehogs to move through the site.
- 6.22 Six common toads were found during the reptile surveys. The precautionary measures for GCN and reptiles are appropriate for common toad.

Mitigation Measures and Biodiversity Net Gain

- 6.23 In addition to any mitigation and compensation measures that may be required for notable/protected species and habitats, the development should seek to enhance biodiversity and to provide biodiversity net gain, as required by the NERC Act, and national and local planning policy. The recommended enhancements in the PEA report and the Protected Species Survey Report (Greenspace Ecological Surveys, June 2021) are appropriate and should be implemented.
- 6.24 In light of the above, and in line with BS42020: 2013 Biodiversity – code of practice for planning and development, if the Council is minded to approve the application, it is recommended that the following condition is applied:
- Compliance with existing detailed method statement, strategies, plans and schemes. All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Report (Greenspace Ecological Solutions, June 2021) and the Protected Species Surveys report (Greenspace Ecological Solutions, June 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.
- Reason: To ensure that the measures considered necessary as part of the ecological impact assessment are carried out as specified, and to provide a net gain for biodiversity as required by paragraphs 170 and 175 of the National Planning Policy Framework, Section 40 of the Natural Environment and Rural Communities Act 2006, and Core Policy 10 of the Lewes Local Plan.
- 6.25 In summary, provided the recommended mitigation, compensation and enhancement measures are implemented, the proposed development can be supported from an ecological perspective.

Landscape Officer

6.26 Specialist Tree Landscape Officer offered no objection to the proposal

Southern Water

6.27 Southern Water recommend that The Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation.

6.28 The planning application form refers to drainage using Sustainable Drainage Systems (SuDS). Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Sewers for Adoption (Appendix C) and CIRIA guidance. Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

6.29 Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

ESCC Highways Authority

6.30 No objection subject to planning conditions.

6.31 The Highway Authority comments relates to adequate access width where the internal road meets the adopted highway and that the gate is to be set back sufficiently. This matter has been confirmed as acceptable in its current construction and the application can be supported by ESCC Highways Team.

6.32 Driver sightlines would need to be secured by condition and require some hedge maintenance in perpetuity.

7. Planning Appraisal

Key Considerations

7.1 The key considerations are: principle of development, design, effect on the setting of the rural area and the adjacent buildings, the adjacent land

allocation under policy GT01, effect on residential amenity of nearby occupants, parking, biodiversity, transport and sustainability.

Principle of Development

- 7.2 The submitted scheme involves development on land that is not within the built-up area boundary, as defined within the Lewes District Local Plan. Whilst planning policies including Policy DM1 are generally resistant to development of rural sites, there are exceptional circumstances in which development could be allowed. Policies DM3 Accommodation for Agricultural and Other Rural Workers, Policy DM9 Farm Diversification and Policy DM6 Equestrian Development are therefore of particular relevance in the consideration of this application.
- 7.3 Para. 84 of the Revised National Planning Policy Framework states that ‘the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.’ It also states that ‘the development and diversification of agricultural and other land based rural businesses. In para. 85, it is recognised that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. Equestrian related development is recognised as an appropriate rural use, subject to the satisfaction of relevant local and national planning policies.
- 7.4 Paragraph 81 of the National Planning Policy Framework encourages planning decisions to help create the conditions in which businesses can invest, expand, and adapt. It states that significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.
- 7.5 The Lewes Local Plan seeks to prevent isolated and incongruous development within rural areas and also to ensure that the existing landscape character is not harmed. The site however is not considered to be isolated given the existing buildings in the immediately adjacent industrial park and residential dwellings set to the opposite side of the highway on Station Road.
- 7.6 It is also noted that the proposal is set within the broader locality of Plumpton Racecourse and Plumpton Agricultural College thus located within the wider local context of well-established equestrian community.
- 7.7 Hence there are no principle objections to the proposal subject to the proposals being appropriate in their scale, massing and materials and not significantly affecting biodiversity, highway safety or the amenities of the adjacent residential properties, and is in accordance local and national planning policies.

8. Design

- 8.1 Chapter 12 of the NPPF refers to design. Paragraph 130 sets out that planning decisions should ensure that developments (inter alia) function well

and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting. Development should also create places that are safe, inclusive, and accessible.

- 8.2 Paragraph 134 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- 8.3 The proposed development should comply with the provisions of Policy DM25 of the Lewes District Local Plan (part 2) sets out that development which contributes towards local character and distinctiveness through high quality design will be permitted where certain criteria are met
- 8.4 It is considered that the design and siting of the proposed development given its positioning away from the frontage to Station Road is acceptable in this rural location. The proposed equestrian buildings dwellings would be considered to be low density and of relatively low rise reducing their visual prominence and preventing the character of the existing rural environment from being overwhelmed. The proposal is to fall within two existing bunds which effectively adds to the visual screening of the development. In addition, given the topography of the Site the scheme is to be positioned on the low lying area of land again reducing the visibility of the development from the surrounding areas.
- 8.5 It is considered that the design of development is in keeping with the character of the local area and adjacent business estate and minimises visual impact through sensitive siting and design.
- 8.6 The proposed scheme is of an appropriate scale and is not considered to compromise the land allocation under Policy GT01 covering the land to the east for the potential future development of Gypsy and Traveller Accommodation.
- 8.7 The site is situated outside of the planning boundary however it is not considered to be within an isolated setting as the development would be seen against the existing units at the neighbouring industrial park. The development would therefore be adjacent to an established cluster of buildings, which would help reduce the possibility of it appearing as isolated or incongruous within the wider rural landscape.
- 8.8 Although the site is currently undeveloped the proposed new structure would not be of an unacceptable bulk or mass or to a scale that it would be out of character with its surroundings and the industrial estate immediately adjacent.
- 8.9 The development would be positioned on the lowest part of the site, positioned between two existing earth bunds, which would help reduce visual impact of the scheme.

- 8.10 Development within rural locations should include improvements to existing landscaping as well as new hard and soft landscaping where appropriate. It is noted that field boundaries are marked by hedgerow and, on the southern boundary particularly, there is hedgerow and a treeline providing an element of natural visual screening. It is further noted that existing earth bunds would be retained and further enhanced to provide visual screening of the development. This would to be implemented responsibly, avoiding the use of imported materials.
- 8.11 It is therefore considered that, in addition to being sympathetic to the context of the surrounding and wider environment, the proposed development would not compromise or overwhelm the prevailing character of the surrounding rural area.
- 8.12 A planning condition will be imposed to any permission in order to limit external lighting to minimize potential harm to the night skies and lighting spill within the rural setting.
- 8.13 Appropriate materials and finishes are to be used, including timber and matt finish painting to prevent glare from any metalwork and a suitable colour scheme that would blend in with the rural surroundings offering a greater degree of visual integration would be appropriate. It is considered that the proposal is acceptable in design and materials utilised. The materials and palette finish will be secured by means of a planning condition.
- 8.14 It is considered that the cumulative footprint and plot coverage of the proposed equine rehabilitation facilities is acceptable and the proposed buildings height is sympathetic to the scale of surrounding area. As such, it is considered that the proposed scheme would integrate well within the existing setting and not appear disruptive or overly dominant.
- 8.15 It is considered that the proposed equine facility is acceptable in terms of design and character in accordance with Policy DM25 and the Plumpton Neighbourhood Plan.

9. Residential Amenity

- 9.1 Policy DM25 of the Lewes District Local Plan (part 2) sets out that proposals seeking new development will not be approved unless it can be shown that there will be no unacceptable adverse impact on the amenities of neighbouring properties in terms of privacy, outlook, daylight, sunlight, noise, odour, light intrusion, or activity levels.
- 9.2 Due to the rural location, there is not a dense concentration of residential dwellings nearby. There are dwellings to the east on the opposite side of Station Road but a good distance (approximately 100m) would be maintained between these properties and the proposed scheme. It is noted that the land to the immediate east of the site has been allocated in the emerging Lewes Local Plan (Part 2) for the provision of 5 permanent gypsy and traveller pitches. However, it is not considered that the proposed

development would prejudice the future development of the gypsy and traveller site as it is not considered that it would generate a level of noise that would lead to unacceptable living conditions for future residents on the site.

- 9.3 The proposed development is not considered to be of a bulk, massing or in location that results in any unacceptable impacts upon neighbouring residential amenity. There is a significant degree of separation from the application site to the nearest neighbouring properties to the east on the opposite side of Station Road, in addition the existing insitu bunds would serve to contribute to visually screening the development.
- 9.4 It is noted that no representations relating to concerns regarding impacts upon residential amenity have been received from the neighbouring properties consulted. The proposal is considered to be acceptable in terms of amenity and satisfies this element of Policy DM25 of the Lewes Local Plan Part 2.

10. Landscape and Ecology

- 10.1 The site is currently improved grassland and there are individual areas of green space in the form of hedgerows and an established tree line to the southern boundary with the Old Brickworks.
- 10.2 Policy DM24 (Protection of Biodiversity and Geodiversity) states that where development is permitted, the Council will use conditions and/or legal agreements in order to minimise the damage, ensure adequate mitigation and site management measures and, where appropriate, compensatory and enhancement measures in terms of biodiversity and ecology.
- 10.3 Policy DM27: (Landscape Design) states that where appropriate, development proposals should demonstrate a high quality of landscape design, implementation and management as an integral part of the new development.
- 10.4 The site is located in a rural environment and features agricultural grassland. It is considered that there are unlikely to be any significant ecological impacts of the proposed development and the consultation comments from the ESCC Ecologist are noted. There are no potential risks arising from the proposal which would warrant a refusal.
- 10.5 The application is accompanied by a Preliminary Ecological Assessment (PEA). The County Council's ecologist has reviewed the PEA and is in general agreement with the conclusions drawn on protected species and the need for the recommended precautionary measures to be adopted. The report sets out a requirement for precautionary working methods to be adopted during construction in order to minimise potential risk of harm or disturbance to protected species. The recommendations proposed within the submitted PEA are considered appropriate and will be secured by means of a planning condition.

- 10.6 Major developments within the District are expected to deliver 10% biodiversity net gain. For smaller developments, such as the scheme under consideration, there is an expectation that some biodiversity net gain will be delivered. There is clearly an opportunity for biodiversity net gain resulting from the proposal and as such, conditions will be attached to any planning permission requiring details of ecological enhancement features such as bird and bat boxes, to be submitted to the LPA prior to the development being brought into use and/or the first occupation of the development.
- 10.7 The Arboricultural Survey Impact Assessment that accompanies the application identifies tree plates root zones will not be impacted by the application and no trees will be removed as a result of the proposal.
- 10.8 Planting and landscaping measures will include planting of native flowering species, trees and hedgerows which will contribute to improving the biodiversity apparent at the application site in line with the NPPF and Policy DM24 of the Lewes Local Plan Part 2.
- 10.9 Overall, it is considered that the proposal accords with both local policy DM25 and national planning policy objectives in relation to biodiversity.

11. Highways and Access

- 11.1 The trip generation for the proposal is identified in the Transport Statement to be a maximum of 11 trips per day. This considered to be acceptable.
- 11.2 The proposed development would utilise an existing field access taken from Station Road. This access was constructed to accord ESCC Highways standards for a field access. The access dimensions are considered to be in accordance with current Highways Standards for shared access and suitable visibility splays are provided either side of the access. The proposed scheme offers 5m access at 11.5m from the main highway to a 4m wide gate and there after the access road is maintained at 4.5m. This is considered acceptable and to satisfy the requirement to ensure highway safety is not compromised.
- 11.3 Parking would be provided on site, although the location of this parking is not shown on the submitted plans. ESCC Highways Guidance for Parking at Non-Residential Development suggests a minimum car parking quantum of two spaces per loose box for equestrian uses. It is noted that, due to the specific nature of the proposed use, the applicant anticipates that parking demand would be well below this figure and as such proposed development would result in 12 parking spaces. It is considered that the parking provision at the site would be adequate to accommodate the equine proposal.
- 11.4 The increase of a maximum of 12 new vehicles and 2 horseboxes on site when fully operational is not considered to detrimentally harm highways capacity or safety, nor would it result in an unacceptable parking layout.
- 11.5 Any car parking areas are to be constructed using permeable surfacing, with all surface water to be managed within the site in order as to prevent any increased risk of surface water flooding.
- 11.6 Storage for bicycles should also be provided to encourage staff and visitors to use this mode of transport where feasible in line with para 104 of the NPPF.

- 11.7 It is therefore considered that the car parking and access arrangements that form part of the submitted scheme would prevent any unacceptable impact upon highway capacity or safety.
- 11.8 The cumulative transport aspects of the scheme are deemed to be acceptable and do not present planning concerns. It is noted that the Highways Authority have not objected to the proposal.

12. Rural Worker Accommodation

- 12.1 The site is located outside of the settlement boundary. Policy DM1 of the Lewes District Local Plan (part 2) adopt a strict approach to development within the countryside, stating that 'outside the planning boundaries, the distinctive character and quality of the countryside will be protected and new development will only be permitted where it is consistent with a specific development plan policy or where the need for a countryside location can be demonstrated.'
- 12.2 Para 80 of the National Planning Policy Framework (NPPF) identifies exceptional circumstances in which permission for a dwelling in an undeveloped location may be allowed including where 'there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside'.
- 12.3 Policy DM3 of the Lewes District Local Plan Part 2 states that, outside of the planning boundary, new permanent dwellings for agricultural workers would only be permitted where it can be demonstrated that:-
- there is a clearly established existing functional need;
 - the functional need relates to a full-time worker;
 - the unit and the rural enterprise concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so;
 - the functional need cannot be met by another existing dwelling on the unit or other existing accommodation in the area which is suitable and available for occupation by the workers concerned;
 - the proposed dwelling, and any subsequent extension, is of a size commensurate with the established functional need of the enterprise. Dwellings and any subsequent extensions which are unusually large in relation to the needs of the unit or unusually expensive to construct in relation to the income it can sustain in the long term will not be permitted;
 - the dwelling is suitably located to meet the identified functional need of the enterprise, is well related to existing buildings wherever possible, and its siting and design is appropriate to the rural character of the locality.
- 12.4 Policy DM3 requires that, outside of the planning boundary, new permanent dwellings for rural workers would only be permitted subject to specific criteria. Where the criteria are not met a temporary permission may be granted for a caravan, mobile home or other temporary accommodation where it can be demonstrated that there is a firm intention to develop the enterprise and that the enterprise has been planned on a sound financial basis.

- 12.5 For monitoring the health and well-being of horses staying at the facility, as well as site security, it is accepted that a functional need for both on site accommodation a full-time staff member will need to reside on the site for care for the recuperating horses. A rural worker accommodation would be in the form of a caravan/mobile home on site and will serve as the rural workers' primary residence. Whilst the functional need is proven it is considered that overall, the proposal for rural worker accommodation does meet the requirements laid down in Policy DM3 with the exception of Criterion 3. Whilst a business plan has been submitted with the application nonetheless the business has yet to be established for a period 3 years. However, the proposal is considered to broadly satisfy Policy DM3 i)-iii) and any planning approval awarded would therefore offer a temporary permission and include the imposition of occupancy conditions for rural worker accommodation at the site.
- 12.6 It is considered that the proposed caravan temporary accommodation is not excessive to the scale and nature of the business. The proposed siting of the mobile home is close to the stable barn is considered to have a low level the visual impacts as it is effectively screened behind the existing eastern landscaping bund. A condition will therefore be attached to any approval to prohibit the use of the dwelling by any person other than a rural worker employed on the site.

13. Flooding and Drainage

- 13.1 The site is within Flood Zone 1 and, therefore, not identified as being at significant risk from flooding. Due to the size of the application site (less than 1ha) a Flood Risk Assessment is not required. A buffer pond exists for period of usually high inundation. The parking areas are proposed to feature permeable surfaces to soakaway surface water at the site mitigating any excess run off. Any surface drainage scheme submitted would need to be based on sustainable drainage system principles and would be secure by the imposition of a planning condition.
- 13.2 It is recommended the applicant seek advice directly from Southern Water relating to potential connection to the existing sewer network and the proposed management and design of a foul water disposal system.
- 13.3 However the proposal does detail that foul water will be managed by the installation of a small-scale sewerage treatment plan to the south east corner of the site.
- 13.4 A foul sewerage plan has been submitted and the matters of wastewater and surface water drainage discussed in the Design and Access Statement. The submitted details of proposed drainage systems with the application are considered to be adequate although minimal. To ensure effective drainage and waste water management is effectively applied planning conditions would need to be attached to any permission granted requiring details of surface water drainage systems and foul water management to be submitted to the LPA and discharged in writing prior to the commencement of construction works.

14. Sustainability

- 14.1 It is noted that the proposal identifies the incorporation of a rainwater collection tank to the southern boundary of the site and will utilise a grey water system meaning no external water supply is required to the site.
- 14.2 The use of energy efficient materials in construction of the scheme are considered to improve the thermal performance of the application given its purpose and function. The proposal includes the installation of a photo voltaic cell bank and solar PV panels are proposed to be installed to the south facing barn roof slope as a renewable energy source. The proposal is considered to include design features which contribute to the overall aims and objectives of Core Policy 14 of the Lewes District Joint Core Strategy and the Lewes Local Plan Part 2 line with the sustainability objectives of the Lewes Local Plan and with the need for the reduction of the carbon footprint of future development within the District.
- 14.3 The proposal will be required by the imposition of planning conditions to provide both the proposed bicycle storage facilities on site and to also provide an Electric Vehicle Charging point for the use of the agricultural workers at the site and the visitors directly related to the equine facility.

15. Conclusion

- 15.1 The application would not result in unacceptable harm to the character of the rural setting and the surrounding landscape. It is considered that the proposed development would provide a sympathetic design in its scale and massing, respecting the context of both the existing built environment and the natural environment within the immediate surroundings. The development would be adjacent to an established cluster of buildings meaning it would not appear as isolated or incongruous within the wider rural landscape. The proposals would not unacceptably harm the amenity of any neighbouring properties in line with Policy DM25 nor compromise the site allocated laid down under Policy GT01. It is considered that the site would be served by a safe access point and is not considered to have a significant adverse impact on local traffic levels. The scheme will not adversely impact on trees, biodiversity or protected species in in accordance with Policy DM24 and is not considered to result in any unacceptable increase in flood risk. The proposal is considered to be in accordance with both national and local planning policies.

16. Recommendation

- 16.1 The proposal is considered to be acceptable and it is recommended that planning permission is granted subject to conditions.

17. Human Rights Implications

- 17.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and

furthermore the proposals will not result in any breach of the Equalities Act 2010.

18. Recommended Planning Conditions

18.1 The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Other Plan(s)	17 November 2021	SP-0204.02 - Proposed Block Plan
Other Plan(s)	17 November 2021	SP-0204.01 - Existing and Proposed Site Location Plan
Additional Documents	23 June 2021	Business Plan
Additional Documents	23 June 2021	Arboricultural Report
Additional Documents	23 June 2021	Renewable Energy Checklist
Additional Documents	23 June 2021	Biodiversity Checklist
Additional Documents	23 June 2021	Foul Sewerage Statement
Additional Documents	23 June 2021	Construction Management Plan
Additional Documents	23 June 2021	Design and Access Statement
Additional Documents	23 June 2021	Sustainability Checklist
Other Plan(s)	23 June 2021	SP-0204.04 Proposed Elevations and Floor Plans
Other Plan(s)	23 June 2021	SP-0204.03 Proposed Section Plan and Existing Site showing Contours
Other Plan(s)	23 June 2021	SP-0204.02 Proposed Block Plan
Other Plan(s)	23 June 2021	SP-0204.01 Existing and Proposed Site Location Plan
Additional Documents	23 June 2021	Protected Species Surveys
Additional Documents	23 June 2021	Preliminary Ecological Survey
General	23 June 2021	Transport Statement
Additional Documents	23 June 2021	SP-0204.05 Proposed Elevation and Floor Plans of Sand School

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

Biodiversity Net Gain

2 - Prior to the first occupation/use of any of the buildings hereby approved, the biodiversity measures for bat and barn owls shall be installed. Bat boxes should be

fixed on suitable trees and/or structures at a height of 3 metres or more or at eaves height on sunny, sheltered aspects, away from direct illumination by artificial lighting and in a location which ensures connectivity to foraging habitats within the wider landscape. Installation of bird boxes on trees or structures should be within sheltered north, north-east or north-west facing aspects close to vegetation and at a height of 2 - 3 metres.

Reason: In order to enhance biodiversity in accordance with Policy DM24 of the Lewes District Local Plan (Part 2).

PEA and Protected Species

3 - Compliance with existing detailed method statement, strategies, plans and schemes. All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Report (Greenspace Ecological Solutions, June 2021) and the Protected Species Surveys report (Greenspace Ecological Solutions, June 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that the measures considered necessary as part of the ecological impact assessment are carried out as specified, and to provide a net gain for biodiversity as required by paragraphs 170 and 175 of the National Planning Policy Framework, Section 40 of the Natural Environment and Rural Communities Act 2006, and Core Policy 10 of the Lewes Local Plan Part 1 and Lewes Local Plan Part 2.

External Materials

4 - The external materials and finishes of the buildings hereby approved shall be in accordance with those listed on the approved plans. No alternative materials shall be used unless agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and preserving the character of the surrounding rural environment in accordance with policy DM25 of the Lewes District Local Plan (part two) and policy CP10 of the Lewes District Joint Core Strategy.

Hard surfaces

5 - The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Policy CP12 of the Lewes Local Plan Part 1 and the National Planning Policy Framework.

Hard and Soft Landscaping

6 - No development shall take place until full details of both hard and soft landscape (including bunding) works have been submitted to and approved in writing by the

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

Reason: To enhance the general appearance of the development and to protect residential amenity having regard to policies CP10 and CP11 of the Lewes District Local Plan and to comply the National Planning Policy Framework.

Cycle Parking

7 - The development hereby permitted shall not be occupied until full details of covered and secure cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be implemented prior to the first occupation/operation of the development, and be retained thereafter for the parking of cycles associated with staff and visitors to the development hereby permitted.

Reason: To provide alternative travel options and encourage use of alternatives to the use of the private car, in the interests of sustainability in accordance with current sustainable transport policies Core Policy 13 of Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework.

Parking

8 - Prior to the first occupation/operation of the development hereby permitted, the 12 car bays and 2 horsebox parking areas shall be provided in accordance with the approved plans and to the required parking standards. The parking areas shall be retained as such thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety, amenity and to provide sufficient off-street car parking for the approved development, in accordance Core Policy 13 of Lewes District Local Plan Part One: Joint Core Strategy, Policy DM25 of the Lewes Local Plan Part 2 and to comply with National Policy Guidance contained in the National Planning Policy Framework paragraph 104.

Turning Circle

9 - No part of the development shall be occupied until the vehicle turning space has been constructed within the site in accordance with the approved plans. This space shall thereafter be retained at all times for this use.

Reason: In the interests of road safety, to ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and in accordance with Core Policy 13 of Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework.

Drainage Management Plan

10 - No above ground works shall commence until a surface water drainage scheme and maintenance and management plan, together with a timetable for implementation, have been submitted to and agreed in writing by the local planning authority. Prior to submission of the scheme, the applicant shall first make contact with ESCC SuDS Team and Southern Water to ensure their agreement with the scheme. The surface water drainage scheme should be supported by an assessment of the site's potential for disposing of surface water by means of a sustainable drainage system. Thereafter, the approved scheme shall be carried out or supervised by an accredited person. An accredited person shall be someone who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM). The implementation of the surface water drainage scheme shall thereafter be carried out in accordance with the approved details prior to the occupation of the dwelling hereby approved.

Reason: To reduce the risk of flooding, both on and off site and to protect the water quality.

Drainage Details

11 - No development shall take place until the information listed below has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the local planning authority:

- o A maintenance and management plan for the entire drainage system to include:
 - o Details of who will be responsible for managing all aspects of the surface water drainage system, including piped drains.
 - o Evidence that these responsibility arrangements will remain in place throughout the lifetime of the development.
 - o Details of the measures to manage flood risk, both on and off the site, during the construction phase. This may take the form of a stand-alone document or be incorporated into the Construction Management Plan for the development.
 - o Prior to occupation of the development/first use of the development, evidence (including photographs) shall be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs.

Reason: In the interests of amenity and to manage flood risk in accordance with Core Policies 11 and 12 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework.

CEMP

12 - No development shall take place, including any further site clearance, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- means of reusing any existing materials present on site for construction works,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- address noise impacts arising out of the construction;
- demonstrate that best practicable means have been adopted to mitigate the impact of noise and vibration from construction activities;
- details of any temporary external lighting.

Reason: In order to safeguard environmental and residential amenity and in the interests of highway safety and the wider amenities of the area having regard to Policies DM20 and DM25 and para. 174 of the NPPF.

Landscaping

13 - Prior to first occupation/operation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- Details of all hard surfacing;
- Details of all boundary treatments (including provision of mammal gates to allow for foraging animals to cross the site);
- Details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees;
- Ecological enhancements and Biodiversity Net Gain;

Landscaping Planting & Maintenance

14 - All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation/use of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation

of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 30 years from the completion of the 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: To ensure the development incorporates sympathetic landscaping that amalgamates with surrounding landscaping, is appropriately and sympathetically screened and provides a secure and safe environment for future users in accordance with para. 174 of the NPPF.

Rural Worker Accommodation

15 - The Rural Worker Accommodation here by approved shall be removed from the site and the wider land holding and the land restored to its former condition on or before 31st April 2025.

Reason: To enable the Local Planning Authority to review the situation in the light of the circumstances then pertaining having regard to Policies DM1 and DM3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

Occupation of the Temporary Accommodation

16 - The mobile home hereby approved shall be occupied by an essential full time employee from the site, their spouse or partner as a spouse, or a widow or widower of such a person, and any resident dependants and no other person, for the period of THREE years from the date of this decision notice after which the mobile home shall be removed, and the land upon which the mobile homes sits shall be restored to its former condition.

Reason: To enable the Local Planning Authority to review the viability of the enterprise and the need for the accommodation and to ensure that temporary accommodation on the site does not detract from the character of the countryside, having regard to Policies DM1 and DM3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2021.

Visibility Splays:

17 - Visibility splays measuring 2.4m x 120m shall be provided either side of the approved site access and shall be maintained free from obstruction at all times.

Reason: In the interest of highway safety in accordance with the Lewes Local Plan 2 para. 110 of the National Planning Policy Framework 2021.

Electric Vehicle Charging Point

18 - Prior to the first occupation of any part of the development hereby permitted, a minimum of 1 x electric vehicle charging point shall be provided for the sole use of the staff associated with development and which shall be maintained in an operable condition thereafter for the lifetime of the development.

Reason: To encourage alternative, more sustainable modes of transport and to reduce local contributing causes of climate change in accordance with the CP 14 of the Lewes Local Plan Part 1 and para. 112 of the National Planning Policy Framework 2021.

Sustainability Measures:

19 - The proposed development shall not be occupied until full details of all renewable/carbon saving/energy and water efficiency measures to be incorporated into the scheme have been submitted to and approved by the Local Planning Authority. All measures approved shall thereafter be provided prior to the occupation of any building and maintained in place thereafter throughout the lifetime of the development.

Reason: In order to ensure suitable sustainability measures are incorporated into the development and maintained in accordance with Policy CP14 of the Lewes Local Plan and in line with para. 152 of the National Planning Policy Framework 2021.

Refuse and Recycling Storage

20 - No part of the development shall be occupied until the refuse and recycling storage facilities have been submitted to and approved in writing by the LPA. These details shall be installed and made permanently available for that use prior to occupation of the development.

Reason: To secure a proper standard of development having regard to policy DM26 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

Unidentified sewer protocol

21 - Should any sewers be discovered during construction of the development hereby approved works shall cease immediately and Southern Water shall be notified. Works will not be permitted commence from this point until an investigation of the sewers has been undertaken, the sewers ownership has been established and clearance to commence the development has been confirmed in writing by Southern Water.

Reason: In order to protect drainage apparatus and to prevent the potential for pollution in line with policies DM20, DM21 and DM22 of the Lewes Local Plan Part 2.

External Lighting Details

22 - Prior to the occupation of the development hereby approved, details of all external lighting shall be submitted to and approved in writing by the Council. External lighting will be limited to lights used only for security and safety purposes.

Reason: To protect the amenity and character of the surrounding environment as well as habitat in accordance with the Lewes Local Plan policy DM25 and para. 185 of the National Planning Policy Framework.

Contamination protocols

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Core Policy 11 of the Lewes District Local Plan, Policy DM21 of the Lewes Local Plan Part 2 and the National Planning Policy Framework 2021.

Hours of Construction Works

24 - No site clearance or construction works shall take place outside 0800 hours to 1800 hours Mondays to Fridays and 0830 hours to 1300 hours on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interests of the amenities of the area in lined with Policy DM25 of the Lewes Local Plan Part 2, having regard to guidance within the National Planning Policy Framework.

Equestrian Barn Operations

25 - The equestrian barn hereby approved shall be used for operations associated with equestrian rehabilitation activities and the storage of agricultural materials only and for no other purpose.

Reason: In order to ensure the building remains in sustainable equestrian use and is not occupied by a use that has the potential to be detrimental to the character, amenity and tranquillity of the surrounding rural environment, in accordance with policies DM6 and DM25 of the Lewes District Local Plan (Part 2).

Restrictions on Change of Use

26 - 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), the equestrian barn hereby approved shall not benefit from any rights for a change of use under Prior Notification or Prior Approval regulations.

Reason: In order to ensure the building remains in sustainable equestrian use and is not occupied by a use that has the potential to be detrimental to the character and tranquillity of the surrounding rural environment, in accordance with Policy DM6, and to enable the Local Planning Authority to regulate and control the development of land in the interest of visual and residential amenity in line with DM25 of the Lewes District Local Plan (Part 2).

19. Background Papers

19.1 None.