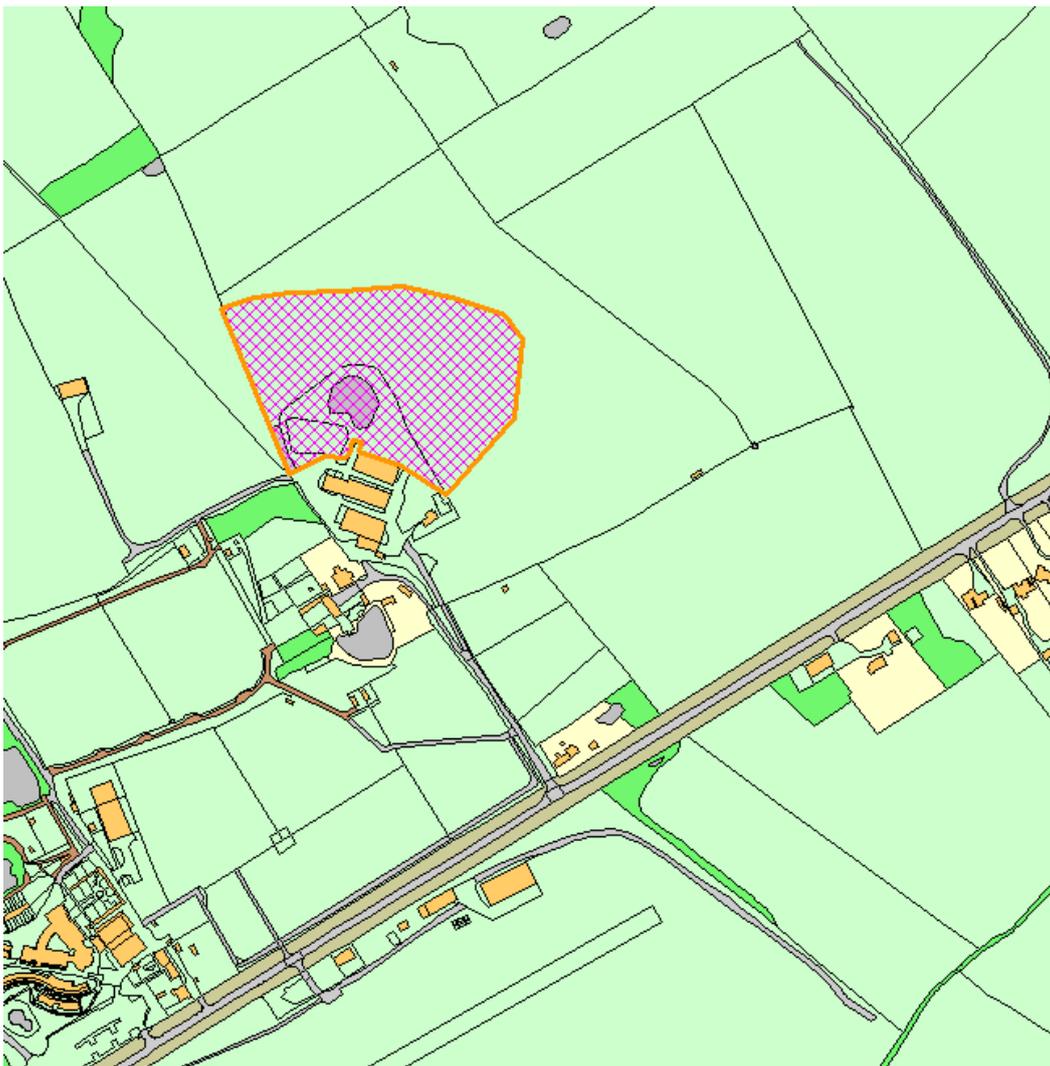


Report to: Planning Applications Committee
Date: 8 June 2022
Application No: LW/20/0485
Location: Upper Lodge Farm, The Broyle, Ringmer, East Sussex, BN8 5AP
Proposal: Amended scheme - Replacement of existing farmyard manure store with an upgraded facility, repair and upgrade of existing slurry lagoon, with reduction in size and associated earth engineering works.
Applicant: Mr Farnes
Ward: Ouse Valley & Ringmer
Recommendation: Grant Planning Permission.
Contact Officer: **Name:** Julie Cattell
E-mail: julie.cattell@lewes-eastbourne.gov.uk

IMPORTANT NOTE: This scheme is CIL Liable.

Map Location:



1. **Executive Summary**

- 1.1 This application has been amended for the second time since originally submitted, and follows a deferral from the 6th of October 2021, when members instructed officers to seek a reduction in the size of the slurry lagoon. The applicant has done this and has also amended the access point for construction traffic.
- 1.2 The report that was considered on 6th October 2021 is attached as an appendix. This is a fresh report in the interest of clarity,
- 1.3 The proposed development is considered to be acceptable as amended and necessary for the future operation of the farm.
- 1.4 Approval is recommended, subject to conditions.

2. **Relevant Planning Policies**

2.1 **National Planning Policy Framework**

- Conserving and enhancing the natural environment

2.2 **ESCC Waste and Minerals Plan (2013)**

- **Waste hierarchy (WMP3),**
- **Location (WMP7),**
- **General Amenity (WMP25)**
- **Traffic Impacts (WMP 26)**

2.3 **Lewes District Local Plan**

- LDLP: – CP10 – Natural Environment & Landscape
- LDLP: – DM24 – Protection of Biodiversity and Geodiversity
- LDLP:- DM27 - Landscape Design
- LDLP:- DM35 – Footpath, Cycle and Bridleway Network

2.4 **East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan**

- WMP3a: - Promoting waste prevention, re-use and waste awareness
- WMP6: - Safeguarding existing waste management facilities
- WMP25: - General amenity
- WMP26: - Traffic impacts

2.5 **Ringmer Neighbourhood Plan**

No policies relevant to this proposal

3. **Site Description**

- 3.1 The application site is located on the north-west side of The Broyle (B2192), outside of the planning boundary, and comprises a long-established dairy farm of approximately 100 acres, with a herd of 75 on site.

- 3.2 The site is accessed by a road leading from The Broyle, terminating at a complex of barns/cowsheds and an agricultural dwelling. The road has a branch approximately halfway along its length serving a separate dwelling, formerly the farmhouse for Upper Lodge, and a small complex of workshops/studios and holiday accommodation. Immediately to the north-east is a pair of cottages, also formerly associated with the original farm. To the south-east is the Raystede Centre for Animal Welfare, and on the opposite side of the B2192, also to the south-east, is the East Sussex Gliding Club.
- 3.3 The area to which the application relates is located beyond the farmyard and barns and covers an area of approximately 21,840m² (2ha). It currently comprises a lagoon for the storage of slurry; a farmyard manure store (FYM), an area of hard standing currently with stacked wrapped baled waste (awaiting removal), surrounded by a grassland field. The area around the FYM and slurry lagoon is surrounded by earth bunding, covered with self seeded wild plants. The existing slurry lagoon has a capacity of 2,300m³, which allows for a freeboard of 750mm to accommodate major rainfall events.
- 3.4 The FYM store comprises a repurposed former sand school, which does meet the specification to serve its need. The slurry lagoon, whilst having been built to house slurry generated from the site, is not sufficiently large enough to cope with the farm's slurry storage requirement. Due to the position of the two stores, in close proximity to one another at the bottom of a gently sloped farmyard, the farm has an ongoing issue with water run-off flowing into the FYM store and beyond into the lower lying field pasture.
- 3.5 The site is located in the Low Weald, which is characterised by strong field patterns, mainly pastoral farming supported by clay soil. The area surrounding the farm is relatively flat, with defined wooded areas, shaws and hedgerows which form the strong field pattern. The South Downs escarpment slopes are discernible to the south (8km away) and south west (6km away) although fairly distant. The site falls within a SSSI Impact Zone. The access road is shared with Public Footpath number 26, before it crosses onto the farmland beyond towards the north-east, passing alongside the existing FYM and slurry lagoon.

4. **Proposed Development**

- 4.1 This proposal is the second amendment of the scheme as originally submitted and follows a deferral from 6th October as noted above.
- 4.2 To re-cap, it is proposed to renew/upgrade the existing slurry lagoon and the existing FYM store essentially on their existing footprints. The proposal also includes an area of earthworks and landscaping surrounding these installations to the north, east and south. The existing topsoil will be removed and stored to be used to dress the outside and top of the new landscaped area. The landscaping scheme has been amended in order to reduce the amount of imported materials onto the site and thus the number of lorry movements
- 4.3 The existing lagoon will be drained and extensively repaired, and the banks will be raised and graded to ensure there is the necessary and required

750mm freeboard allowance to accommodate major rainfall events. The revised sections submitted with the application show the changes to the levels around the lagoon. In order for the development to blend into its existing agricultural surroundings, a gentle bank will be formed to gradually slope downwards back towards the existing site datum level and completed with the original topsoil. These earthworks follow the existing site contours and will be planted with new wildflowers, pollen rich grass seed mixes and indigenous mixed planting scheme, to contribute to the scheme's biodiversity net gain.

- 4.4 The new FYM will be a clay lined, earth banked, horseshoe shaped storage area on the same site as the existing. All water will be captured by the impermeable base and will be pumped out and spread over the surrounding fields. FYM from the cattle housing buildings will be loaded into a trailer and then driven direct to the store and tipped straight into it.
- 4.5 As noted above, the landscaping scheme has been reduced in size and scale in order to reduce the volume of imported materials from 23,387m³ to 19,906m³ and lorry movements reduced from 2,300 to 1,990. The volume of the existing lagoon is 2,222m³, which will be reduced to 2,085m³ upon completion of the works, including contingencies, the works are expected to take 5 months; this translates to 60 lorry movements per day. Hours of deliveries and work on site have been reduced to 08:00-16:00 and not at all on Saturdays.
- 4.6 The applicant has also agreed to use an alternative access point and internal route further to the north-east of the current access to minimise disruption to immediately neighbouring properties. Also submitted are plans showing the routes that will be taken by the lorries delivering the material to the site. Only in-ward bound loads will be routed through Ringmer.

5. **Relevant Planning History**

- 5.1 LW/93/0103 - Steel framed agricultural building milking parlour and covered yard – Approved 26 May 1993.
- 5.2 LW/94/1623 - Erection of a detached agricultural dwelling – Approved 16 November 1995.
- 5.3 LW/96/1020 - Fireworks Storage Compound – Approved 2 September 1996
- 5.4 LW/97/0774 - Section 73 A Retrospective application for the retention of widened field gateway (7.5m) accessing onto The Broyle – Approved 6 December 1997.
- 5.5 LW/97/1517 - Change of use of cow shed and tank room to storage and sale of horse feeds – Approved 26 January 1998.
- 5.6 LW/01/0796 - Erection of an agricultural building for cattle - Approved – 21 June 2001.
- 5.7 LW/04/0430 - Extension to cattle building – Approved 28 April 2004.
- 5.8 LW/06/0461 - Erection of a licensed secure fireworks storage compound, access track and screening bund – Refused 26 May 2006
- 5.9 APP/G1440/C/17/3185589 – Appeal against Enforcement Notice from ESCC in respect of unauthorised change of use of land from agricultural to the use

of land for the importation, deposit, storage and processing of waste UPVC window frames and component parts – Dismissed 22 November 2018.

6. Consultations

6.1 Environmental Health

- 6.1.1 No comments received on original or first amended application.
- 6.1.2 I have no objection in relation to land contamination. However following informative recommended:
- 6.1.3 All waste material arising from any site clearance, demolition, preparation and construction activities at the site should be stored, removed from the site and disposed of in an appropriate manner.
- 6.1.4 The applicant is hereby reminded of the Control of Asbestos Regulations 2012 when carrying out demolition and other works associated with the development hereby permitted. For more information please visit <http://www.hse.gov.uk/Asbestos/regulations.htm>

6.2 Environment Agency

- 6.2.1 Comments on second amended application
- 6.2.2 We have no objection to the proposal as submitted. The existing slurry lagoon and manure store was constructed before the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991, (as amended), ('SSAFO') came into effect and, consequently, are not presently required to meet those standards.

6.3 Natural England

- 6.3.1 Comments on second amended application
- 6.3.2 Natural England has previously commented on this proposal and made comments to the authority in our letter dated 3rd September 2020 (our ref: 325710).
- 6.3.3 The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

6.4 ESCC Waste and Minerals

- 6.4.1 No comments received on either amended application, original comments still applicable - see previous report attached as appendix.

6.5 ESCC Landscape Architect

- 6.5.1 Comments on second amended application
- 6.5.2 It is recommended that the proposed development can be supported imposition of landscape conditions as outlined below
- 6.5.3 The site and immediate surroundings would not be considered valued landscape in the context of the NPPF. The application is supported by a Landscape and Visual Impact Assessment (LVIA), hla June 2020. The LVIA provides a fair and accurate assessment

of the baseline landscape and visual context for the site and surrounding area.

- 6.5.4 The proposed development site is a large and open agricultural field which lacks distinctive or historic landscape features. The open character of the area would make it visually sensitive as there are potentially long views across the area towards the site. The proposal would offer an opportunity to upgrade the poor landscape and visual quality of the existing farmyard and lagoon area. The proposed bund would help to screen the farmyard and associated buildings from the wider countryside.
- 6.5.5 The importation of soils to create the new landform would cause disturbance for a temporary period during the construction. The proposed contoured mounding and associated planting would help to integrate the proposed manure store and slurry lagoon into the local landscape.
- 6.5.6 It is not clear on cross section 2 how the proposed bund would tie on to the existing levels as the section does not extend to the edge of the site. A steep bank would be created here which would appear as an artificial engineered feature when viewed from the footpath. A reduction in the overall height of the filled area would allow for the bank on this boundary to be graded out to a more natural slope. The existing hedge on this boundary could be adversely affected if the root protection area is impacted by the works. If that is the case the edge of the filled area would need to be pulled back from this boundary and the hedge protected during construction.
- 6.5.7 The email from the agent dated February 2022 suggests that an alternative access would be created crossing adjacent fields. The CEMP needs to be updated to ensure the local environment is protected during construction of this access. This should include details of how the track will be constructed. It is not clear whether the proposed access would use existing access points to the fields or whether it would impact on trees and hedges. This needs to be clarified. The CEMP also needs to set out protection measures for the hedge on the western boundary of the site.
- 6.5.8 It is recommended that the proposed development can be supported subject to the imposition of landscape conditions as follows:
 - a) The full implementation of the proposed landscape mitigation measures as outlined in the LVIA. In addition, it is recommended that tree and understorey planting is required on the bank on the western

boundary between the public footpath and the manure store, as this would help to mitigate for impacts on views from the footpath.

b) A detailed specification for the proposed planting and wildflower seeding.

c) A long-term management plan to ensure the successful establishment of the planting and wildflower seeding.

d) Temporary access tracks are removed on completion of the works and the ground restored to its original state.

e) Trees and hedges are protected during construction and reinstated if removed or damaged.

6.6 Agricultural Advisor

6.6.1 Not consulted on second amended application as Advisor supports the proposal in principle – see previous report attached as appendix.

6.7 Ringmer Parish Council

6.7.1 Comments on second amended application:

6.7.2 Due to increased traffic movement within the village, damage to road surfaces and that the lagoon is still unnecessarily large/disproportionate for the site.

6.8 Laughton Parish Council

6.8.1 Comments on second amended application

6.8.2 LPC Would like to raise concerns with regard to the increased traffic, specifically a very large number of HGV loads, which would result is this planning application were to be approved. We note that the applicant has undertaken to avoid routing HGVs via Ringmer, and has stated that instead it will endeavour to route the lorries through the villages to the north and east of the site, namely Laughton and Halland. The proposed number of traffic movements (we understand that 30-40 deliveries per day are anticipated, which would mean 60-80 lorry journeys) through Laughton would impose and unfair burden on the village and would have an adverse impact on local residents, particularly if any of the minor roads were to be used to cut through to Upper Lodge (for example Shortgate Lane). If approval if granted we would ask that there be conditions attached, including that a suitable route be agreed to avoid the minor roads through Laughton.

7. Neighbour Representations

7.1 Representations in respect of the second amended application only:

7.2 Objections received from 20 residents on the following summarised grounds:

- Residents of Laughton haven't been consulted on the proposal to re-route the lorries, which would result in an unfair burden of noise and

disruption on the village, damage to roads, endangering pedestrians and cyclists.

- Appreciate changes to the application, but concerned that the lagoon will be used for purposes other than slurry from the farm – can it be conditioned for farm use only? Still questions size of the lagoon as there is only a small herd on site, scheme should be re-designed to take this into account.
- Scale of earthworks proposed is over-engineered, will use far more lorry loads than is actually needed – this has been backed up by two expert engineers in the field, concerned that agent would not share landscape architect's original CAD files with objectors, no meaningful reduction in lorry loads and additional impact on Laughton.
- Questions why rubble should be brought onto a farm.
- There will be an adverse impact on the businesses that are located on the adjacent site. The alternative scheme produced by Reading Agricultural Consultants would require less landscaping and fewer lorry movements.

7.3 An opinion from Reading Agricultural Consultants was commissioned by a nearby resident (who has also submitted an objection), which suggests that there is no 'practical or aesthetic' purpose to the landscape scheme and that the amount of material to be brought onto the site could be reduced. Also questions the design of the landscape scheme in relation to the NPPF. Evidence should be sought from agent that the current lagoon is not suitable for repair rather than re-configured. Suggests that another design approach would reduce the number of lorry loads.

8. **Appraisal**

8.1 **Key Considerations**

8.1.1 The main considerations are i) the need for the proposed FYM store and the upgraded slurry lagoon; b) the impact of the works required to implement the FYM store and upgraded slurry lagoon and landscaping on the surrounding area and c) measures to mitigate the impact of the proposal.

8.2 **Principle**

8.2.1 The existing slurry lagoon and FYM are not fit for purpose and the current needs of the farm. The works will need to meet the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991, (as amended), ('SSAFO'), as they do not currently meet the standards set out in these regulations.

8.2.2 The District Council's Agricultural Advisor has confirmed that "...it is essential for the agricultural business that the replacement of the existing farmyard manure store and the repair of the existing slurry store is undertaken as soon as possible".

8.2.3 It is therefore considered that due to the need of the farm enterprise, confirmed by the EA, that the principle of the development is acceptable.

8.3 Landscaping

- 8.3.1 The application was supported by a comprehensive Landscape and Visual Impact Assessment, upon which the County Landscape Architect has commented and found to be satisfactory, subject to conditions.
- 8.3.2 Also submitted was a Preliminary Ecological Appraisal (PEA) to assess the various habitats on the site as well as to ensure there are no protected species that may be impacted as a result of the development.
- 8.3.3 Various recommendations have been made to enhance the site for biodiversity in accordance with NPPF, which predominantly focus on generous native and nectar rich planting, installation of bird boxes and enhancements for hedgehogs.
- 8.3.4 Additional recommendations and biodiversity enhancements have also been made to reduce the indirect impacts that the development may have on surrounding flora and fauna given its position within a 500m buffer zone of ancient woodland and a nearby SSSI.
- 8.3.5 Again, these measures can be secured by condition.

8.4 Transport and Traffic

- 8.4.1 The proposal in and of itself, will have no additional traffic and transport impacts. For this reason, ESCC Highways Team was not consulted.
- 8.4.2 It should be noted that the number of lorry movements have been reduced and that the point of access to the site has been amended to reduce the impact on residential properties adjoining the main access and that routeing through Ringmer will be minimised to inward bound only.
- 8.4.3 The works will take approximately 5 months (including any contingencies), during which it is anticipated that there will be an average of 60 lorry movements to and from the site. In this respect it is similar to what would be expected from any major construction project.
- 8.4.4 It is standard practice to secure a Construction Environment Management Plan (CEMP) by condition. However, in this case, the applicant has now submitted a Plan in advance of the determination of the application in order to address the understandable concerns raised in the representations. Adherence to the CEMP can be controlled by condition. Matters covered in the CEMP include:
- Site Working Hours & Delivery schedule
 - Public engagement.
 - Site security.
 - Vehicle routing and site access.
 - Site Car Parking, Plant and Equipment.
 - Road Cleaning Regime and Wheel Washing Facilities.

- Remediation

8.5 Waste Local Plan

- 8.5.1 As the proposal involves alterations to an existing waste management facility, it falls also to be considered against the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan, adopted in 2013.
- 8.5.2 The waste products involved in the operations – e.g., slurry and manure – will be used to fertilise the surrounding farmland owned by the applicant. In this respect the proposal complies with the principles of policy WMP3a.
- 8.5.3 The improvements to the slurry lagoon and FYM store will safeguard the facility in compliance with policy WMP6.
- 8.5.4 The construction works required to improve and upgrade the facility will inevitably involve some disturbance to the nearby and wider residents due to the lorry movements that will be generated. The CEMP that has been submitted with the application covers all aspects of amenity and traffic – see section 8.4 above. It is considered that there will be no conflict with policies WMP25 and WMP26.

8.6 Comments on objections

- 8.6.1 The majority of the objections are based on concerns about the impact of the number of lorry movements to and from the site for the duration of the works, rather than the impact of the completed scheme.
- 8.6.2 The measures set out in the CEMP and the recommended conditions will restrict timing of the lorry movements and the routes to and from the site. However, to refuse the application on what is an essential part of the construction process, would be unreasonable and unlikely to be sustained at appeal.
- 8.6.3 It should be noted in respect of lorry movements that an appeal against refusal of an application that involved importation of materials to the East Sussex Gliding Club, located close to this application site, was allowed by the Planning Inspectorate. In coming to his decision, the Inspector stated: *'I conclude that the development would not cause unacceptable harm to the living conditions of the residents of the area as a consequence of either HGVs using the local highway network or the on-site works. There would therefore be no conflict with saved Policy ST3 of the Lewes District Local Plan of 2003 and paragraph 17 (the fourth core planning principle) of the National Planning Policy Framework. That is because the development would be respectful of the amenities (living conditions) of residents of the area because the works would not give rise to undue noise disturbance.'* The Inspector also awarded costs against the council. (Application ref. LW/16/0775, appeal reference APP/P1425/W/31721.)
- 8.6.4 Comments questioning the justification and need for the works are noted. However, there is a requirement for the applicant to comply

with Environmental legislation, and both the EA and the Council's Agricultural Advisor have accepted the need for the development.

- 8.6.5 The application has been considered on its planning merits only. Comments that the proposal is a 'land raise' project, designed to take on hardcore from one specific operator are based on speculation, which together with those comments about the applicant and his motives, are not planning matters and cannot be taken into consideration.
- 8.6.6 It has not been proposed to import any "waste". Works will be carried out under the CL:aire direct transfer protocol meaning the use of confirmed and verified 'non-waste' material. This is fully supported by the EA regulatory position statement (RPS) 91.
- 8.6.7 In response to the questions as to whether the scale of landscaping is necessary, the applicant's agent has confirmed that it is to assist with landscape assimilation and to provide an enhancement to the weak existing landscape. Also, that the civil engineers who would undertake these works could not guarantee any work using the existing lagoon as a foundation, as previously stated and confirmed by the EA and ESCC the lagoon is already leaking, suggesting firstly, that the material is not suitable and, secondly, the construction of the existing structure is questionable. It is likely that there is a lack of key trenches and proper compaction with this in mind, with using the existing lagoon as a foundation, the contractors could not guarantee an EA compliant structure post completion and therefore it would be irresponsible and far from best practice to use the existing lagoon as a foundation and which may result in a lagoon which does not serve purpose and comply with current EA regulations.

8.7 Conclusions

- 8.7.1 Since the application was originally submitted in 2020, the applicant and his agent have made a number of changes to the scheme in order to address as far as practicable, objections raised by local residents.
- 8.7.2 The proposed wastewater lagoon has been removed, the landscaping scheme has been amended to reduce the amount of imported material to be brought onto the site, the point of access has been moved further away to reduce impact on properties immediately adjacent to the farm access, hours of deliveries have been reduced, with none at all at weekends, and lorry routes provided to reduce impact on Ringmer.
- 8.7.3 It is considered that these changes are sufficient to address where possible the concerns and objections. Approval is recommended.

9. Human Rights Implications

- 9.1 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.

10. Recommendation

10.1 In view of the above the proposed development is considered to be acceptable and approval is recommended subject to conditions.

10.2 Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved drawings:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Additional Documents	16 July 2021	CEMP
Planning Statement/Brief	24 March 2021	Planning Statement
Proposed Layout Plan	24 March 2021	Layout Plan 020321_001
Location Plan	28 July 2020	Location Plan 020320_003C
Proposed Section(s)	1 February 2022	Sections 020322_002D
Proposed Section(s)	1 February 2022	020320_006D
Additional Documents	25 May 2021	Landscape & Visual Impact Assessment
Additional Documents	28 July 2020	L VIA Appendix 1
Additional Documents	28 July 2020	L VIA Appendix 2
Additional Documents	28 July 2020	L VIA Appendix 3
Additional Documents	28 July 2020	L VIA Appendix 4
Additional Documents	16 July 2021	Environment Impact Assessment Screening Matrix
Landscaping	24 March 2021	hla 381 01A
Landscaping	24 March 2021	hla 381 02A

Landscaping	24 March 2021	hla 381 02A (with lagoon edge)
Technical Report	28 July 2020	Preliminary Ecological Appraisal Report
Proposed Layout Plan	11 May 2022	Revised site access
Location Plan	11 May 2022	Delivery Routes 1
Location Plan	11 May 2022	Delivery Routes 2
Additional Documents	2 December 2020	Agricultural Justification Statement

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

2. The development hereby approved shall not be commenced until a planting scheme for the landscaped area has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - a) written specifications (including cultivation and other operations associated with plant and grass establishment:
 - b) schedules of plants noting species, planting sizes and proposed numbers/densities where appropriate.
 - c) A long-term management plan to ensure the successful establishment of the planting and wildflower seeding

All temporary access tracks shall be removed on completion of the works and the ground restored to its original state.

All existing trees and hedges shall be protected during construction and reinstated if removed or damaged.

The planting scheme shall be implemented during the first planting season following the substantial completion of the development hereby approved.

Reason: To ensure landscape planting and its establishment in order to blend with the existing landscape in the interests of visual amenity having regard to policies CP10 and DM27 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework

3. The development hereby approved shall not be commenced until details of a scheme of biodiversity enhancements has been submitted to and approved in writing by the Local Planning Authority, in accordance with the Preliminary Ecological Appraisal Report produced by Corylus Ecology.

Reason: To improve and enhance the biodiversity of the site having regard to policy DM24 of the Lewes District Local Plan and to comply

with National Policy Guidance contained in the National Planning Policy Framework

4. The development hereby approved shall be carried in broad accordance with the Landscape Plan drawing hla 381 01A. The planting scheme approved by condition 2 shall not be carried out until details of the finished levels of the landscaped area have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure landscape planting and its establishment in order to blend with the existing landscape in the interests of visual amenity having regard to policies CP10 and DM27 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

5. The works hereby approved shall be carried out with strict adherence to the Construction Environmental Management Plan submitted on 16th July 2021 and amended. Any amendment to the CEMP shall be agreed in writing with the Local Planning Authority

Reason: In the interests of highway safety and the amenities of the area.

6. No noise producing construction audible outside the boundary of the site, shall take place outside the hours of 8:00 to 16:30 Monday to Friday and 09:00 to 13:00 on Saturdays, with no working on Sundays or Bank Holidays

Reason: In the interests of the amenities of the area, having regard to guidance within the National Planning Policy Framework.

7. Deliveries to site shall be limited to 30 maximum inbound movements per day, with an expected daily average of between 25 and 30. Deliveries will only take place between the hours of 08:00 and 18:00 Monday to Friday. No deliveries will be made to site on Saturdays, Sundays or bank holidays.

Reason: In the interests of the amenities of the area, having regard to guidance within the National Planning Policy Framework.

8. No material shall be imported to within the development site until the developer has submitted details of the assessment of the imported material which demonstrates the suitability of the material for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of the amenities of the area, having regard to guidance within the National Planning Policy Framework.

11. **Appendices**

- 11.1 Appendix A – Original report (*planning application LW/20/0485*) to the Lewes District Council Planning Applications Committee on 6 October 2021.

12. **Background Papers**

12.1 None.