

Report to: Planning Applications Committee

Date: 12 July 2023

Application No: LW/23/0100

Location: Land to the North of Clearview, Nursery Lane, Wivelsfield Green

Proposal: Demolition of existing outbuilding, construction of a two-storey 4-no. bed dwelling house.

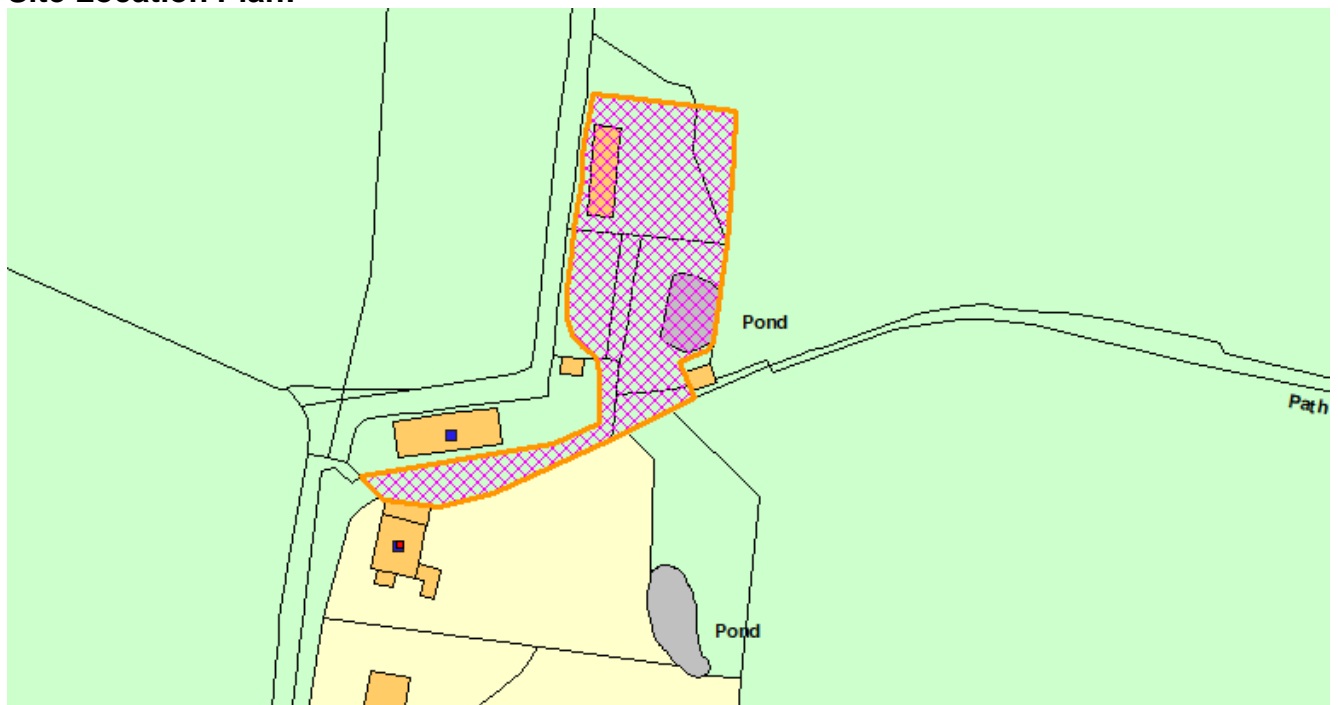
Applicant: Mr L Malins

Ward: Wivelsfield

Recommendation: Subject to no adverse comments being received from NatureSpace/LDC Ecology, then the application be delegated to the Head of Planning to approve subject to conditions.

Contact Officer: **Name:** James Smith
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Site Location Plan:



1.	Executive Summary
1.1	The application has been brought to committee as the ward councillor at the time the scheme was submitted requested it be called in and the request was made on sound planning based grounds.
1.2	The existing building has extant permission for conversion to residential use. The proposed development would provide a replacement dwelling outside of the settlement boundary. This is a form of development that is supported in the Local Plan, where it can be demonstrated that it would be sympathetic to the surrounding environment.
1.3	It is considered that the proposed development would be visually sympathetic and would also facilitate the remediation of an untidy site. It is also considered that gains in biodiversity and sustainability could be achieved against the site in its current form but also above those offered by the approved scheme to convert the existing building.
2.	Relevant Planning Policies
2.1	<u>National Planning Policy Framework</u> 2– Achieving sustainable development; 5 - Delivering a sufficient supply of homes 4 – Decision-making; 8 – Promoting healthy and safe communities; 9 – Promoting sustainable transport 11 – Making effective use of land 12 - Achieving well-designed places; 14 – Meeting the challenge of climate change, flooding, and coastal change; 15 – Conserving and enhancing the natural environment
2.2	<u>Lewes Local Plan Part 1 (LLP1)</u> CP10 – Natural Environment CP11 – Built and Historic Environment & Design CP12 – Flood Risk, Coastal Erosion and Drainage CP13 – Sustainable Travel CP14 – Renewable and Low Carbon Energy
2.3	<u>Lewes Local Plan Part 2 (LLP2)</u>

	DM4 - Residential Conversions in the Countryside DM5 - Replacement Dwellings in the Countryside DM20-Pollution Management DM23-Noise DM24-Protecting Biodiversity and Geodiversity DM25-Design
2.4	<u>Wivelsfield Neighbourhood Plan (WNP)</u> 1 – A Spatial Plan for the Parish 5 – Design 6 – Green Infrastructure and Biodiversity

3.	Site Description
3.1	<p>The application site is located outside of the settlement boundary, the nearest settlement being Wivelsfield Green, the edge of which is approx. 450 metres to the southwest of the site. The site lies at the end of a rural lane, which also forms the route of a public bridleway. The lane terminates approx. 125 metres to the south of the site, at which point it continues as a track. At this point, the bridleway also splits into public footpaths heading north, east and west. The site can be clearly viewed from the footpath heading east and can be seen through trees and hedgerow from the footpath which heads north.</p>
3.2	<p>The site is occupied by a single-storey building that is constructed in blockwork and has a low profile hipped roof which is surfaced with tiles. The building was originally constructed to accommodate pigs but has been in continued use as a storage facility associated with the adjacent builders yard for some time. The building incorporates a number of openings including full height metal shutter doors and uPVC window units. The builders yard area is somewhat cluttered, with a mix of materials and machinery being stored on externally.</p>
3.3	<p>There are a number of buildings close to the site including a recently completed barn structure directly to the north. To the south there are sporadic groups of dwellings lining the eastern side of Nursery Lane. The lane extends southwards until it meets Strood Gate which forms part of a relatively dense residential development and marks the edge of the Wivelsfield Green settlement boundary.</p>

3.4	Other than its rural setting and the proximity to public footpaths, there are no specific planning designations or constraints attached to the site or the immediate surrounding area.
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4.	Proposed Development
4.1	<p>The proposed development involves the demolition of the existing building (for which approval for a conversion to residential use has already been approved) and the erection of a detached 1½-storey four bed dwelling measuring 12.4 metres in width by 7.85 metres in depth.</p> <p>The proposed dwelling would be positioned slightly to the east of the footprint of the existing building. The ground level slopes downwards from west to east and the land on which the dwelling would be positioned would be terraced to account for this, with the ground floor of the building. Base of the proposed building set approx. 1.1 metres lower than the existing building.</p> <p>The roof of the proposed dwelling would have a barn hipped form, with the main eaves' height being approx. 3.7 metres above ground level, the raised eaves on the northern and southern sides of the building set at approx. 5 metres above ground level and the ridge height at approx. 7.35 metres. The western and eastern (front and rear) roof slopes would each have 3 x pitched roof dormers incorporated into them.</p> <p>A garden area would be formed to the rear (east) of the dwelling with 2 x car parking bays provided to the front and accessed from the existing track that passes along the western site boundary.</p>

5.	Relevant Planning History:
5.1	<p>LW/21/0507 - conversion of existing workshop / builders' yard to form a 3 bed dwelling– Approved Conditionally 23rd September 2022 (same application site)</p> <p>LW/22/0168 - To regularise the use of the existing barn – Certificate of Lawful Existing Use granted 23rd August 2022 (same applications site)</p>

6.	Consultations:
6.1	<p><u>Wivelsfield Parish Council:</u></p> <p>The Parish Council acknowledges that the 'barn' was granted approval under LW/22/0168 and that a three bedroom conversion of the existing building was subsequently also approved (LW/21/0507).</p>

However, it maintains that:

1. Had appropriate and timely enforcement action been taken, when the barn was first constructed without planning consent, we would not now be looking at a conversion of a building in the countryside, but rather an application for building in the countryside, contrary to paragraph 80 of the NPPF.
2. The barn stands outside the planning boundary and its development is therefore contrary to policy DM1 of the Lewes Local Plan Part 2 (LLP2) and Policy 1 of the Wivelsfield Neighbourhood Plan.
3. The proposal fails to meet any of the criteria laid down in LLP2 Policy DM3 which gives circumstances in which development outside of the development boundary may be permitted.
4. In seeking to replace the existing building, it also conflicts with policy DM4 of the LLP2 which says that conversion of agricultural or other rural buildings will be permitted if:
 - a. the building is of sound construction and capable of conversion without significant rebuilding
 - b. The proposed alterations will not materially change its appearance,
5. Policy DM4 goes on to say that if a building's 'conversion would be likely to result in the need for a replacement structure, then the proposal is unlikely to be acceptable' This application is therefore clearly contrary to Policy.
6. The proposed building, by virtue of its increased height and overall appearance, will detrimentally affect the distinctive rural character of the area and encroach upon this valued countryside location.
7. Furthermore, the addition of one home will not make sufficient difference to the District's housing numbers to justify this intrusion into the countryside.

As a result of the above, the Parish Council considers the proposal to be in conflict with the Lewes District Local Plan Part 2, Wivelsfield Neighbourhood Plan and National Planning Policy Framework and asks that you refuse the application.

NatureSpace:

We are not satisfied that the applicant has fully assessed the potential impacts to great crested newts and/or their habitat..

OFFICER COMMENT: Additional surveys have now been carried out and have been reported to NatureSpace, see para. 8.8 of this report. A response is awaited, and permission is sought for this matter to be delegated back to officers to resolve, should members be minded to recommend approval.

LDC Ecologist:

Prior to determination of the application advice should be sought from a suitably qualified ecologist. Confirmation should be provided as to whether

	<p>the 2021 survey information remains valid and to establish whether the new proposals require any alterations to the proposed mitigation, compensation and enhancement measures. Any required further surveys should be submitted.</p> <p>OFFICER COMMENT: A condition can be used to secure full details of biodiversity enhancements and a method statement to ensure wildlife and habitat is protected during construction works.</p>
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7.	Other Representations:
7.1	<p>Two letters of objection have been received. Relevant planning content provided is summarised below: -</p> <ul style="list-style-type: none"> • It is a greenfield site and is being overdeveloped; • The planning notice was torn down; • The design and access statement is false and misleading; • Proposed building larger than existing; <p>OFFICER COMMENT: The majority of matters raised are addressed in the main body of this report. A new notice was issued and displayed following receipt of the complaint regarding the original one being removed. The planning assessment is based on the plans provided and observations of the case officer. All statements made in the design and access statement are tested as part of this assessment.</p>

8.	Appraisal:
8.1	<p><u>Key Considerations:</u></p> <p>Sec 38 (6) of the Planning Compulsory Purchase Act 2004 requires that regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p>The NPPF also advises that there is a presumption in favour of sustainable development.</p> <p>The main considerations relate to</p> <ul style="list-style-type: none"> • The principle of the development; • The visual impact of the proposed works within the wider rural setting; • The quality of the environment provided within the dwelling;

	<ul style="list-style-type: none"> • Impacts upon residential and environmental amenity; • The 'fallback' position provided by the scheme approved under LW/21/0507; • The overall merits of the scheme in terms of the balance of economic, environmental, and social objectives that comprise sustainable development.
8.2	<p><u>Principle of Development</u></p> <p>The site is occupied by an established rural building that was originally constructed as a barn but is currently in use as a store associated with the builders yard in which it is located.</p> <p>Permission was granted under LW/21/0507 for the building to be converted to a 3 bedroom single-storey dwelling, in compliance with LLP2 policy DM4, which encourages the sympathetic conversion of residential buildings to residential use, where they are in a suitable location.</p> <p>LLP2 policy DM5 allows for the replacement of existing dwellings in rural locations subject to the following criteria:-</p> <ol style="list-style-type: none"> 1) the scale, form, height, and massing of the replacement dwelling is compatible with its rural location and the surrounding form of development; 2) the replacement dwelling is located in the same or similar position of the existing dwelling, unless an alternative location would result in clear landscape, highway access or local amenity benefits. <p>Whilst the conversion approved under LW/21/0507 has not yet been implemented, with the permission valid until 23rd September 2025, it is a material consideration in the determination of this application given it represent a 'fallback' position if the application is not approved.</p> <p>It is therefore considered appropriate to assess the merits of the scheme against the DM5 criteria listed above which, it is noted, allows for the footprint of the new building to be different to that of the existing building and for a larger building to be constructed provided it is sympathetic to its surroundings.</p> <p>Although the Wivelsfield Neighbourhood Plan is generally resistant to residential development outside of the settlement boundary, it does state that 'proposals for housing development outside the boundaries will only be granted if they are consistent with the countryside policies of the development plan.' As demonstrated above, the proposed development meets this test.</p> <p>The principle of the proposed development is therefore considered to be acceptable subject to the assessment against all relevant local and national planning policies which will be carried out in the main body of this report.</p>

Visual Impact and Design

The site is located amongst an established cluster of buildings, including residential properties to the south, and is itself occupied by a building. It is therefore considered that the development of the site would not result in the presence of an isolated dwelling in the countryside, such development being resisted as per para. 80 of the NPPF. This is of importance given the proximity of the site to two public footpath routes.

The existing building is a blockwork construction with a tiled roof. It is considered that the building does not possess any distinguishing characteristics of a typical rural/agricultural structure and in its current form, is an unsightly feature that is clearly visible from two public footpaths. The scheme approved under LW/21/0507 does not significantly alter the form of this building although timber cladding and render would be applied to the exterior walls and new fenestrations be installed.

The footprint of the proposed dwelling would be approx. 18 m² smaller than that of the existing building, with the width of the frontage reduced by approx. 5 metres, although the depth would be marginally increased by approx. 1.3 metres. The footprint would also be positioned further towards the east of the site. Given that this would allow for the dwelling to be positioned on lower lying land and allow for additional landscaping to the frontage it is considered the adjustment in position is acceptable, particularly as the distance maintained between nearby buildings would remain consistent and the building would also remain within the area partially enclosed and developed as a builders yard rather than transferring it into open countryside.

Although the footprint of the proposed dwelling is reduced, the height is increased to allow for rooms to be formed in the roof. It is considered this increase in height would be mitigated as a result of the building would be positioned on lower lying land. It is also considered that the barn hipped roof form of the proposed dwelling is more consistent with the appearance of surrounding rural buildings than the roof form of the existing building. It is considered that the proposed dormers incorporated into the front and rear roof slopes would not overwhelm the roof form due to their modest size, spacing and pitched roof design.

Windows and openings are generally relatively small, this being an important attribute given that excessive glazing can appear overly domestic in a rural environment as well as result in distracting glint and glare. Where there is a greater concentration of glazing at ground floor level on the dwelling frontage, existing and proposed landscaping would provide a sympathetic screen that would minimise its impact on the surrounding rural environment.

The proposed dwelling would not require the formation of any significant new access or utility infrastructure as these facilities are already present on the site. The proposed garden area would be in an area where there is an existing degree of enclosure provided by the fenced builders yard area. Conditions will be used to ensure the boundary treatment used for the garden area is post and rail timber fencing that is sympathetic to the rural environment. Permitted development rights for erection of fencing will also

	<p>be removed so as to prevent the possibility of overly domestic boundary treatment such as close boarded fencing being introduced at a later date.</p> <p>The development of the site would allow the existing building yard to relocate. The yard includes an unsightly outdoor storage area and it is considered that its replacement with an appropriate form of landscaped residential development would improve the visual quality of the site and the way that it contributes towards the character of the surrounding area.</p> <p>Based on the assessment made above, it is considered that the proposed new dwelling would be appropriately positioned and appear sympathetic to the surrounding rural environment. It is therefore considered to be compliant with LLP2 policy DM5.</p>
8.4	<p><u>Impact upon residential amenity:</u></p> <p>Although there are dwellings nearby, the separation distances between the proposed dwelling and neighbouring properties is considered to prevent any potential for loss of residential amenities as a result of overlooking, overbearing or overshadowing impact,</p>
8.5	<p><u>Living Conditions for Future Occupants</u></p> <p>Para. 119 of the NPPF states that planning decisions 'should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.' Para. 127 advocates the use of design policy, guidance and codes as a means to create better spaces to live and work in. Lewes District Council does not currently have an adopted design code and, in these circumstances, national documents should be used to guide decisions on applications as per para. 129 of the NPPF. These national documents are the National Design Guide (2019) and the National Model Design Code (2021).</p> <p>Para. 126 of the National Design Guide states that 'well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation.' Para. 181 of the National Model Design Code Part 2 states that internal space standards help to ensure that new homes contribute to the health, family function and wellbeing of residents. Both documents suggest the enshrinement of the DCLG nationally described space standards (2015 - as amended 2016) in local design guides and, whilst they are not currently included within local policy, they are considered to be an important tool in guiding assessment of living conditions.</p> <p>The proposed dwelling would provide 166.5 m² of Gross Internal Area (GIA). This comfortably exceeds the 124 m² minimum GIA for a two-storey, four bedroom, eight person dwelling as set out in the national space standards. As such, it is considered that ample living space would be provided. The additional space has allowed for a study to be included</p>

	<p>at ground floor level. The provision of facilities for working at home is encouraged in the Council's Sustainability in Development Technical Advice Note (TAN).</p> <p>All habitable rooms would be provided with clear glazed windows. The dwelling has multiple aspects and a number of individual rooms, including all ground floor rooms, are dual aspect. It is therefore considered that there would be good levels of access to natural light and ventilation throughout the day. The proposed garden area is considered to be of a good size. It is considered that there is a suitable level of natural surveillance of the site and access routes to prevent the development from appearing unacceptably secluded and from creating an environment that is susceptible to crime and anti-social behaviour. It is therefore considered that suitable living conditions would be provided for future occupants.</p>
8.6	<p><u>Highways and Access</u></p> <p>The site is located at the end of Nursery Lane, a narrow country lane which is also a public bridleway. Due to its reduced width and lack of footway, combined with its use for amenity purposes, users of the lane are considered to be vulnerable to excessive vehicle movements on the lane.</p> <p>It is considered that the development of a single dwelling on the site would not generate a significant level of trips and it is likely that traffic would be reduced when compared to the current level of traffic generated by the builders' yard facility. The cessation of the builders yard use would also likely result in a reduction in movements of large commercial vehicles on the lane.</p> <p>The site is served by an existing access track, the course of which would be realigned slightly by straightening it where it currently passes to the east of the existing building. The new section of track would be positioned over the footprint of the existing building. Two car parking bays would be provided and this is considered sufficient to serve a four bedroom dwelling, as per ESCC Highways Standing Advice. It is considered that additional capacity for visitor parking would be available on the access track or nearby hard surfaced areas and, therefore, the potential for unsightly or hazardous parking along the public bridleway would be avoided.</p>
8.7	<p><u>Sustainability & Drainage</u></p> <p>The Council's Sustainability in Development (TAN) encourages the reuse of buildings as a sustainable form of development. The proposed development would result in the demolition of an existing building. However, in this instance it is considered that there are arguments to support the removal of the building on sustainability grounds. The existing building requires significant improvements, including provision of new external materials, in order to be converted to residential use, as evidenced by application LW/21/0507. The existing building does not include a significant amount of internal waste material and largely comprises blockwork and tiles which can be reused or recycled as</p>

	<p>aggregate. A condition for a site waste management plan will be attached to any given approval to ensure this would be the case. A short statement is included with the submitted application, but it is considered that more information is required.</p> <p>The proposed dwelling would be constructed in energy efficient materials, would provide facilities for the mounting of solar panels, electric car charging. It is stated that a ground or air source heat pump would be installed as would rainwater harvesting equipment and water efficiency measures.</p> <p>Whilst the site is located outside the settlement boundary the shops, services and public transport connections in Wivelsfield Green are all within approx. 800 metres to 1 kilometre walking distance although it is accepted that these facilities are limited and trips to destinations further afield are likely to require the use of a car.</p> <p>The site is located in Flood Zone 1 and, therefore, is not susceptible to flooding from tidal or fluvial sources. Government mapping also shows risk if surface water flooding is low. It is noted that the site level is being reduced to allow the proposed dwelling to be dug into the slope and, whilst the impermeable area of the site would remain similar to existing levels, it is considered that the change in topography as well as the introduction of a residential use justify the need for a sustainable drainage system on the site. A condition will be used to obtain such details. An informative will also be used to draw the attention of the applicant to standard requirements and licensing arrangements set out by the Environment Agency for the use of any sewage management facilities, including septic tanks, should a connection to the public foul network not be made.</p>
8.8	<p><u>Ecology</u></p> <p>Although in a rural location, a large part of the site is currently built over or hard surfaced. The activities associated with the builders' yard also means there is regular disturbances, movement of vehicles and machinery and storage of materials that may be detrimental to wildlife.</p> <p>The proposed development presents to opportunity to achieve biodiversity net gain through habitat creation and enhancement in the form of native planting, the installation of bat and bird boxes. A condition can be used to secure a comprehensive landscaping and ecological enhancement scheme. Particular attention would be given to the existing hedgerow on the western boundary which is identified as being defunct and species poor. Additional planting could improve the species mix and strengthen connectivity with the surrounding hedgerow network,</p> <p>Buildings such as the one presently occupying the site can provide potential roosting space for bats. The Preliminary Ecological Appraisal (PEA) accompanying the application includes a bat roosting assessment which concludes that the good condition of the building means that it</p>

	<p>would be difficult for bats to enter and that the fact it is frequently used adds a deterrent to bats.</p> <p>Concerns that the survey carried out for presence for Great Crested Newts nearby was not far reaching enough were raised by NatureSpace. In response, additional surveys have been carried out and these have been submitted to NatureSpace for comment. To date, no response has been received and so, if members are minded to recommend approval of the scheme, it is requested that delegated authority is given to officers to ensure that. If Great Crested Newts are present nearby, suitable mitigation measure are in place to safeguard their health and habitat.</p>
8.9	<p><u>Human Rights Implications:</u></p> <p>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 considered fully in balancing the planning issues; and furthermore, the proposals will not result in any breach of the Equalities Act 2010.</p>
8.10	<p><u>Conclusion.</u></p> <p>It is considered that the proposed development is appropriate for the rural setting, would integrate well with the existing pattern of development nearby as well as the rural environment, would provide good quality accommodation, remediate an untidy site, and would not have a harmful impact upon residential amenities, highway safety or biodiversity.</p>

9.	Recommendations
9.1	<p>Subject to no adverse comments being received from NatureSpace/LDC Ecology then the application be delegated to the Head of Planning to approve subject to conditions,</p>

10.	Conditions
10.1	<p>EXTERNAL MATERIALS:</p> <p>The external materials and finishes applied to the development hereby approved shall be in accordance with those listed in the application particulars. The development shall thereafter be maintained in accordance</p>

	<p>with those details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interest of visual amenity and sustainability in accordance with LLP1 policy CP11, LLP2 policy DM25, para. 130 of the NPPF.</p>
10.2	<p>RENEWABLES AND CARBON REDUCTION</p> <p>Prior to the occupation of any individual unit hereby approved, solar panels and heat pumps shall be installed in accordance with details and specifications to be submitted to and approved by the Local Planning Authority. The installed panels shall be maintained in operational condition thereafter for the lifetime of the development.</p> <p>Reason: In order to ensure suitable sustainability measures are incorporated into the development and maintained in accordance with LLP1 policy CP14, LLP2 policy DM25 and para. 152 of the NPPF</p>
10.3	<p>LANDSCAPING</p> <p>Prior to the occupation of the development hereby approved, a scheme for landscaping shall be submitted to and approved by the Local Planning Authority. The scheme shall include: -</p> <ul style="list-style-type: none"> a) details of all hard surfacing; b) details of all boundary treatments; c) details of all proposed planting, including quantity, species, and size d) details of biodiversity enhancements e) site levels, groundworks and retaining wall details. <p>All soft landscaping shall be carried out, at the latest, during the first planting season following the first occupation of the building. Any plants which within a period of 5 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 comparable size and species.</p> <p>Reason: In the interest of visual amenity and biodiversity in accordance with LLP1 policies CP10 and CP11, LLP2 policy DM24 and DM27 and para. 130 of the NPPF.</p>
10.4	<p>CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>No development shall take place, including any ground works or works of demolition, until a Construction 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 in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters,</p>

	<ul style="list-style-type: none"> • The anticipated number, frequency and types of vehicles used during construction, • Measures to prevent surface water discharging onto the highway. • The method of access and egress and routeing 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 if required, • Site managers contact details; • Site waste management plan • Hours of working • Demonstration that best practicable means have been adopted to mitigate the impact of noise, dust and vibration from construction activities. • Details of any external lighting. • Measures to protect habitat and wildlife during construction works; <p>Reason: In the interests of highway safety and the amenities of the area in accordance with LLP2 policies DM20, DM22 and DM23 and para. 110 and 112 of the NPPF.</p>
10.5	<p>SURFACE WATER DRAINAGE</p> <p>No development approved by this permission shall be commenced until full details of surface water drainage, which shall follow the principles of sustainable drainage as far as practicable and be devised by a chartered civil engineer, have been submitted to and approved by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The surface water drainage system shall be retained as approved thereafter.</p> <p>Reason: In order to ensure surface water is managed effectively in accordance with LLP1 policy CP12, LLP2 policy DM22, and para. 163 and 165 of the NPPF.</p>
10.6	<p>REMOVAL OF PERMITTED DEVELOPMENT RIGHTS</p> <p>Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development described in Part 1 and Part 2 of Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing.</p> <p>Reason: A more intensive development of the site would be likely to adversely affect the appearance and character of the area having regard</p>

	to policies CP10, CP11 and DM25 of the Lewes District Local Plan and para. 130 and 174.
10.7	<p>SITE WASTE MANAGEMENT PLAN</p> <p>No development (including demolition works) shall commence until, a Site Waste Management Plan (SWMP) is submitted to and approved by the Local Planning Authority. The plan shall include details of how all waste is to be reduced and reused and recycled where practicable as well as how any hazardous materials are to be identified and safely disposed of. Details of sourcing of new materials should also be provided.</p> <p>Reason: In the interest of sustainability and the control of hazardous materials in accordance with LLP1 policy CP14, LLP2 policy DM25 and para. 152 and 183 of the NPPF</p>
10.8	<p>UNEXPECTED CONTAMINATION</p> <p>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 a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The remediation strategy shall be implemented as approved and a verification report shall be submitted to the Local Planning Authority.</p> <p>Reason: To ensure that risks from any 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 para 170, 174, 178 and 179 of the NPPF.</p>
10.9	<p>CAR PARKING</p> <p>The dwelling hereby approved shall not be occupied until the car parking spaces shown on the approved plans have been surfaced and laid out in accordance with the details provided on approved plan and shall be maintained in place thereafter for the lifetime of the development.</p> <p>Reason: In order to ensure the dwelling is served by suitable parking and access in accordance with policies CP11 and DM25 of the Lewes District Local Plan Part 2 and WNP policy 5.</p>
10.10	<p>ELECTRIC VEHICLE CHARGING POINTS</p> <p>Prior to the first occupation of the dwelling hereby approved, a minimum of 1 x functioning electric vehicle charging points shall be installed within the car parking area in accordance with details provided on the approved</p>

	<p>plans and submitted documents. The charging points shall be maintained in operational condition thereafter throughout the lifetime of the development.</p> <p>Reason: In order to encourage the uptake in ownership of electric vehicles in the interest of controlling emissions in accordance with LLP1 policy CP14, the Electric Vehicle Charging Points Technical Guidance Note and NPPF para. 112.</p>
10.11	<p>BIN AND CYCLE STORES:</p> <p>Prior to the first occupation of the dwelling hereby approved, bin and cycle storage facilities shall be provided in accordance with details shown on the approved plans.</p> <p>Reason: In the interest of environmental amenity and in order to encourage the use of sustainable modes of transport in accordance with LLP1 policies CP11 and CP13 and LLP2 policies DM25, para. 106 of the NPPF and WNP policy 5.</p>
10.12	<p>EXTERNAL LIGHTING</p> <p>No external lighting shall be installed to the building unless otherwise agreed in writing by the Local Planning Authority. This exclusion shall not prohibit the installation of internal lighting or of sensor-controlled outdoor lighting of 1,000 lumens or less, which shall be designed and shielded to minimise upwards light spillage.</p> <p>Reason: In order to protect the night time tranquillity of the surrounding environment in accordance with LLP1 policy CP10, LLP2 policy DM20, para. 185 of the NPPF and WNP policy 5.</p>

11.	Plans:		
11.1	This decision relates solely to the following plans: -		
	<u>Plan Type</u>	<u>Date Received</u>	<u>Reference:</u>
	Location Plan	23/2/23	18/135/LOC Rev C
	Proposed Block Plan	23/2/23	18/135/BLK Rev C
	Proposed Floor Plans, Roof Plan & Elevations	23/2/23	18/135/02 Rev E
	Proposed East Elevation	23/2/23	18/135/04 Rev B
	Proposed North & South Elevations	23/2/23	18/135/05 Rev B
	Proposed West Elevation	23/2/23	18/135/04 Rev B

12.	Appendices
12.1	None.

13.	Background Papers
13.1	None.