

Report to: Planning Applications Committee
Date: 11th October 2023
Application No: LW/23/0268
Location: 2 Norlington Villas, Norlington Lane, Ringmer, BN8 5SH
Proposal: Erection of 2no dwellinghouses
Applicant: HB & MC Stroude
Ward: Ringmer
Recommendation: Grant planning permission subject to conditions.
Contact Officer: **Name:** James Emery
E-mail: james.emery@lewes-eastbourne.gov.uk

Site Location Plan:



1	Executive Summary
1.1	The proposed development as is considered to meet all relevant national and local planning policies and is considered to be acceptable.
1.2	Approval is recommended, subject to conditions.
2.	Relevant Planning Policies
2.1	<u>National Planning Policy Framework</u> Delivering a sufficient supply of homes Promoting sustainable transport Making effective use of land Achieving well designed places
2.2	<u>Lewes District Local Plan</u> CP2 – Housing Type, Mix and Density CP10 – Natural Environment and Landscape Character CP11 – Built and Historic Environment & Design CP14 – Renewable and Low Carbon DM1 – Planning Boundary DM25 – Design DM26 Refuse and Recycling DM27 Landscape Design
2.3	<u>Ringmer Neighbourhood Plan</u> 4.8 Archaeological sites 4.10 Biodiversity 9.3 Materials 9.4 Housing Standards

3.	Site Description
3.1	The existing site comprises a large (640.2m ²), green and leafy plot which currently accommodates a two-storey semi-detached dwelling on the east side of Norlington Lane, on the fringe of, and just outside the planning boundary of Ringmer Village.
3.2	The plot is located on the edge of the settlement, enclosed by a mature hedge to the NW (front) and NE (side), with hedges and both hedges and close board fencing to the SE (rear) and SW (side) boundaries.

3.3	The site is located within an Archaeological Notification Area. It is not Listed, nor is it within a Conservation Area, or covered by any other designation. There are no TPO's on the site.
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4.	Proposed Development
4.1	<p>The proposal seeks permission for subdivision of the plot to retain the existing dwelling and erect a pair of two storey, semi-detached dwellings.</p> <p>The semi-detached dwellings would occupy a footprint 19.4m wide x 12.35m deep. They would have a gabled roof form which is 5.7m high to the eaves and 8.85m high to the ridge.</p> <p>The dwellings are each articulated with ground-floor box bay windows and gable roofed porches to the front, attached hipped roof garages to the sides, mono-pitched ground floor extensions to the rear and brick chimneys in the roofs. The ridge height of the proposed dwellings matches the height of the existing dwelling on the site. The gabled roof form of the proposed dwellings echoes the roof forms of the neighbouring dwellings.</p> <p>The proposed dwellings would be provided with private amenity space to the rear, off street parking for three vehicles each at the front and a garage to the sides of the property.</p> <p>Materials used in construction of the dwellings would comprise red/brown bricks, plain tiles, timber or UPVC windows and doors and an up and over garage door. With final details to be secured by condition.</p> <p>The current proposal represents a revision from the plans originally submitted, taking into account comments of the Parish Council</p>

5.	Relevant Planning History:
5.1	E/69/0967 - Outline Application for house and garage – Refused 02/12/1969.

6.	Consultations:
6.1	<p>Ringmer Parish Council</p> <p>RPC resolved to support the proposed development, subject to a reconsideration of the design philosophy including materials and form.</p>

7.	Other Representations:
7.1	<p><u>LDC Tree and Landscape Officer</u></p> <p>No objection, but to ensure the material planning consideration of trees requested documents: Arboricultural Impact Assessment (AIA), Tree protection plan (TPP); Arboricultural Method Statement (AMS).</p>

	<p><u>ESCC Highways</u></p> <p>East Sussex County Council Highways did not consider it necessary to provide formal Highway Authority comments and advised officers to consult the minor planning application guidance (2017).</p> <p><u>ESCC County Archaeology</u></p> <p>No objection, subject to conditions.</p> <p><u>Southern Water</u></p> <p>No objection.</p> <p><u>LDC Waste Services</u></p> <p>No objection.</p>
7,2	<p><u>Neighbour Representations</u></p> <p>Neighbour representations are summarised below. 16 Representations were received from 11 households in the close vicinity of the site and the wider area. Objections are summarised as follows:</p> <ul style="list-style-type: none"> • Building in the Countryside. • Drainage impacts. • Contrary to Policy. • Conservation significance. • Access. • Flooding. • Effect on Wildlife. • Loss of Trees • Loss of Light. • Highways Impacts. • Overdevelopment. • Public Access. • Outside the Planning Boundary.

8.	Appraisal:
8.1	<p><u>Principle</u></p> <p>The site is located outside the defined planning boundary as defined by policy DM1 of the Lewes District Local Plan part 2, and as such will need to comply with all other applicable policies of the Local Plan in order to be found acceptable.</p> <p>Given the Council's failing on housing delivery, the Council published the 'Interim Policy Statement for Housing Delivery'(IPSHD). This sets out 8 criteria, which would allow the Council to consider important housing schemes and balance both strong housing need, critical countryside quality and function and development infrastructure, during the process of the Authority rebuilding its 5-year land supply.</p>

Interim Policy Statement for Housing Delivery'(IPSHD)

Whilst this document is not adopted planning policy its aim is to direct appropriate development to acceptable locations; it is not a gateway to inappropriate speculative development.

IPSHD Assessment – 8 Criteria

Criteria 1 - Site to be contiguous for defined settlement boundary.

The site is contiguous with the Ringmer settlement boundary to the south and east of the site.

Criteria 1 is met.

Criteria 2 - Appropriate in size and character. (Have regard to settlement hierarchy and cumulative impact of extant permissions)

The site extends northwards, 'squaring off' the existing adopted settlement boundary.

Ringmer Neighbourhood Plan Policy 6.3 states that all new proposals within or extending the planning boundary should respect the village scale, (usually small schemes of 10-30 units). This is even more important when there are development proposals on the border of the South Downs National Park.

The site would be a modest addition to the settlement of two units and would appropriately respect the scale and character of the village.

Criteria 2 is met.

Criteria 3 - Sustainable and safe travel connections to settlement facilities

The site would be accessible via a range of transport options including walking, motor vehicle, cycle, and bus stops within walking distance.

Criteria 3 is met.

Criteria 4 No actual or perceived coalescence between settlements

Criteria 4 is met.

Criteria 5 - SDNP respected.

The site is located to the far north of Ringmer, away from the SDNP. The proposal comprises subdivision of an existing residential plot, retention of the existing dwelling and addition of two properties.

Due to the modest nature of the development, and its separation from the SDNP, it is not considered that the development will harm the setting of the SDNP.

Criteria 5 is met.

Criteria 6 - BNG respected and ecological impacts mitigated.

It is noted that the applicant has submitted a PEA with the application, which proposes appropriate mitigation on site.

Criteria 6 is met.

Criteria 7 - Efficient use of land, respecting character of settlement, (no arbitrarily low density).

Policy CP2 of the Local Plan Part 1 sets out that within village scales density should range between 20-30 units per hectare in order to respect the village context. This proposal seeks a maximum density of 30.7 dwellings per hectare (2 dwellings / 0.65Ha), which would be in accordance with Policy CP2.

The proposal would be slightly over with the density expected inside a village settlement, however the disposition of the houses on the site and its boundaries are not considered to impact upon the surrounding landscape. As a residential garden, the site has close association with the settlement itself.

Criteria 7 is met.

Criteria 8 - Scheme deliverable, with necessary infrastructure

The proposal is small in scale and entirely deliverable and viable with no need for significant improvements to on-site or off-site infrastructure.

Criteria 8 is met.

8.2

Design

Paragraph 130 of the NPPF outlines that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Policy DM25 of the Lewes District Local Plan (part 2), reiterates this and sets out that development will be permitted where the following criteria are met:

- i. Its siting, layout, density, orientation, and landscape treatment respond sympathetically to the characteristics of the development site, its relationship with its immediate surroundings and, where appropriate, views into, over or out of the site;
- ii. its scale, form, height, massing, and proportions are compatible with existing buildings, building lines, roofscapes and skylines;
- iii. it incorporates high quality, durable and sustainable materials of an appropriate texture, colour, pattern, and appearance that will contribute positively to the character of the area;
- iv. existing individual trees or tree groups that contribute positively to the area are retained;
- v. adequate consideration has been given to the spaces between and around buildings to ensure that they are appropriate to their function, character, capacity, and local climatic conditions;

vi. any car parking or other servicing areas are appropriate to the context and sensitively located and designed so as not to dominate the public realm

The proposal relates to the subdivision of an existing large plot, to retain the existing dwelling and erect a pair of two storey, semi-detached dwellings. The design of proposed dwellings has evolved to reflect the appearance, materials and form of the donor property and its neighbour to the south. The dwellings would fit well within the general pattern of development on this side of the village, bracketed by properties on Norlington Lane to the south and Byron Close to the east.

The ridge height of the proposed dwellings would match those of the neighbouring properties and the form of the roof is gabled, which references the roof forms of the neighbouring dwellings. The properties would be within the established building line on this side of Norlington Lane, and their northwest (front) to southeast (rear) facing orientation would mirror that of the neighbouring properties.

It is not considered that the form, height, and massing of the proposed dwellings would unacceptably harm the street scene, nor would they appear overly dominant.

The design and materials palette of the proposed new dwellings reflects those in the surrounding location, in accordance with policies DM25 of the Lewes District Local Plan and policies.

8.3

Amenity

Planning policies CP11 of LLP1 and DM25 of LLP2 seek to preserve the privacy of the occupants of neighbouring properties, likewise policy DM25 of the Lewes District Local Plan (part 2) requires that development should not unacceptably impact the amenities of neighbours in terms of privacy, outlook, daylight, sunlight, noise, odour, light intrusion, or activity levels.

The height and massing of the properties would not lead to any unacceptable impacts upon the neighbouring amenity in terms of overbearing, overshadowing or daylighting/sunlight as the siting and orientation of the proposed development is favourable in reference to neighbouring properties.

The proposed dwellings would be reasonably set away from the side boundary of the neighbour to the south by 4.0m, and between 6.4m to 15.4m from side and rear boundary of the neighbours to the east.

The orientation of properties is such that the rear windows in the proposed dwellings would overlook the flank wall of the neighbouring property at Byron Close, and the applicant has proposed to fit obscure glazing to the rear facing upper floor windows (serving the bathrooms) closest to the neighbour on Byron Close. The unobscured upper floor windows would offer oblique glimpses towards the neighbour on Byron Close but would not materially increase overlooking to an unacceptable degree.

Whilst the proposal would see the subdivision of a residential garden to provide two additional dwellings, the proposed use would be residential,

and so would be within keeping with the existing residential use of the garden. It is not considered that the development would lead to adverse impacts on neighbours through ongoing noise and disturbance. Temporary impacts during the course of the development would be limited by imposition of a condition requiring building works to be restricted to within the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays with no work permitted at any time on Sundays or Bank/Statutory Holidays.

The access and hard standings are located towards the frontage of the site on Norlington Lane and are as such, it is not considered that neighbouring residents would be exposed to any unacceptable level of noise, light or air pollution.

Para. 126 of the National Design Guide (2019), which is a companion to the Revised National Planning Policy Framework, 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.' This is echoed in policy CP11 of the Lewes District Joint Core Strategy.

All habitable rooms are served by clear glazed openings allowing for a good level of natural sunlight permeation. The layout of each dwelling is considered to be clear, with hallway lengths kept to a minimum and awkwardly sized and shaped rooms being avoided, thereby enhancing functionality, accessibility, and adaptability.

The Nationally Described Space Standards set out the minimum floor space standard for residential units. The proposed dwellings each have a total Gross Internal Area of approx. 102m², which complies with the nationally described minimum space standard for the gross internal area (GIA) of a two storey 3b 5p dwelling of 93.0m².

Each dwelling would have access to a private outdoor amenity area. The proposed garden sizes are considered to be acceptable in this instance as they are sympathetic to the characteristics of the development site, being comparable to those of surrounding properties.

Overall, the amount of garden space provided across the development would be consistent with the low-density residential development in the surrounding area.

8.4

Transport and Parking

The site is located on the fringe of the village – just outside the planning boundary, and as such, public transport options and services are available within Ringmer, with the nearest bus stop at Post Office Mews (9 mins walk). Nonetheless, the owners of the property are likely to be reliant on private motor vehicles. The ESCC guidance recommends that for a three-bedroom house, two car parking spaces should be provided. The site plan shows that that the properties will have one garage and one parking space at the front of each property which is acceptable in this regard. A condition will be attached to any permission requiring that the car parking spaces shown are provided.

	<p>East Sussex County Council Highways were consulted and offered no comment on the proposed development. The access to the dwellings would be directly on to Norlington Lane, with one of the access points being shared with the donor property. The access points are within the 30mph speed limit of the village and would require visibility splays and construction of the access to be as per ESCC Guidance, this is to be secured by condition.</p> <p>The increase of car movements from the proposed dwellings would not be considered to unacceptably impact the highway in terms of increased traffic or congestion. Subject to conditions, the parking and access arrangement is considered to be acceptable and would not be considered to compromise highway or pedestrian safety without modification.</p>
8.5	<p><u>Drainage</u></p> <p>The submitted details of drainage systems are minimal and as such, condition/s would be attached to any permission requiring details of drainage to be submitted to the LPA and discharged in writing.</p> <p>Southern Water have raised no objections to the proposal and the site is not situated within an area prone to flooding.</p>
8.6	<p><u>Ecology</u></p> <p>The site does not fall within the Ashdown Forest 7km Zone or any other protected area. The proposal is for the erection of infill dwellings on a residential garden. The Technical Advice Note (TAN) for Biodiversity Net Gain states that there is an expectation for minor development (9 new dwellings or less) to incorporate 'some' biodiversity net gain.</p> <p>Notwithstanding the above, landscaping associated with the development can be utilised to provide biodiversity net gain. Habitat creation in the form of bee bricks, bat and bird boxes could also be provided in appropriate locations. This approach is in line with para.023 of the Planning Practice Guidance for the Natural Environment which states that 'planning conditions or obligations can, in appropriate circumstances, be used to require that a planning permission provides for works that will measurably increase biodiversity.</p> <p>Whilst the proposals will require the removal of a small number of specimens these are all low category trees and therefore their removal is not considered to be a constraint to the development of this site.</p> <p>The application was supported by a Preliminary Ecological Appraisal, which outlines that no adverse impacts are foreseen on statutory designated sites as a result of the proposed development. Protected and notable habitats are also not identified as an ecological constraint in the submitted PEA report.</p> <p>The site does host a hedgerow which is identified as being Habitat of Principle Importance given its age and species, and on the basis the majority of this hedgerow will be retained.</p>

	<p>In order to mitigate the proposed development of this site, the applicant proposes ecological enhancements. These include:</p> <ul style="list-style-type: none"> • Installation and maintenance of artificial bat bricks or bat tubes. • Installation and maintenance of artificial bird nest boxes; Planting of native species rich hedgerows and/or 'natural buffer strips' along the access roads and plot boundaries. • Creation of areas of species-rich meadow grassland within the Site. • Incorporation of dead wood habitat piles within areas of retained suitable habitat; • Incorporation of a 'Bee Brick' into the new building(s). <p>It is considered appropriate to ensure that implementation of these enhancements which will ensure biodiversity net gain are secured by condition.</p>
8.5	<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>

9.	Recommendations
9.1	Approval is recommended subject to conditions.

10.	Conditions:																		
10.1	<p>Approved Plans</p> <p>The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".</p> <table border="1" data-bbox="316 1608 1401 2058"> <thead> <tr> <th><u>PLAN TYPE</u></th> <th><u>DATE RECEIVED</u></th> <th><u>REFERENCE</u></th> </tr> </thead> <tbody> <tr> <td>Proposed Elevation(s)</td> <td>19 September 2023</td> <td>TA1483/15 Rev B - Proposed Re Elevation (Southeast)</td> </tr> <tr> <td>Proposed Elevation(s)</td> <td>19 September 2023</td> <td>TA1483/14 Rev B - Proposed Sid (Northeast)</td> </tr> <tr> <td>Proposed Elevation(s)</td> <td>19 September 2023</td> <td>TA1483/13 Rev C - Proposed Fr (Northwest)</td> </tr> <tr> <td>Street Scene</td> <td>19 September 2023</td> <td>TA1483/11 Rev A - Proposed St</td> </tr> <tr> <td>Proposed Block Plan</td> <td>27 April 2023</td> <td>TA1483/01 - Proposed Block Pla Location Plan</td> </tr> </tbody> </table>	<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>	Proposed Elevation(s)	19 September 2023	TA1483/15 Rev B - Proposed Re Elevation (Southeast)	Proposed Elevation(s)	19 September 2023	TA1483/14 Rev B - Proposed Sid (Northeast)	Proposed Elevation(s)	19 September 2023	TA1483/13 Rev C - Proposed Fr (Northwest)	Street Scene	19 September 2023	TA1483/11 Rev A - Proposed St	Proposed Block Plan	27 April 2023	TA1483/01 - Proposed Block Pla Location Plan
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10.2	<p>External Materials</p> <p>Before the development hereby approved is commenced on site, details/samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.</p> <p>Reason: To safeguard the appearance of the building and the character of the area in accordance with policy CP11 of the Lewes District Local Plan Part 1 and policies DM25 and DM30 of the Lewes District Local Plan Part 2 and policy 9.1 of the Ringmer Neighbourhood Plan.</p>
10.3	<p>Surface and Foul Water Details</p> <p>No above ground works shall commence until a comprehensive surface and foul 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. 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. If this is not possible then arrangements for connection to the public sewer together with evidence of a connection agreement with Southern Water. The connection agreement would include an approved discharge rate and the drainage scheme would need to demonstrate that discharge could be maintained at below the approved level.</p> <p>Surface water run off to the surface water sewer network shall be limited to a rate agreed with Southern Water and shall incorporate any required mitigation measures. 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</p>

	<p>accordance with the approved details prior to the occupation of the dwelling hereby approved.</p> <p>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.</p> <p>Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve existing habitats in accordance with LLP1 policy CP12, LLP2 policy DM22 and para. 167 of the NPPF</p>
10.4	<p>Hours of Work</p> <p>Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.</p> <p>Reason: In the interest of residential amenities of the neighbours having regard to ^IN; of the Lewes District Local Plan</p>
10.5	<p>EV Charging</p> <p>Prior to the first occupation of any part of the development hereby permitted the electric vehicle charging points shall be installed and in accordance with the details provided and be in an operable condition.</p> <p>Reason: To encourage alternative, more sustainable modes of transport and to reduce local contributing causes of climate change in accordance with Policies CP13 and CP14 of Lewes District Local Plan, para. 112 of the Revised National Planning Policy Framework, the LDC Electric Vehicle Charging Points Technical Guidance Note. And the LDC Sustainability in Development Technical Advice Note</p>
10.6	<p>Access and Visibility Splays</p> <p>The development shall not be occupied until a means of vehicular access and visibility splays have been constructed in accordance with the ESCC Highways Minor Planning Guidance (2017).</p> <p>Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway, having regard to the provisions of the Joint Core Strategy</p>
10.7	<p>Cycle Storage</p> <p>Prior to the first occupation of any part of the development hereby approved, the cycle storage facilities shown on the approved plans shall be installed in accordance with those details and maintained in place thereafter throughout the lifetime of the development.</p> <p>Reason: In the interest of environmental amenity and in order to encourage the use of sustainable modes of transport in accordance with policies CP11 and CP13 of the Lewes District Local Plan Part 1, policies DM25 and DM30 of the Lewes District Local Plan Part 2 and para. 106 of the Revised National Planning Policy Framework</p>

10.8	<p>Ecological Enhancement Details</p> <p>The development shall not be occupied until ecological enhancement measures detailing the locations of ecological mitigation including (but not limited to) habitat creation, bird boxes, bee bricks and hedgehog holes have been submitted to and approved in writing by the LPA. These details shall be implemented prior to first occupation of the development. The approved provisions shall thereafter be retained.</p> <p>Reason: To provide a net gain for biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006, paragraphs 170 and 175 of the National Planning Policy Framework, and Core Policy CP10 of the Lewes District Local Plan 2016.</p>
10.9	<p>Sustainable Energy</p> <p>No development above ground floor slab level of any part of the development hereby permitted shall commence until a report has been submitted to, and approved in writing by, the Local Planning Authority, to include details and drawings to demonstrate how a minimum of 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The report shall identify how renewable energy, passive energy and energy efficiency measures will be generated and utilised for each of the proposed buildings to collectively meet the requirement for the development. The approved details shall be implemented with the construction of each dwelling and thereafter retained.</p> <p>Reason: To secure a proper standard of development having regard to policy CP14 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.</p>
10.10	<p>Hard and Soft Landscaping</p> <p>Prior to first occupation 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:</p> <ul style="list-style-type: none"> - Details of all hard surfacing. - Details of all boundary treatments. - Details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees. - Ecological enhancements. <p>All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation 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 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 similar size and species, unless the Local Planning Authority gives written consent to any variation.</p>

	<p>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 occupants in accordance with section 12 of the revised NPPF, policies CP10 and CP11 of the Lewes District Local Plan part one and policies DM25 and DM27 of the Lewes District Local Plan part two, policy 4.10 of the Ringmer Neighbourhood Plan, the Biodiversity Net Gain Technical Advice Note (TAN) and para. 174 of the NPPF.</p>
10.11	<p>Removal of Permitted Development Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no works defined within Part 1 of Schedule 2, classes B and C inclusive of that Order, shall be erected or undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.</p> <p>Reason: To enable the Local Planning Authority to regulate and control the development of land in the interest of visual and residential amenity in accordance with policy CP11 of the Lewes District Local Plan Part 1 and policies DM25 and DM30 of the Lewes District Local Plan Part 2.</p>
10.12	<p>External Lighting No external lighting or floodlighting shall be installed on the buildings, or the road and parking areas hereby permitted without the prior written approval of the local planning authority.</p> <p>Reason: To protect the amenity and character of the surrounding countryside having regard to Policy CP10 of the Lewes District Local Plan part one, policy DM20 of the Lewes District Local Plan part two, policy 4.11 of the Ringmer Neighbourhood Plan and para. 180 of the NPPF.</p>
10.13	<p>Archaeology No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To enable the recording of any items of historical or archaeological interest in accordance with Core Policy 11 in the Lewes District Local Plan Part 1; Joint Core Strategy 2010 – 2030; coupled with the requirements of paragraphs 194-205 of the National Planning Policy Framework 2018.</p>
10.14	<p>Archaeological Scheme of Investigation The archaeological work shall be carried out in accordance with the approved written scheme of investigation and a written record of all archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological</p>

	<p>investigation unless an alternative timescale for submission of the report is agreed in writing with the Local Planning Authority.</p> <p>Reason: To enable the recording of any items of historical or archaeological interest in accordance with Core Policy 11 in the Lewes District Local Plan Part 1; Joint Core Strategy 2010 – 2030; coupled with the requirements of paragraphs 194-205 of the National Planning Policy Framework 2018.</p>
10.15	<p>Hedgerow Retention</p> <p>All existing hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All hedges and hedgerows on an immediately adjoining the site shall be protected from damage for the duration of works on the site. This shall be by way of protective fencing in accordance with British Standard British Standard 5837 (2005).</p> <p>Reason In the interest of maintaining the character and appearance of the site and surrounding area and to comply with policies DM25.</p>
10.16	<p>Tree Pruning</p> <p>Any tree pruning works shall be carried out in strict accordance with BS3998:2010.</p> <p>Reason: Required to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality, in accordance with policy DM25</p>
10.17	<p>Protection of retained trees.</p> <p>(a) No retained tree shall be cut down, uprooted, or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).</p> <p>(b) If any retained tree* is removed, uprooted, or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.</p> <p>*In this condition — 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.</p> <p>Reason: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity and to comply with policies DM25</p>

11.	Background Papers
11.1	None.