

Report to	<b>Planning Applications Committee</b>
Date	<b>18 July 2018</b>
By	<b>Director of Planning</b>
Local Authority	<b>Lewes District Council</b>
Application Number	<b>SDNP/18/01297/FUL</b>
Applicant	<b>Mr &amp; Mrs L Vaisey</b>
Application	<b>Proposed change of use and conversion of existing building to form holiday lets; surrender of storage yard (B8) use; and use of workshop as ancillary outbuilding</b>
Address	<b>Land at Wootton Farm Novington Lane East Chiltington Lewes East Sussex BN7 3AU</b>

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**Recommendation:** That the application be **Approved** for the reasons and subject to the conditions set out in paragraph 10 of this report.

**IMPORTANT NOTE:** This application is liable for **Community Infrastructure Levy**.

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## **Executive Summary**

The application is recommended for approval. It proposes a change of use from an existing redundant farm building to holiday let accommodation on a flexible basis, providing up to three self-contained units. This application has been submitted following an earlier application proposing replacement of the building which was refused at the Planning Application Committee. It was considered that re-use of the building would be a preferable option. The application will surrender the B8 use and will be renovated in sympathy with its rural surroundings. The scale and form of the building will remain as existing and conserve the scenic beauty and landscape character of the National Park. This is a visitor attraction which has policy support in principle and contributes to the aims of sustainable development.

## **I Site Description**

I.1 Wootton Farm lies on the eastern side of Novington Lane. It is accessed via a long shared private driveway along which runs a public right of way - East Chiltington 45a and 45b. The building the subject of this application fronts this public right of way and lies within a small complex of former farm buildings. It is a fairly standard Atcost style barn with a corrugated roof and timber/corrugated walls.

I.2 To the west of the building, on the other side of a large concrete apron, is a large tithe barn, consent for which has been granted for residential conversion. Further to the west, the other side of this barn, is Wootton Farmhouse. To the rear (north) of the application site is another large barn that has consent for use as a livery. In between the livery and the application site is a much smaller building that has consent for use as a commercial kitchen. This building has recently been extended and adjoins a small workshop/store that also forms part of the

application site. Adjacent to this workshop is a small open yard currently being used as a scaffold store. To the east of the application site is another public right of way (East Chiltington 34b) that runs past the application site in a north/south direction.

1.3 To the south east of the application site on the other side of the access drive is a residential dwelling, The Grange, and further to the east, also accessed via the shared drive are two more dwellings, Whitehouse Farm and White House.

1.4 For the purposes of planning policy the site lies outside of the planning boundary and within South Downs National Park countryside.

## **2 Proposal**

2.1 This application proposes the conversion of a redundant agricultural building to facilitate up to three holiday lets. The division of the accommodation allows for a 'flex of occupation', to provide for smaller parties such as couples, and, or larger sized families/groups.

2.2 The planning statement confirms that;

2.3 "The building would be subdivided approximately in half (running east-west). The ground floor of the southern part would be lowered by approximately 0.8m. It would comprise a kitchen, living room, lounge, cloakroom and downstairs WC. A stairway would provide access to a first floor area created within the roof space of the building which would comprise two double en suite bedrooms. These would each be served by a single window in the south facing gable elevation and two roof lights.

2.4 The northern part would comprise two en suite family bedrooms and two self-contained double bedrooms at ground floor. A stairway off the central corridor would provide access to a first floor area created within the roof space of the building which would comprise a lounge. This would be served by six roof lights (three on each roof slope). The north facing exterior wall of the first floor would be inset from the gable end elevation to form a covered balcony.

2.5 The holiday let units would be accessed from both the south and north, gable elevations.

2.6 Vehicular access to the site would be via the existing driveway and lead to a parking area for six cars on the site of the existing scaffold yard. The adjacent workshop building to the west would be used for purposes ancillary to the holiday let units, including storage of associated equipment, and a bike store.

2.7 The existing external facing materials would be removed, and replaced with vertical timber boarding (sweet chestnut) to the walls and slate on the roof. Doors and windows would be inserted into all elevations.

2.8 The block plan illustrates new planting to the eastern and part southern sides of the building with a new hedgerow to be planted around the perimeter of the application site as edges in red.

2.9 This application follows two earlier schemes both involving demolition of the agricultural building and replacement buildings. The latter of the two applications was refused by the Planning Applications Committee, overturning the officer recommendation for approval. The Councillors debate inferred that the conversion of the existing building would be more acceptable.

2.10 The application is accompanied by a Design and Access Statement; Planning Statement; Historic Environment Record Consultation Report; and a Landscape Visual Impact Appraisal.

## **3 Relevant Planning History**

The following applications are directly related to the application site:

**LW/98/1646** - Section 73A Retrospective application for the continued change of use from redundant farm buildings & yard to storage of garden contractors equipment & materials - Approved

**LW/00/1886** - Change of use of former farm buildings to B1 and B8 use - Withdrawn

**LW/01/1027** - Change of use of farm buildings at Wootton Farm to B1 and B8 use. Removal of conditions two & three of LW/98/1646 to allow B8 use in building one of Birchington Farm and open storage at Wootton Farm - Approved

**LW/02/0789** - Amendment to condition 4 of planning consent LW/01/1027 to read 'The total number of vehicle movements associated with the caravan storage will be restricted to 18 movements associated with each caravan (caravans and associated car movements) per calendar year. A record of all vehicles movements including the date and time of movements, caravan owner and vehicle registration shall be maintained and made available for inspection by the Local Planning Authority on 24 hours notice' - Refused

**SDNP/16/02212/FUL** - Demolition of existing agricultural building and surrender of open storage yard (B8 Use) and erection of 4 holiday let units - Withdrawn

Whilst the following applications do not directly relate to the application site they do relate to the surrounding buildings and therefore are of interest in the determination of this application:

**LW/03/2484** - Conversion of tithe barn to residential dwelling, and change of use to outbuildings to ancillary residential use - Approved

**LW/04/2438** - Section 73A Retrospective application for continued use of buildings as equestrian stables - Approved

**LW/05/2033** - Change of use from B1 (carpenters workshop) to B2 (preparation of food) - Approved

**LW/06/1279** - Conversion of tithe barn to residential dwelling (amendment to planning permission LW/03/2484 to include a dining room extension) - Approved

**LW/08/1284** - Change of use of redundant agricultural building and silage pit to livery and menage - Withdrawn

**LW/09/0593** - Change of use of redundant agricultural building and silage pit to full equestrian livery and menage and improvements to access to Novington Lane - Approved

**LW/10/0242** - Vary planning condition nine attached to LW/06/1279 to remove requirement for speed humps on access - Approved

**LW/12/0178/NP** - Section 73A Retrospective application for the temporary siting of mobile home (12 months) for residential use during construction work of the barn and by the manager of the livery - Approved

**SDNP/13/00927/FUL** - Section 73A Retrospective application for the temporary siting of mobile home (12 months) for residential use during construction work of the barn and by the manager of the livery (resubmission of planning approval LW/12/0178/NP) - Approved

**SDNP/14/02034/FUL** - Section 73A Retrospective application for the retention of a mobile home for use during construction work on barn conversion - Approved

**SDNP/14/03576/FUL** - Extension to existing commercial kitchen to provide toilet accommodation, dry food store and clients reception and demonstration area - Approved

**SDNP/15/03923/FUL** - Section 73A Retrospective application for the temporary siting of mobile home for residential use during construction work on barn and by the manager of the livery (resubmission of planning approval SDNP/14/02034/FUL) - Approved

**SDNP/16/05184/FUL** - Section 73A Retrospective application for siting of mobile home for residential use by the livery manager - Refused

**SDNP/17/01757/FUL** - Section 73a retrospective application for change of use of equestrian stables to commercial food preparation kitchen and associated dry food store – Approved

**SDNP/17/02217/FUL** – Construction of holiday lets following demolition of agricultural building and surrender of storage yard (B8 use) – Refused (Overturned Officer recommendation for approval at Planning Application Committee on 19.07.2017)

**SDNP/17/03957/FUL** - Part change of use and alterations to equestrian livery building to create a 1-bed dwelling unit for manager of livery (together with removal of mobile home) - Approved

**SDNP/17/06486/FUL** - Proposed change of use of commercial food preparation unit to one bedroom holiday let unit – Approved

Collectively, planning permissions have authorised the conversion of former farm buildings surrounding the application site. The tithe barn and ancillary buildings to the rear have been approved for residential conversion. The buildings immediately to the north and northeast of the application site have been approved for commercial use, and subsequent extension. The large former agricultural building beyond these has been approved for equestrian livery use, together with formation of a sand school in the former silage clamp.

Furthermore, and more recently, planning permission has been granted for the conversion of a former farm building, used as a commercial food preparation unit, to be converted into a one bedroom holiday let unit.

The application site has been the subject of four relevant planning applications. The first two approved the use of the yard for storage of garden and contractors' equipment and materials, (LW/98/1646); and subsequent removal of conditions (under application LW/01/1027), to permit open storage use. The third and fourth applications related to the proposed demolition of the existing building, and construction of a replacement, for holiday let use. The third was withdrawn prior to determination (SDNP/16/02212/FUL) whilst the fourth was refused contrary to Officer's recommendation (SDNP/17/02217/FUL).

## **4 Consultations**

**4.1 East Chiltonton Parish Council** - East Chiltonton Parish Council OBJECTS to the application and considers it to conflict with criterion 3 (impact on living conditions) and 4 (impact on amenities of the area in relation to increased traffic and noise levels) of Local Plan policy ST3.

**4.2 ECPC** is not opposed to the development of holiday lets. We appreciate that these are both potentially important to the local economy and are needed within the SDNP. The Parish Council has not objected to several recent applications for conversion of buildings to holiday lets, including one at Wootton, adjacent to the current proposal.

**4.3** We note that the applicants have made an attempt to address aspects of the concerns that were raised concerning the previous application, SDNP/17/02217/FUL, which was rejected by LDC PAC. In particular, the design is now much closer to that of the existing barn, which they propose to replace/rebuild.

**4.4** However, on balance, we consider that the concerns raised with regard to this earlier application are still relevant, and therefore object to the application, which contravenes key elements of planning policy.

**4.5 Policies SD 23 (Sustainable Tourism) and SD41 (The conversion of redundant agricultural or forestry buildings)** are relevant. SD 41 states that it is a requirement that *'The original building is structurally sound, is not derelict and of an appropriate design and scale for conversion to the proposed new use, without the need for substantial reconstruction, significant extensions or ancillary buildings'*. No structural survey has been submitted to support the statement that the original building will be retained.

4.6 Reassurances that this is 'envisaged' are inadequate. Even if the core iron structure of the barn were to turn out to be structurally sound, the extent to which this would be a rebuild rather than a new build is at best debatable.

**4.7 ESCC - Rights of Way Officer** - Comments awaited.

**4.8 Environmental Health** - Views awaited. However, there was no objection to the earlier application (SDNP/17/02217/FUL) and planning conditions were recommended which have been added to this application should permission be granted.

**4.8 ESCC - Highways** - Comments awaited.

**4.9 ESCC - County Archaeologist** - Views awaited. However, it should be noted that under SDNP/17/02217/FUL, ESCC were of the view that, "although this application is situated within an Archaeological Notification Area, based on the information supplied, I do not believe that any significant below ground archaeological remains are likely to be affected by these proposals. For this reason I have no further recommendations to make in this instance."

4.10 Given that the current application proposes re-use of an existing building (instead of a new build and replacement building) it is considered that there would be no material harm to any archaeological remains and if it was thought necessary, planning conditions could always be added to any planning permission.

## **5 Representations**

5.1 40 letters of objection have been received from 33 households. Their concerns have been summarised as follows:

- The holiday lets are too large for short term accommodation
- exacerbate existing noise disturbance from wedding and other existing commercial uses on the estate
- increase in vehicular comings and goings
- light pollution
- lack of farm sustainability which will result in further agricultural buildings being needed
- creeping development
- not farm diversification
- this is a new build in the shape of the old barn.

## **6 Planning Policy Context**

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Lewes District Local Plan (2003)** and the following additional plan(s):

- SDNPA Partnership Management Plan 2014
- South Downs National Park Local Plan - Submission 2018
- National Policy Guidance

- National Planning Policy Framework

The relevant policies to this application are set out in section 7, below.

#### National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

## 7

### **Planning Policy**

#### Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

#### National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF03 - Supporting a prosperous rural economy
- NPPF07 - Requiring good design
- NPPF11 - Conserving and enhancing the natural environment

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

The following policies of the **Lewes District Local Plan (2003)** are relevant to this application:

- CT1 - Planning Boundary and Key Countryside
- ST3 - Design, Form and Setting of Development

#### Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 3

- Farming Policy 13
- Visitor and Tourism Policy 43
- General Policy 50

### The Draft South Downs National Park Local Plan

The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26<sup>th</sup> September to 21<sup>st</sup> November 2017, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, and given the relative age of the **saved policies within the Lewes District Local Plan (2003)**, the policies within the **Submission South Downs Local Plan (2018)** are currently afforded **considerable** weight, depending on the level of objection received on individual policies.

The following policies are of particular relevance to this case:

- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies

## **8 Planning Assessment**

8.1 The issues for consideration are whether the re use of the rural building as holiday let accommodation, is acceptable in principle; impact on the scenic beauty and landscape character of the countryside within the South Downs National Park; access and parking; and the impact on living conditions for the occupiers or nearby properties.

8.2 Principle of development

8.3 The application site falls outside of any planning boundary as defined by the Lewes District Local Plan where generally policies are restrictive towards new development i.e. policy CT1 of the Local Plan. However, as this proposal seeks the provision of holiday let accommodation, there is some policy acceptance to the principle of such development in the form of Core Policy 5 of the recently adopted Joint Core Strategy. This policy provides "*support for the high quality provision of new, and the upgrading/enhancement of existing sustainable, visitor attractions; a wide range of accommodation types; encouraging emerging and innovative visitor facilities and accommodation offers; and giving flexibility to adjust to changing market trends.*"

8.4 The SDNP Local Plan Preferred Options document September 2015 is an emerging development plan of limited weight as a material consideration. Among its policies SD27 supports the rural economy and in particular SD20 supports sustainable tourism, subject to landscape, environmental and amenity impact considerations. However, it also refers to other matters more explicitly including: appropriateness of scale, tourism need, sustainable access and connection to the wider countryside pathways, the control of tourism uses and viability.

8.5 The site is considered to be fairly well connected to the local footpath and bridleway network and redevelopment of the site for tourism uses could therefore been seen to accord

with the second purposes of the National Park, especially the promotion of opportunities for understanding and enjoyment of the special qualities of the Park by the public.

8.6 On this basis it is considered that the principle of the redevelopment of this site for holiday lets would be acceptable in planning terms and the main issues that need further consideration are in relation to design and layout, highways, and neighbour amenity.

#### 8.7 Design and Layout

8.8 Policy CP5 of the Joint Core Strategy states that, “*opportunities for the sustainable development of the visitor economy will be supported where they are of a scale, type and appearance appropriate to the locality and provide local employment.*” It goes on to say that there is support for the provision of new, and the upgrading of existing sustainable visitor attractions and a wide range of accommodation types to give flexibility to adjust to changing market trends.

8.9 The application building is an existing barn set within the context of other farm buildings of varying age and form. For this reason, its agricultural appearance and scale does not appear incongruous or out of keeping within its setting.

8.10 It is a fairly average Atcost style barn with a rectangular footprint measuring some 15.2 metres by 18.4 metres. It has a relatively shallow roof with a maximum ridge height of some 5.6 metres.

8.11 The proposed replacement building under the earlier application (SDNP/17/02217/FUL), which was also recommended for approval, had a lesser floor area but overall a larger footprint and would have been almost a metre higher along its main north-south ridge.

8.12 The proposed change of use would result in the application building being refurbished, its existing profile sheet roofing to be replaced with slate, and the timber sleeper lower walls and profile sheeting replaced with sweet chestnut vertical cladding. The proposed fenestration comprises powder coated aluminium casements and the building would be surrounded by new planting and a perimeter hedgerow to further soften its appearance in surrounding views.

8.13 The existing building has four roof lights on both its east and western elevations and the proposed change of use would add one more to the sloping plane of the roof either side of the ridge. To facilitate the proposed change of use, it is proposed to install a number of openings and glazing to the elevations which are currently solid walls. However, the appearance of these in wider views would be mitigated by the proposed planting surrounding the building.

8.14 A number of comments have been made in relation to this application, referring to the overall scale of the structure and its accommodation being unnecessarily large. The accommodation proposed is generous but it makes use of an otherwise existing redundant farm building on a site where there is other existing holiday let accommodation which is supported by policy CP5.

8.15 As set out above the proposed building would sit within an existing collection of buildings and it is considered reflective of the character of these existing buildings, both in terms of its scale and design. The renovation works and materials proposed would harmonise with its rural surroundings and would not appear dominant in relation to any of the existing structures, thereby sitting comfortably within this enclave of buildings.

8.16 As such, the superior design, and improvements to on-site landscaping are considered to be benefits of this proposal.

8.17 It should also be noted that the location of the application site does not lie within a zone identified by the South Downs Local Plan as having the darkest skies, which should be conserved. The proposed change of use is not in conflict with policy SD8 of the South Downs Local Plan.

8.18 For these reasons, it is considered that the scale, type and appearance would be appropriate to the locality and an improvement to the character and appearance of the site. In



terms of the wider impact, the building will be seen as part of the existing collections of buildings at the site and will not have a significant impact on the character and appearance of the wider landscape where views of the farm buildings are more restricted due to the topography and changing levels. On this basis the application is deemed to comply with the requirements of Policy ST3 of the Lewes District Local Plan and Policies CPI0 and CPI1 of the Joint Core Strategy. The proposed development is considered to conserve the landscape and scenic beauty in the National Park.

#### 8.19 Highways

8.20 Under the earlier application SDNP/17/02217/FUL, the officer concluded that the proposed holiday accommodation was acceptable in highway terms. The Highway Authority at ESCC raised no objections to that application. The quantity of accommodation (but not the floor area) proposed under the earlier scheme and level of parking is about the same as that being proposed under the current application, namely, three self-contained units and six to seven parking spaces respectively.

8.21 A number of the objections in relation to this application are in relation to the poor access to the site. Vehicular access to the site is via a track from Novington Lane. The agent has confirmed that the scheme is likely to generate up to some twelve vehicle movements per day. This is off set by the reduction in traffic from the existing commercial yard and adjacent workshop/store

8.22 Objectors to this application suggest that additional traffic as a result of the holiday units will be unacceptable. Whilst these concerns are noted, it would be extremely difficult to defend a reason based on increased traffic movements when lawful commercial and agricultural uses would be extinguished as a result of the change of use. The lawful use of the barn for agricultural purposes, if it were to revert to such a use, could attract a significant number of vehicles movements, many more than would likely be associated with the proposed holiday lets.

8.23 Another concern noted by a number of the objectors to this proposal relates to the occasional use of Wootton Farm for weddings and other similar celebrations. This naturally attracts a high volume of traffic to the site and there is a concern that this in combination with the traffic associated with the holiday lets will lead to additional highway safety concerns.

8.24 However, overall, vehicle movements in relation to the holiday lets is not expected to be particularly high and is likely to be notably less than the existing lawful use of the site.

8.25 Owing to the level of concern in respect of highway safety raised by interested parties, the Highways Authority has been asked to comment on the application proposals. Their comments are awaited, but no objections were raised to the earlier application under SDNP/17/02217/FUL.

8.26 Whilst it is accepted that the proposed use would result in a high dependency on the private car, the site also has excellent access to public rights of ways, which is likely to be attractive to some holiday makers wishing to visit the National Park.

8.27 For these reasons it is considered that the proposed use of the site for holiday accommodation is acceptable in highway terms.

#### 8.24 Neighbour Amenities

8.25 There are 33 households contributing to objections in relation to this application proposal.

8.26 The closest property is The Grange, which is a two storey detached dwelling located to the south east of the application site and south of the public right of way.

8.27 The Grange would be located more than 30 metres away from the application building. Whilst there are a number of openings proposed in both the front and side elevations, at this

distance and with the buildings off set from one another it is unlikely that any significant loss of privacy would be experienced.

8.28 With regard to noise disturbance (a matter raised by all of the objectors), again whilst these concerns are noted, it is considered that it would be difficult to substantiate this as a reason to refuse permission. Many of the objectors are concerned that occupation of the holiday lets by wedding party guests could result in continued "partying" after formal proceedings. Whilst it is likely that the accommodation would be rented by guests attending events held at the farm and it would not be possible to prevent such occupation, it is not a given that such occupation would result in significant noise and disturbance. Whereas the wedding events take place in temporary marquees in which it is difficult to contain noise, this will be a solid structure, and therefore even if celebrations were to continue after event curfews, any noise will be much better contained. With the applicants also on site to manage holiday makers/tenants it is unlikely that noise from the units will be an issue. No objections were previously raised by the Environmental Health Officer in relation to the planning proposal under SDNP/17/02217/FUL, who considered the proposals and was aware of the overall use of the site (including the temporary wedding events).

## **9 Conclusion**

9.1 The proposal would re-use an existing building, which is considered to be sympathetically designed to suit this rural location. It is considered that the impact of the existing building in the wider landscape is likely to be largely unchanged, and therefore the proposal will conserve the scenic beauty of the wider landscape in accordance with the first purpose of the National Park.

9.2 Impact on the local highway network is deemed to be acceptable bearing in mind the relatively small scale of development proposed and the existing uses to be extinguished at the site. Similarly it is not considered that significant harm will be caused to the living conditions of neighbouring occupiers as a result of noise, disturbance or loss of privacy.

9.3 The proposal will introduce a small number of holiday homes to the National Park increasing choice and availability of accommodation, which in turn will help promote opportunities for the public understanding and enjoyment of the special qualities of their areas in accordance with the second purpose of the National Park.

9.4 Whilst the comments and concerns of the local residents are noted and have been taken into consideration, they are noted deemed to amount to sustainable reasons to refuse consent.

9.5 Overall the application proposals are considered to comply with the relevant criteria of Policies ST3 of the Local Plan, and Policies CP5, CP10 and CP11 of the Joint Core Strategy and can therefore be supported.

## **10 Reason for Recommendation and Conditions**

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)/ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

### **2. Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. 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.

**Reason:** To ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

4. None of the holiday lets hereby approved shall be occupied unless and until vehicle parking and bicycle parking spaces have been laid out within the site in accordance with the approved Block Plan (17.08.08.006 dated 28th February 2018) and these spaces shall be made permanently available for that use.

**Reason:** To secure satisfactory standards of access for the proposed development having regard to Policy ST3 of the Lewes District Local Plan.

5. The holiday units hereby permitted shall be used for short term holiday accommodation only and for no other purpose (including any purposes in Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987), or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order.

**Reason:** Permission is only granted on the basis that the use is for holiday accommodation having regard to Policy CT1 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

6. The owners or operators of the holiday units hereby approved shall maintain an up-to-date register of the names of all occupiers of the accommodation, and their main home addresses, and shall make this information available at all reasonable times, to the Local Planning Authority.

**Reason:** To ensure that the premises are not used as a residential dwelling having regard to Policy CT1 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

7. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

A. A preliminary risk assessment which has identified:

- o all previous uses
- o potential contaminants associated with those uses
- o a conceptual model of the site indicating sources, pathways and receptors
- o potentially unacceptable risks arising from contamination at the site.

B. A site investigation scheme, based on (A) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

C. The site investigation results and the detailed risk assessment (B) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

D. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (C) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with National Policy Guidance contained in the National Planning Policy Framework 2012.

8. Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with National Policy Guidance contained in the National Planning Policy Framework 2012.

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with National Policy Guidance contained in the National Planning Policy Framework 2012.

10. Hours of operation at the site during any tree works, site clearance, preparation and construction shall be restricted to 08:00 to 18:00 hours Monday to Friday and 09.00 to 13:00 hours on Saturdays. No working is permitted at any time on Sundays or Bank Holidays. No machinery shall be operated, no process shall be carried out and no deliveries shall be made at the site outside of these specified times.

Reasons: To protect the amenity of the locality in accordance with policy ST3 of the Lewes District Local Plan.

11. No development shall take place until a Construction Environment Management Plan has been submitted to and approved in writing by the Planning Authority. The approved plan shall set out the arrangements for managing all environmental effects of the development during the construction period, including traffic (including a workers' travel plan), temporary site security fencing, artificial illumination, noise, vibration, dust, air pollution and odour, including those effects from the decontamination of the land, site illumination and shall be implemented in full throughout the duration of the construction works, unless a variation is agreed in writing by the Planning Authority.

Reason: In the interests of amenity of the locality in accordance with policy ST3 of the Lewes District Local Plan and the National Planning Policy Framework.

12. No external lighting shall be erected at the site unless and until details have been submitted to and approved in writing by the Local Planning Authority. External lighting shall only be erected in accordance with the approved details.

Reason: In the interest of local biodiversity having regard to National Policy Guidance contained in the National Planning Policy Framework 2012.

13. Full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any of the holiday units hereby approved or in accordance with a programme to be approved in writing by the Local Planning Authority.

Reason; To enhance the general appearance of the development having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

14. No part of the development shall be first occupied until visibility splays of 2.4 metres by 47m to the North and 2.4m by 55 metres to the South have been provided at the site vehicular access onto Novington Lane in accordance with the approved plans. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 600mm.

Reason: In the interests of road safety in accordance with policy ST3 of the Lewes District Local Plan and the National Planning Policy Framework.

## **11. Crime and Disorder Implications**

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

## **12. Human Rights Implications**

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

## **13. Equality Act 2010**

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

## **14. Proactive Working**

**Tim Slaney**  
**Director of Planning**  
**South Downs National Park Authority**

Contact Officer: Mrs Rachel Richardson (Lewes DC)  
Tel: 01273 471600  
email: [rachel.richardson@lewes-eastbourne.gov.uk](mailto:rachel.richardson@lewes-eastbourne.gov.uk)

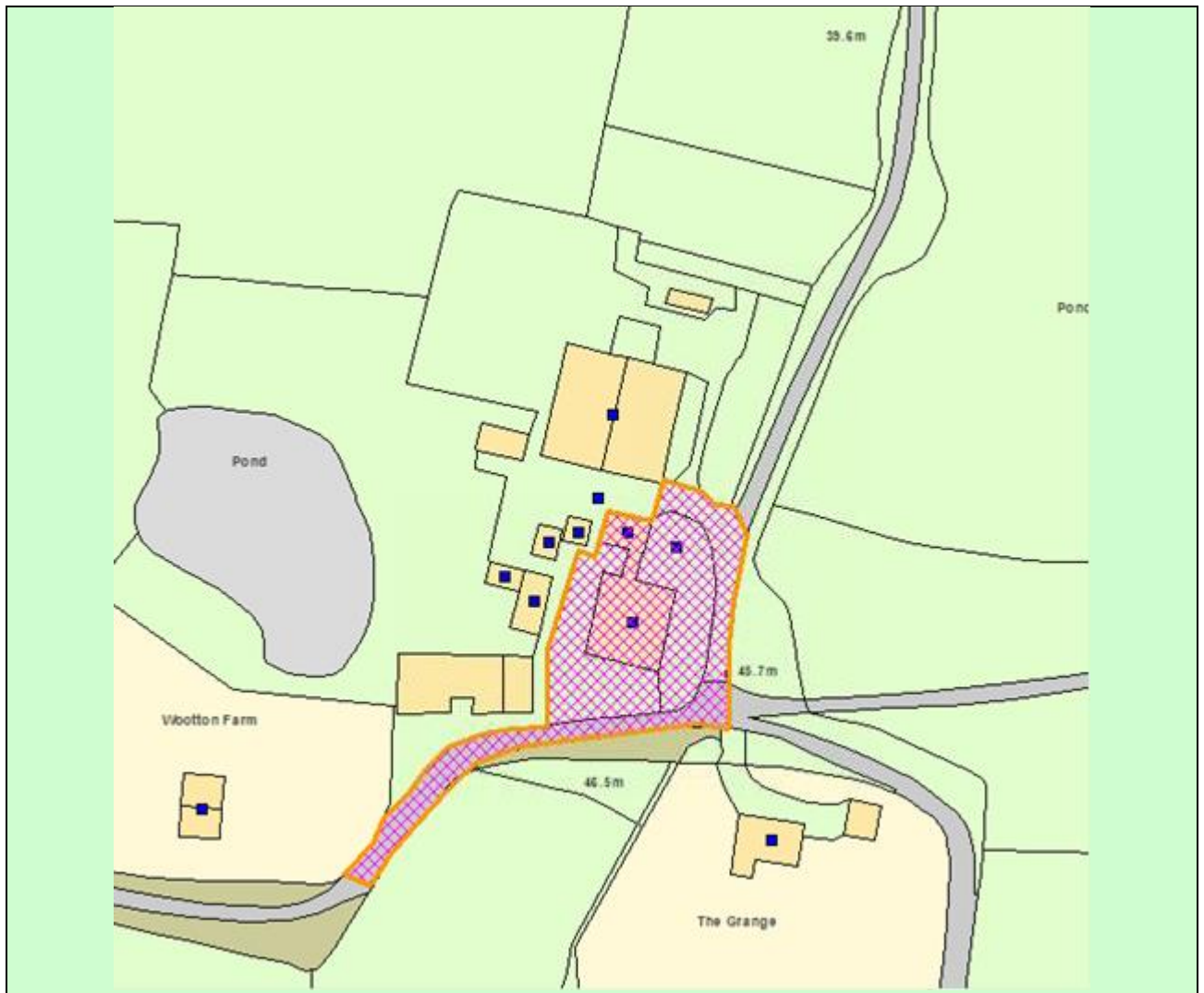
Appendices  
Appendix 1 - Site Location Map  
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents

## Appendix I

### Site Location Map



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## Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - HERITAGE SITE PLAN			07.03.2018	Approved
Plans - LOCATION PLAN	1:1250		07.03.2018	Approved
Plans - EXISTING FLOOR PLAN	15.12.02.020		07.03.2018	Approved
Plans - EXISTING ELEVATIONS	15.12.02.021		07.03.2018	Approved
Plans - PROPOSED BLOCK PLAN	17.08.08.006		07.03.2018	Approved
Plans - PROPOSED GROUND FLOOR PLAN	17.08.08.007		07.03.2018	Approved
Plans - PROPOSED FIRST FLOOR PLAN	17.08.08.008		07.03.2018	Approved
Plans - PROPOSED ELEVATIONS	17.08.08.009		07.03.2018	Approved
Plans - PROPOSED ELEVATIONS	17.08.08.010		07.03.2018	Approved
Plans - INDICATIVE SECTION	17.08.08.011		07.03.2018	Approved
Plans - INDICATIVE SECTION	17.08.08.012		07.03.2018	Approved
Application Documents - DESIGN & ACCESS STATEMENT			07.03.2018	Approved
Application Documents - LANDSCAPE & VISUAL IMPACT APPRAISAL			07.03.2018	Approved
Application Documents - PLANNING STATEMENT			07.03.2018	Approved
Application Documents - HISTORIC ENVIRONMENT RECORD CONSULTATION...			07.03.2018	Approved

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