

Planning Applications Committee 6 July 2022



Working in Partnership



Time and venue:

5:00pm in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE

Membership:

Councillor Sharon Davy (Chair); Councillor Laurence O'Connor (Vice-Chair); Councillors Graham Amy, Tom Jones, Christoph von Kurthy, Sylvia Lord, Imogen Makepeace, Milly Manley, Nicola Papanicolaou, Steve Saunders and Richard Turner

Quorum: 5

Published: Wednesday, 22 June 2022

Agenda

1 Minutes (Pages 5 - 8)

To confirm and sign the minutes of the previous meeting held on 8 June 2022 (attached herewith).

2 Apologies for absence/Declaration of substitute members

3 Declarations of interest

Disclosure by councillors of personal interests in matters on the agenda, the nature of any interest and whether the councillor regards the interest as prejudicial under the terms of the Code of Conduct.

4 Urgent items

Items not on the agenda which the Chair of the meeting is of the opinion should be considered as a matter of urgency by reason of special circumstances as defined in Section 100B(4)(b) of the Local Government Act 1972. A supplementary report will be posted on the Council's website prior to the start of the meeting to update the main reports with any late information.

5 Petitions

To receive petitions from councillors or members of the public in accordance with Council Procedure Rule 13 (Page D9 of the Constitution).

6 Written questions from councillors

To deal with written questions from members pursuant to Council Procedure Rule 12.3 (page D8 of the Constitution).

Planning applications outside the South Downs National Park

7 LW/21/0828 - Land to rear of Oldaker Road (Pages 9 - 26)

8 LW/22/0230 - Land rear of Westbourne, Lewes Road, Ringmer, East Sussex, BN8 5ES (Pages 27 - 42)

Non-planning application related items

9 Date of next meeting

To note that the next meeting of the Planning Applications Committee is scheduled to be held on Wednesday, 3 August 2022, in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE, commencing at 5:00pm.

General information

Planning Applications outside the South Downs National Park:

Section 2 of each report identifies policies which have a particular relevance to the application in question. Other more general policies may be of equal or greater importance. In order to avoid unnecessary duplication general policies are not specifically identified in Section 2. The fact that a policy is not specifically referred to in this section does not mean that it has not been taken into consideration or that it is of less weight than the policies which are referred to.

Planning Applications within the South Downs National Park:

The two statutory purposes of the South Downs National Park designations are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas; and
- 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. Government policy relating to national parks set out in National Planning Policy Framework and Circular 20/10 is that they have the highest status of protection in relation to natural beauty, wildlife and cultural heritage and their conservation and enhancement must, therefore, be given great weight in development control decisions.

Information for the public

Accessibility:

Please note that the venue for this meeting is wheelchair accessible and has an induction loop to help people who are hearing impaired. This agenda and accompanying reports are published on the Council's website in PDF format which means you can use the "read out loud" facility of Adobe Acrobat Reader.

Filming/Recording:

This meeting may be filmed, recorded or broadcast by any person or organisation. Anyone wishing to film or record must notify the Chair prior to the start of the meeting. Members of the public attending the meeting are deemed to have consented to be filmed or recorded, as liability for this is not within the Council's control.

Public participation:

There will be an opportunity for members of the public to speak on an application on this agenda where they have registered their interest with the Democratic Services team **by 12:00pm two working days before the meeting**. More information regarding speaking at a meeting of the Planning Applications Committee can be found on the Council's website under [Speaking at Planning Committee](#):

Information for Councillors

Disclosure of interests:

Members should declare their interest in a matter at the beginning of the meeting, and must advise if the interest is personal, personal and prejudicial, or is a disclosable pecuniary interest (DPI) and advise the nature of the interest.

If a member has a DPI or other prejudicial interest the Councillor must leave the room when the matter is being considered (unless he/she has obtained a dispensation from the Council's monitoring officer).

In the case of a DPI, if the interest is not registered (nor the subject of a pending notification) details of the nature of the interest must be reported to the meeting by the member and subsequently notified in writing to the Monitoring Officer within 28 days.

Councillor right of address:

If Members have any questions or wish to discuss aspects of any application listed on the agenda, they are requested to contact the Planning Case Officer prior to the meeting.

A member of the Council may ask the Chair of a Committee a question on any matter in relation to which the Council has powers or duties or which affect the District and which falls within the terms of reference of the Committee.

A member must give notice of the question to the Committee and Civic Services Manager in writing or by electronic mail no later than close of business on the fourth working day before the meeting at which the question is to be asked.

Democratic Services

For any further queries regarding this agenda or notification of apologies please contact Democratic Services.

Email: committees@lewes-eastbourne.gov.uk

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Planning Applications Committee

Minutes of the meeting held in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE, on 8 June 2022 at 5:00pm

Present:

Councillor Sharon Davy (Chair); Councillor Laurence O'Connor (Vice-Chair); Councillors Graham Amy, Julie Carr (Substitute), Imogen Makepeace, Milly Manley, Nicola Papanicolaou and Richard Turner

Officers in attendance:

Andrew Hill (Senior Specialist Advisor, Planning), Jennifer Norman (Committee Officer, Democratic Services), Leigh Palmer (Head of Planning First), Nick Peeters (Committee Officer, Democratic Services) and Joanne Stone (Principal Planning Solicitor)

1 Election of Vice-Chair

That Councillor Laurence O'Connor be elected Vice-Chair of the Planning Applications Committee for the remainder of the 2022/2023 municipal year.

2 Minutes

The minutes of the meeting held on the 27 April 2022 were submitted and approved and the Chair authorised to sign them as a correct record.

3 Apologies for absence/Declaration of substitute members

Apologies for absence were received from Councillors Christoph von Kurthy, Sylvia Lord and Steve Saunders. It was declared that Councillor Julie Carr was acting as substitute for Councillor von Kurthy for the duration of the meeting.

4 Declarations of interest

There were none.

5 Urgent items

There were no urgent items. A supplementary report, however, was circulated to the Committee prior to the start of the meeting, updating the main reports on the agenda with any late information (a copy of which was published on the Council's website).

6 Petitions

There were none.

7 Written questions from councillors

There were none.

8 LW/21/0700 - Land at the Telephone Exchange, Goldbridge Road, Newick

Councillor Brian Hodge spoke on behalf of Newick Parish Council. Anthony Turk (Newick Village Society) and Stephen Clancy (Neighbour) spoke against the proposal. Mark Best (Agent) and John Lewin (Applicant) spoke for the proposal.

Resolved:

That planning application LW/21/0700 for erection of 36 dwellings (including 40% affordable), access, landscaping and associated infrastructure (re-submission) be refused due to overdevelopment of the site, height and density of the layout, and its impact on the rural village scene and character.

9 LW/21/0697 - Land Adjacent All Saints Church, Station Road, Plumpton Green, East Sussex, BN7 3BU

Councillor Nick Beaumont (Chair) spoke on behalf of Plumpton Parish Council. Rachel de Vial (Near Neighbour) spoke against the proposal. Pete Bland (Applicant) spoke for the proposal. Councillor Rob Banks spoke in his capacity as the Lewes District Ward Councillor.

Resolved:

That planning application LW/21/0697 for erection of 20 new dwellings including 8 affordable houses & flats, with associated access and parking, including a new garage for the former Rectory be approved, subject to the conditions set out in the report and supplementary report, and additional conditions in respect of protection of the lych gate/war memorial; the maintenance of approved landscaping and replacement of like-for-like trees; and strengthening of the buffer along the south, north and west boundaries of the site. The Committee also added an informative requesting that the number of electrical charging points per space be increased.

10 LW/20/0485 - Upper Lodge Farm, The Broyle, Ringmer, East Sussex, BN8 5AP

Prior to the consideration of this item the Committee adjourned for a short comfort break.

John Kay spoke on behalf of Ringmer Parish Council. Dominic Buckwell (Neighbour), Peter Daniel (Neighbour) and Corinna Fletcher (Neighbour) spoke

against the proposal. Dan Page (Planning Consultant) spoke for the proposal. The Committee Officer read a speech on behalf of Councillor Johnny Denis in his capacity as the Lewes District Ward Councillor.

Resolved:

That planning application LW/20/0485 for amended scheme - replacement of existing farmyard manure store with an upgraded facility, repair and upgrade of existing slurry lagoon, with reduction in size and associated earth engineering works be approved, subject to the conditions set out in the report and supplementary report, and additional conditions to include dust and noise mitigation to be added to the Construction Management Plan; and that hours of construction commence between the hours of 8:00am - 4:00pm Monday through Friday only, not on weekends or bank holidays. The Committee also added an informative that construction be completed within a five-month time period and that a one-month notice of the start date of construction be given to the local planning authority and local residents.

11 LW/21/0942 - Camelia Cottage, Station Road, North Chailey, BN8 4PJ

Councillor Nicholas Belcher spoke on behalf of Chailey Parish Council. Rachel Seccombe (Near Neighbour) and John Goulds (Near Neighbour) spoke against the proposal. Mark Best (Agent) spoke for the proposal.

Resolved:

That planning application LW/21/0942 for the erection of 7no. dwelling houses be deferred, so that an independent consultant can be appointed by the Council to further evaluate details of the drainage works, and that the details of that investigation be reported back to the Committee at a future meeting.

12 Date of next meeting

That it be noted that the next meeting of the Planning Applications Committee was scheduled to be held on Wednesday, 6 July 2022, in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE, commencing at 5:00pm.

The meeting ended at 9:45pm.

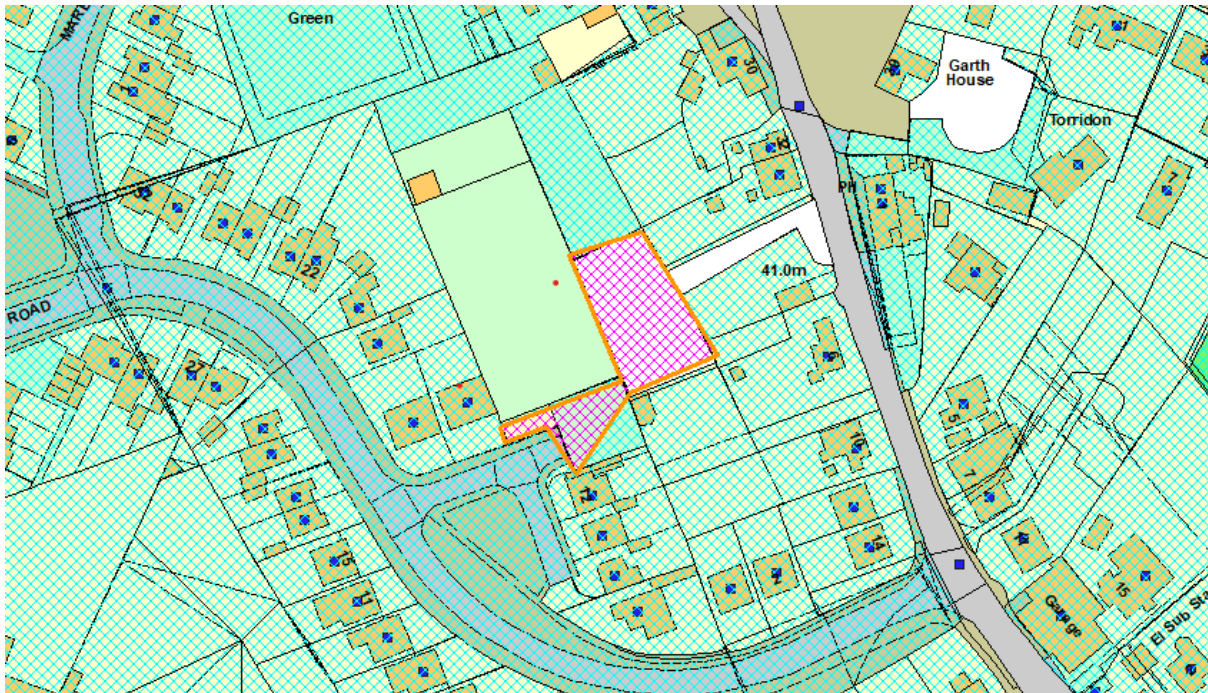
Councillor Sharon Davy (Chair)

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Report to: Planning Applications Committee
Date: 6 July 2022
Application No: LW/21/0828
Location: Land to rear of Oldaker Road
Proposal: Erection of a 3-bed detached dwelling with associated access and on-site parking.
Applicant: H. Monteiro
Ward: Newick
Recommendation: Grant planning permission subject to s106 agreement.
Contact Officer: **Name:** Julie Cattell
E-mail: julie.cattell@lewes-eastbourne.gov.uk

IMPORTANT NOTE: This scheme is CIL Liable.

Map Location:



1. Executive Summary

- 1.1 The proposed development is considered to meet all relevant local and national planning policies.
- 1.2 Approval is recommended, subject to conditions and S106 agreement to secure contribution towards ongoing management of the Newick SANG and the Ashdown Forest SAMMS.

2. **Relevant Planning Policies**

2.1 National Planning Policy Framework

- Achieving sustainable development
- Delivering a sufficient supply of homes
- Making effective use of land
- Achieving well designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the historic environment

2.2 Lewes District Local Plan

- LDLP: – CP2 – Housing Type, Mix and Density
- LDLP: - CP10 – Natural Environment and Landscape Character
- LDLP: – CP11 – Built and Historic Environment & Design
- LDLP: – CP12 – Flood Risk, Coastal Erosion and Drainage
- LDLP: – CP13 – Sustainable Travel
- LDLP: – CP14 – Renewable and Low Carbon
- LDLP: – DM1 – Planning Boundary
- LDLP: – DM24 – Protection of Biodiversity and Geodiversity
- LDLP: – DM25 – Design
- LDLP:- DM33 Heritage Assets

2.3 Newick Neighbourhood Plan

- HO1.1 – Design and Local Character
- HO1.2 – Materials
- HO1.3 – Height of new housing development
- HO1.4 – Size of new residential units
- HO1.5 – Parking
- HO1.6 – Residential Development in gardens
- HO1.7 - Ashdown Forest

3. **Site Description**

- 3.1 The application site is located at the rear of 4 Church Lane, Newick and is accessed from Oldaker Road, through an existing cul-de-sac that serves numbers 6-16. The main part of the site is roughly rectangular in shape, approximately 32m wide and 20m deep and runs across the rear boundary of 4 Church Lane, halfway across the rear boundary of number 6 Church Lane to the east and part of the boundary to number 10 Church Lane to the south. The total area of the development site is 861m²/0.0861ha.
- 3.2 The site is currently open rough grassland, bounded with large mature hedgerows to the eastern and western boundaries, a timber close-boarded

fence to the southern boundary and delineated by a wire fence to the adjoining plot to the north. The site slopes gently down to the north and east.

- 3.3 The site is within the Newick Development Boundary. Most of the site falls within The Newick Conservation area with just the access from Oldaker Road excluded. Numbers 4, 6 and 10 Church Lane are grade 2 listed.
- 3.4 Oldaker Road forms part of a residential development to the rear of The Green and High Street, dating from the early 1970s. The properties are two storey, mainly detached, with off-street parking, some with garages. The design of the houses is traditional, with pitched tiled roofs. External walls are either fully finished in light-coloured bricks or with white horizontal timber cladding at first floor.

4. Proposed Development

- 4.1 This application is a new submission following the overturn of officer recommendation of approval to refusal for LW/20/0842 – see para. 5.2 below.
- 4.2 As before, the application seeks full planning permission for the construction of a new house with integral garage and large garden area, accessed from the existing cul-de-sac off Oldaker Road. This application proposes a smaller, three bedroom house, with a reduction in ground floor footprint from 152² to 142m², and moved 1 metre further away from the rear boundary, first floor footprint reduced from 87m² to 65m², ridge height reduced from 7.1m to 6.5m and eaves from 5.36m to 4.85m.
- 4.3 Part of the house is set over two stories, running parallel with the rear site boundary, and comprises at ground floor, bedroom 1 and en-suite shower room, kitchen, study, utility room and downstairs W.C. Bedrooms 2 and 3 and a bathroom are on the first floor.
- 4.4 The single storey element is set at right angles to the main part of the house, forming a 'T' shape and comprises the main living and dining area with sliding doors opening onto a patio with the garden beyond. The roofs of both elements are pitched, with an asymmetrical pitch to the single storey element to maximise the area available on the south-facing slope for solar panels. The garage has a flat roof. There will be a rooflight in the west facing roofslope, lighting the stairwell, and two in the east facing roofslope, lighting the first floor corridor.
- 4.5 The house has been designed to reflect the characteristics of Oldaker Road using a similar palette of finishing materials – light coloured bricks at ground floor, vertical timber cladding at first floor, clay tiles to the roof. The fenestration is contemporary and utilises the outlook to maximise light to the living rooms.
- 4.6 The garage meets the ESCC space standard for car plus cycle storage.

5. Relevant Planning History

- 5.1 LW/18/0191 New single detached house and garage including ancillary accommodation with new access to Church Road - Refused 6 July 2018 for the following reasons:

- The proposed development, by virtue of its unremarkable design, lack of safe and convenient vehicular access to the proposed new dwelling, and erosion of the essential elements of the character and appearance of the area, represents an unacceptable form of backland development that is contrary to Policies ST3 and ST4 of the Lewes District Local Plan, CP11 of the Lewes District Joint Core Strategy, and HO1.6 of the adopted Newick Neighbourhood Plan
- The proposed development, by virtue of its unremarkable design, lack of safe and convenient vehicular access to the proposed new dwelling, and erosion of the essential elements of the character and appearance of the area, represents an unacceptable form of backland development that is contrary to Policies ST3 and ST4 of the Lewes District Local Plan, CP11 of the Lewes District Joint Core Strategy, and HO1.6 of the adopted Newick Neighbourhood Plan
- The proposed development, by virtue of its unremarkable design, and siting would have an adverse impact on the setting of the adjoining Listed Building No. 4 Church Road, contrary to Policies H2 and H5 of the Lewes District Local Plan, Policy CP11 of the Joint Core Strategy, and H01.6 of the adopted Newick Neighbourhood Plan.
- The proposal does not make provision for adequate visibility at the junction of the access with the public highway and would be detrimental to highway safety, resulting in severe highway impacts, and is contrary to paragraph 32 of the NPPF.
- The formation and use of an additional access to the public highway at this point would add to the hazards of highway users to an unacceptable degree, resulting in severe highway impacts, and is contrary to paragraph 32 of the NPPF.
- The proposal does not include adequate provision on the site for the parking of vehicles in a satisfactory manner to the standard required by the Local Planning Authority and the proposal would be likely to result in standing vehicles which would interrupt the free flow of traffic on the public highway and add to the hazards of highway users, resulting in severe highway impacts, and is contrary to paragraph 32 of the NPPF.
- The proposal would be detrimental to highway safety in that it does not incorporate adequate facilities to enable vehicles to turn on the site and so enter and leave the highway in forward gear, resulting in severe highway impacts, and is contrary to paragraph 32 of the NPPF.

5.2 LW/20/0842 Erection of a 4-bed detached dwelling with associated access and on-site parking (resubmission of LW/18/0191) – refused on 4 August for the following reasons:

- It is considered that due to the size, scale and location of the proposed dwelling the development represents overdevelopment of the site, contrary to Newick Neighbourhood Plan Policy HO1.6 and Lewes District Local Plan Policy DM25 and DM30.

- It is considered that the proposed access, due to its alignment and location would result in conflict with and be detrimental to the safety of other road users at the egress point onto Oldaker Road contrary to Policy DM25 of the Lewes District Local Plan.
- In the absence of a signed Section 106 agreement to secure financial contributions towards reducing impact on the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) through funding towards a joint Strategic Access Management and Monitoring Strategy (SAMMS) to raise awareness of the sensitivity of the Ashdown Forest habitat, and to promote the use of alternative recreational spaces (SANG's), the proposal would be contrary to Policies CP10 and DM1 of the Lewes District Local Plan and Policy HO1.7 of the Newick Neighbourhood Plan.

6. Consultations

6.1 ESCC Archaeology

- 6.1.1 This application site is not located within a current Archaeological Notification Area and for this reason I have no further comments or archaeological recommendations to make in this instance.

6.2 ESCC Highways

- 6.2.1 No response. However, as Highways did not object to LW/20/0842, which was for a 4 bedroom house, and as there has been no change to the road access arrangements, it can be considered the comments, set out below, remain valid:
- 6.2.2 The site is located off of Oldaker Road. The area is mostly residential in nature and is in a rural location. The main road through Newick is the A272 Goldbridge Road which runs in a broadly east-west direction approximately 150 metres north of the site.
- 6.2.3 The applicant has not submitted any TRICS database to estimate the expected vehicle trip rates for the development. However, a development of this small scale is not expected to have a material impact on the operation of the local highway network.
- 6.2.4 The applicant is proposing to create a new access point to create a 2.86m wide driveway serving the proposed development. Whilst narrow, it is considered that this would be acceptable given the low expected usage of the site. The applicant notes in their Planning, Design & Access Statement that a new crossover is proposed from the cul-de-sac, although this is not shown on the drawings
- 6.2.5 The expected car parking demand as estimated by the ESCC parking demand calculator is 2.37 vehicles. The applicant is proposing two car parking spaces for this development, one of which will be in the garage and will be equipped with an electric charging point. There is also space for at least one car on the driveway in front of the garage. This is considered acceptable. The development is also required to provide two cycle parking spaces, as per ESCC guidance for parking at residential developments. The applicant is

proposing that these are located within the garage, with space for at least six bikes. This is considered acceptable

- 6.2.6 The applicant has not provided swept path analysis plans demonstrating that large cars are able to turn within the driveway, however from the Proposed Site Block Plan (drawing 1006-PR-01) it is clear that there is sufficient space to allow vehicles to turn and exit the site in forward gear.
- 6.2.7 The Proposed Site Block Plan (drawing 1006-PR-01) shows a proposed bin store located at the new site access point off Oldaker Road. This is considered to be acceptable.
- 6.2.8 Access to the property would be from Oldaker Road which has footways on both sides of the road. There are local services within acceptable walking distance to the site, including the village store, health centre, pharmacy and schools. The closest bus stops are located on Goldbridge Road, which are less than a five-minute walk to the north of the property (or 350m). These routes serve Haywards Heath, Uckfield and Lewes. Railway stations from these locations can provide for onwards journeys towards London, Brighton, Eastbourne and Littlehampton. Overall, it is considered that the site is located in a suitably accessible location.
- 6.2.9 Mindful of the above, the County Council has no objection to the proposals subject to the inclusion of conditions and informatives.

6.3 Conservation and Design Officer

- 6.3.1 The Conservation officer raises no objection and the comments on LW/20/0842 remain valid:
- 6.3.2 4 Church Road is listed with the attached property as Grade II. The buildings' significance are from their age being constructed in the 18th Century, largely unaltered in form, examples of small village cottages of this period and location and for the contribution they make to the group value of historic buildings within Newick, most of which were constructed between the 18th and 19th Centuries.
- 6.3.3 An earlier application for the construction of a dwelling within the curtilage of 4 Church Road was refused due to its detrimental impact on the setting and significance of the listed building and Conservation Area. Reasons for objection to the previous application included poor design and lack of reference or sensitivity to the building forms and materials within Newick The Green Conservation Area and the building with access driveway situated within the curtilage of the listed building had a strong detrimental impact on the setting of the listed building by reducing its associated green space.
- 6.3.4 The current application proposes for the new dwelling to be sited to the rear of the plot with a separate access onto Oldaker Road. The change to the access location is considered to have overcome the concern of impacting the green space around the listed building. Historic maps have been provided that show the rear of the plot was not historically under the same use or ownership as 4 Church Road. Therefore, it is accepted that the rear of the plot is outside of the

listed building curtilage. No objection is raised on the basis of impact to the listed building curtilage by the siting of the dwelling to the rear of the plot with access from Oldaker Road.

6.3.5 There is a mature hedge across the plot to the east of the proposed new dwelling. The hedge is shown to be approximately to the height of the first floor. The hedge will provide shielding between the listed building and the plot of the new dwelling. However, the first floor and roof will be visible above the hedge from within the curtilage of the listed building and will inform its setting. The first-floor east elevation consists of an unadorned stretch of white weatherboarding. The east roof slope is proposed to have two small rooflights and one large rooflight with clay tiles. White weatherboarding and clay tiles are materials already present within the Conservation Area and so are not alien materials to the surroundings.

6.3.6 The listed building's significance is considered to be in part as an example of an 18th century cottage within a village setting. Therefore, it is not out of character of the setting of the listed building for other dwellings to be visible. The addition of a dwelling to the rear of the plot is not considered to be detrimental to the village setting of the listed building. The materials of the dwelling which will be visible from within the listed building curtilage are not out of character for the area.

6.3.7 The plot is situated to the south-east corner of Newick The Green Conservation Area. The west side of the plot is very close to the CA boundary. The rear of the 4 Church Road plot is understood to not be visible from Church Road. However, the buildings in this part of the CA are all situated close to the road and contribute to the active street scene. Behind the dwellings are green spaces with mature trees and vegetation along the plot boundaries. The proposed access to the new dwelling will be outside of the CA. While the building is contemporary in essence it does reference the traditional materials and building forms of the CA.

6.3.8 On balance, the new dwelling is not considered to be detrimental to the setting of the CA through its lack of impact to the street scene and use of traditional materials.

6.3.9 Conditions:

- Material samples
- Rooflight details and to be fitted flush to the roof plane
- Hedge boundary to be retained

6.4 District Services

6.4.1 No response received.

6.5 Trees and Landscape officer

6.5.1 No response received.

6.6 Southern Water

- 6.6.1 Please find attached a plan of the sewer records showing the approximate position of the private sewers (coloured yellow) crossing the site. The exact position of the sewers must be determined on site by the applicant before the layout of the proposed development is finalized.
- 6.6.2 The 300 mm surface water and 150 mm foul sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- 6.6.3 No development or tree planting should be carried out within 3 metres of the external edge of the gravity sewers without consent from Southern Water.
- 6.6.4 No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of sewers.
- 6.6.5 All existing infrastructure should be protected during the course of construction works. Please refer to:
southernwater.co.uk/media/3011/stand-off-distances.pdf
- 6.6.6 Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
- 6.6.7 The planning application form makes reference to drainage using Sustainable Drainage Systems (SuDS). Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Sewers for Adoption.
- 6.6.8 Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.
- 6.6.9 Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:
- Specify the responsibilities of each party for the implementation of the SuDS scheme.
 - Specify a timetable for implementation
 - Provide a management and maintenance plan for the lifetime of the development

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

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 199. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

6.7 Newick Parish Council - Summarised

- 6.7.1 It is recognised that a location within a conservation area is not immune to development, however any such developments should bring with it significant benefit and be of a design that is respectful of the area and its surroundings. The provision of one 3 bedroom house of bland design that reduces the rural nature of the surrounding area and impacts upon the older buildings within the remainder of the Conservation Area, particularly the Grade II listed buildings on immediately adjacent ground, brings no benefits to the Village of Newick. On the contrary it only brings benefit to the applicant to the detriment of the village.
- 6.7.2 The importance in retaining the open rural aspect of our village has been recognised by PINS in a number of recent appeal decisions that highlight that need.
- 6.7.3 NPC request that this application within the conservation area be considered in Committee and strongly urge its refusal.

7. **Neighbour Representations**

- 7.1 Representations have been received from 7 local residents, objecting to the application for the following reasons:

Crossover access to the site will reduce on-street parking facilities for properties in the cul-de-sac - there are 12 vehicles owned by residents in this part of the road

On-street parking in the location is restricted due to the bend in the road, so visibility will be affected

The new house would be visible from Oldaker Road, inhibiting views into the conservation area

Deviation from the NP disregards the wishes of the vast majority of residents and will enable a 'free for all'

Proposed dwelling will lead to traffic congestion to a road that has become extremely busy especially at the junction with Oldaker Road and Church Road

Loss of privacy/overlooking

Overshadowing and loss of sunlight to nearby gardens

Loss of green space

8. Appraisal

8.1 Key Considerations

8.1.1 The key considerations are: principle of development, design, effect on the setting of the conservation area and the adjacent listed buildings, effect on residential amenity of adjoining occupants, parking, transport and sustainability.

8.2 Principle

8.2.1 The site falls within the Newick Planning Boundary and thus the principle of development is supported by policy DM1.

8.2.2 There is a mature, high hedge demarcating the boundary between the garden of number 4 Church Lane and the application site, with a gap in hedge to provide access between the two areas. The two areas are clearly separate and have different functional relationships with the house. Now that it has access from Oldaker Road, the site cannot be said to be truly 'back land'. Policy HO1.6 seeks to restrict all forms of development in back gardens; however, the independent examination of the NNP made clear that this policy does not in itself prevent development commensurate with the NPPF unless material considerations indicate otherwise.

8.3 Design and impact on the setting of the listed building and conservation area

8.3.1 The new house will be physically connected to Oldaker Road and although set back from the street frontage, will be seen as part of that street scene. The design has a contemporary feel and picks up design cues and materials palette from the properties in Oldaker Road – a simple pitched roof, plain clay roof tiles, light coloured bricks to the ground floor and white horizontal weatherboarding. In this respect, the proposal satisfies the design criteria of policies CP11, DM25, HO1.1, HO1.2 and HO1.3

8.3.2 The Design and Heritage Officer considers that the proposal, with access from Oldaker Road overcomes previous concerns regarding the impact on the listed building. Furthermore, there is no historical link between the site and the listed building and is considered to be outside of the curtilage.

8.3.3 There is no objection to the proposed materials, which are found elsewhere in the Conservation Area.

8.3.4 The new dwelling is not considered to be detrimental to the setting of the Conservation Area through its lack of impact on the street scene and use of traditional materials and will not conflict with policies CP11 and DM33.

8.4 Amenity

8.4.1 The new house has a generous garden area and overall floorspace and bedroom sizes exceed the Nationally Described Space Standards. The house and garden would not be overlooked or overshadowed by neighbouring properties. Space for refuse and recycling bins is shown on the plans. The resultant density would be

11dph, which is considerably lower than the recommended density for residential development in villages.

- 8.4.2 There are no windows at first floor level that would overlook the part of the garden of number 12 Oldaker Road that shares a boundary with the site.
- 8.4.3 The proposed house would be partially visible from the garden of number 6 Church Road. The rear wall would be 3m away from the boundary with the roof sloping away. There are no windows in the elevation facing the garden of number 6 Church Road. The rooflights in the rear facing roof slope light the first-floor corridor so will be above sight lines.
- 8.4.4 A Daylight and Sunlight Study submitted with the previous application demonstrated the impact of the proposed new dwelling on the north-west corner of number 6 Church Road on 21st March, June, September and December at various times of the day. For most of the dates and times, the proposed new house would not create any more shadow than the existing hedge. At 3pm on 21st March, 6pm on 21st June, 4pm on 21st September and 4pm on 21st December, the proposed house would cause some additional shadowing beyond the shadow cast by the hedge to parts of the rear garden.
- 8.4.5 Although an updated Daylight and Sunlight Study has not been submitted, the footprint of the proposed house in this application would be further away from the joint boundary with number 6 Church Road, the first floor reduced in width and the ridge and eaves heights have been reduced. It stands to reason that the impact on sunlight and daylight will be lessened.
- 8.4.6 Overall, it is not considered that the impact on the amenity of the occupiers of 6 Church Road would be so significant as to justify a refusal based on a conflict with policies CP11 and DM25.

8.5 Transport and parking

- 8.5.1 The ESCC Parking Calculator indicates that the proposal would generate a demand for 2.32 parking spaces. The integral garage would provide one of the spaces and is large enough to accommodate cycle storage as well. However, there is space on site to accommodate 2 surface level parking spaces.
- 8.5.2 The access to the site would be from the existing access to numbers 6-16 Oldaker Road. Each of these properties has off-street parking for at least 2 vehicles. The formation of a new access to serve the proposed house would result in the loss of on street parking for 2 vehicles within the hammerhead of the cul-de-sac. However, there is capacity along this small cul-de-sac without compromising individual access to any of these properties.
- 8.5.3 Any vehicle entering or leaving the application site would be at low speed, as with any similar situation with an access onto a highway. Equally, vehicles entering and leaving the cul-de-sac would be slowing down to turn around the corner. Even if a vehicle leaving the

application site is partially on the road, it will be clearly visible to others turning into and out of the cul-de-sac. It should be noted that this is a relatively quiet estate road, and the cul-de-sac is only used by a small number of properties.

8.5.4 Subject to conditions, ESCC Highways has not objected to the proposal on grounds of highway safety or parking.

8.5.5 Electric car charge points will be secured by condition.

8.5.6 The proposal satisfies policy CP13 and HO1.5.

8.6 Sustainability

8.6.1 Although the application was not accompanied by a Sustainability/Energy Statement, reference is made to the matter in the Design and Access Statement. A condition has been recommended to ensure that a post-construction report is submitted to demonstrate compliance with policy CP14.

8.7 Ashdown Forest

8.7.1 The site is located within the 7km Ashdown Forest Zone of Influence. The Ashdown Forest is an area of heathland and is designated as a Special Protection Area (SPA) and a Special Area of Conservation (SAC). The provision of new residential accommodation has the potential to increase recreational use of the forest and, consequently, increase the risk of disturbance of protected bird species that reside on the heathland, including the Nightjar and Dartford Warbler.

8.7.2 In response to this, Lewes District Council, Wealden Council and Tandridge Council introduced a joint Strategic Access Management and Monitoring Strategy (SAMMS) used to raise awareness of the sensitivity of the Ashdown Forest habitat, promote the use of alternative recreational spaces (SANGs), encourage responsible dog walking informed by a code of conduct and to contribute towards education and monitoring. Due to the link between new house within the 7km Ashdown Forest Zone of Influence and the increase in use of the Ashdown Forest, any approval of the proposed development would require a financial contribution towards as per the Ashdown Forest Special Protection Area (SPA) Strategic Access Management and Monitoring Strategy Tariff Guidance - December 2015. This would be secured through the use of a Section 106 Agreement, as set out in policies CP10, DM1 and HO1.7.

8.8 Response to reasons for refusal LW/20/0842

8.8.1 The siting, scale and bulk of the proposed new house has been substantially reduced from the previous, refused scheme, and has satisfactorily overcomes reason for refusal 1.

8.8.2 As set out in paras. 8.52 and 8.53 above, the impact on road safety would be minimal due to the quiet nature of the cul-de-sac, clear visibility both to and from the site access and the typical speed of a vehicle using either the access or the cul-de-sac.

8.8.3 The application indicates the willingness of the applicant to enter into a s106 agreement to secure contributions to the Ashdown Forest SPA. As per standard practice, the s106 will be secured prior to the decision being issued.

8.9 Response to objections

8.9.1 The proposed access to the site will result in the loss of just 2 on-street parking spaces in a road where most properties have one or two off-street parking spaces. There is ample space around the site and beyond to absorb the loss of these two spaces. It should be noted that ESCC has not objected to the application.

8.9.2 Although one of the reasons for refusal for the previous application was that the access to the site would result in conflict and detriment to other road users, this was not upheld by the comments of ESCC Highways at the time, wherein it was considered that traffic generation would be low. The current proposal is for a reduced number of bedrooms, which would potentially lower associated vehicular movements.

8.9.3 The impact on the amenity by way of daylight, sunlight and overlooking is minimal if non-existent.

8.9.4 The listed buildings on Church Road are not visible from the public realm at the point of access to the site. The new house would be viewed from the public realm in the context of the properties in Oldaker Road and its design has taken cues from them.

8.9.5 The density of the proposal is just 11dph. The coverage of the footprint is less than 50% of the site area, resulting in a generous garden and the space and layout of the house offers a high standard of living for future residents; by any measure, this is not an overdevelopment of the site.

8.9.6 With regard to precedent for the development of nearby sites, each planning application is considered on its own merits.

8.10 Conclusion

8.10.1 The application has demonstrated that this site can be developed without detriment to the setting of the listed building and the conservation area, the residential amenity of adjoining residents and road safety. The applicant has also agreed to a s106 for a contribution to the Ashdown Forest SPA.

8.10.2 The design of the proposed house, although contemporary, reflects the character of the surrounding area.

8.10.3 A refusal on the ground of loss of amenity, overdevelopment and road safety would be very difficult to counter at appeal, particularly as the Highways Authority and the Conservation officer support the proposal.

8.10.4 It is considered that proposed development is acceptable, meets all relevant national and local plan policies and will make a small contribution to the District Council's housing target. Approval is

recommended, subject to conditions and a s106 agreement to secure contributions to the Ashdown Forest SPA.

9. Human Rights Implications

9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10. Recommendation

10.1 In view of the above the proposed development is considered to be acceptable and approval is recommended subject to conditions and subject to a S106 agreement to secure contributions towards ongoing management of the Newick SANG and the Ashdown Forest SAMMS.

10.2 Conditions

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Proposed Floor Plan(s)	25 October 2021	1060-PR-02-P2 - Proposed Ground Floor Plan
Proposed Floor Plan(s)	25 October 2021	1060-PR-03-P3 - Proposed First Floor Plan
Proposed Roof Plan	25 October 2021	1060-PR-01-P3 - Proposed Roof Plan
Proposed Elevation(s)	25 October 2021	1060-PR-04-P2 - Proposed Elevations Sheet 1
Proposed Elevation(s)	25 October 2021	1060-PR-06-P2 - Proposed Elevations Sheet 2
Design & Access Statement	25 October 2021	Planning & Design Statement
Proposed Block Plan	25 October 2021	1006-BL-01-P2 - Proposed Block Plan
Location Plan	25 October 2021	1060-LOC-01-P3 - Site Location Plan

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

2. No development shall commence, until details/samples of all external materials, including paving, and boundary treatment have been 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 policies CP11 and DM25 of the Lewes District Local Plan and to the National Planning Policy Framework.

3. No development shall commence until details of the rooflights have been submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent. All rooflights should be flush with the roof plane.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policies CP11 and DM25 of the Lewes District Local Plan and to the National Planning Policy Framework.

4. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan 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:

- the anticipated number, frequency and types of vehicles used during construction
- 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
- the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders)
- details of public engagement both prior to and during construction works.

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

5. No development shall take place until details of the proposed surface water drainage to prevent the discharge of surface water from the proposed site onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site have been submitted to and approved in writing by the Local Planning Authority for in consultation with the Highway Authority.

Reason: To ensure the appropriate management of surface water on and adjacent to the highway and prevent an increased risk of flooding.

6. 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.

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.

7. No part of the development above ground floor slab level shall take place until a detail to show how the development will provide EV charging points have been submitted to and approved in writing by the local planning authority. The approved measures shall be put in place prior to the first occupation of residential unit, and shall be retained as such thereafter.

Reason: In order to reduce locally contributing causes of climate change in accordance with policy CP14 of the Lewes District Local Plan Part One: Joint Core Strategy and the National Planning Policy Framework.

8. No development shall be occupied until details of the vehicular access serving the development have been submitted to and approved by the LPA and constructed in accordance with the approval. The completed access shall have maximum gradients of 4% (1 in 25) from the channel line, or for the whole width of the footway/verge whichever is the greater and 11% (1 in 9) thereafter.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

9. The development shall not be occupied until details of a parking area have been submitted to and approved in writing by the Local Planning Authority and made available prior to occupation. The area shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles. The proposed parking spaces shall measure at least 2.5m by 5m (add an extra 50cm where spaces abut walls)

Reason: To provide adequate space for the parking of vehicles and to ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

10. No part of the development shall be occupied until details of the refuse and recycling storage facilities have been submitted to and approved by the Local Planning Authority and made permanently available for that use.

Reason: To secure a proper standard of development having regard to policy DM26 of the Lewes District Local Plan and to comply with

National Policy Guidance contained in the National Planning Policy Framework.

11. The existing boundary hedge on the eastern boundary of the site shall not be removed or replaced without the express consent of the Local Planning Authority.

Reason: In order to retain separation between the proposed house and the listed properties to the rear of the site having regard to policies CP11 and DM25 of the Lewes District Local Plan and to the National Planning Policy Framework.

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

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

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

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

14. 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.

Reason: A more intensive development of the site would be likely to adversely affect the appearance and character of the area having regard to policies CP11 and DM25 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

10.3 Informatives:

1. The applicant will be required to enter into a Section 184 Licence with East Sussex Highways, for the provision of a new vehicular access. The applicant is requested to contact East Sussex Highways (0345 60 80 193) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the licence being in place. The off-site works (dropped kerbs/remedial works to footway) and construction of the new access will also need to be

carried out under the appropriate license. The applicant should contact ESCC on 01273 482254 to apply for a license to ensure the construction is up to an acceptable standard.

2. The applicant is advised of the requirement to enter into discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway. The applicant should contact East Sussex Highways (0345 6080193).
3. All waste material arising from any site clearance, demolition, preparation, and construction activities at the site should be stored, removed from the site, and disposed of in an appropriate manner

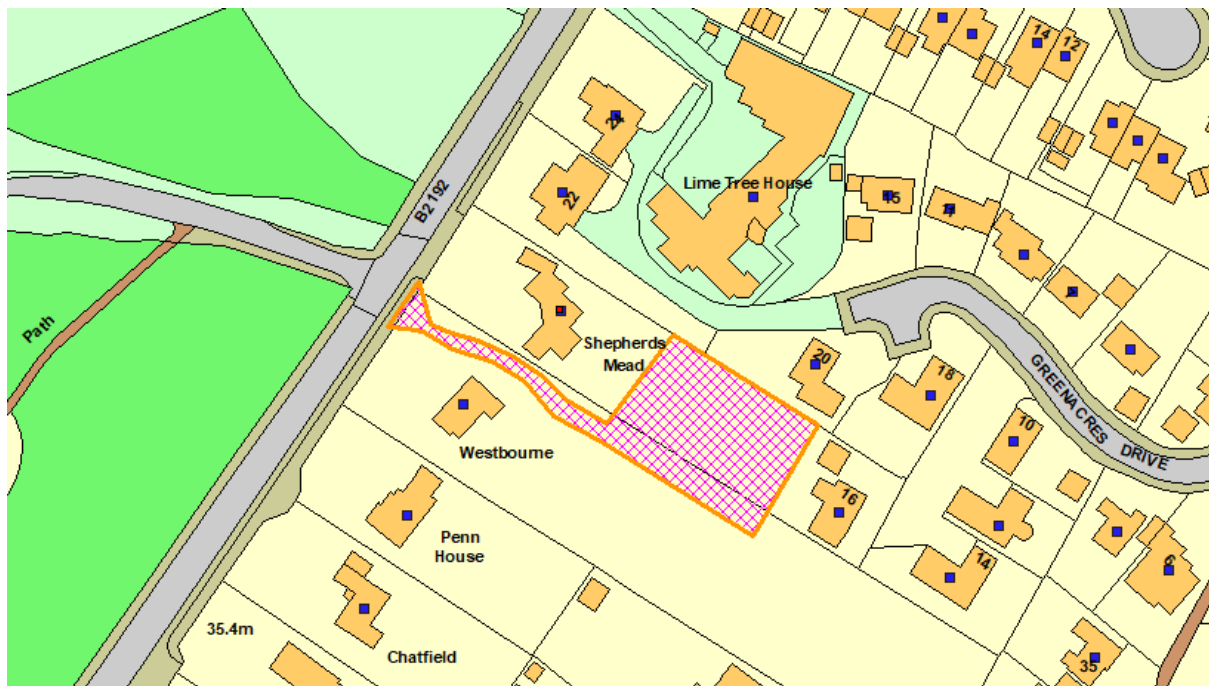
11. **Background Papers**

- 11.1 None.

Agenda Item 8

Report to: Planning Applications Committee
Date: 6 July 2022
Application No: LW/22/0230
Location: Land rear of Westbourne, Lewes Road, Ringmer, East Sussex, BN8 5ES
Proposal: Erection of 2no. 3-bedroom detached single storey residential dwellings.
Ward: Ouse Valley and Ringmer
Applicant: P L Projects Ltd
Recommendation: Approve subject to conditions.
Contact Officer: **Name:** James Smith
E-mail: james.smith@lewes-eastbourne.gov.uk

Map Location:



1. Executive Summary

- 1.1 The proposed development is considered to represent the sustainable and efficient development of an allocated site.
- 1.2 It is considered that the design of the dwellings and the layout of the development are sympathetic towards the surrounding environment as well as residential amenities.
- 1.3 The proposed development incorporates suitable parking and access arrangements and design measures have been taken to enhance the sustainability of the development.
- 1.4 It is therefore recommended that the application is approved subject to relevant conditions.

2. Relevant Planning Policies

2.1 National Planning Policy Framework 2019

- 2. Achieving sustainable development
- 4. Decision making
- 8. Promoting healthy and safe communities
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change

2.2 Lewes District Local Plan (Parts 1 and 2)

- LLP1: – CP2 – Housing Type, Mix and Density;
- LLP1: – CP10 – Natural Environment and Landscape;
- LLP1: – CP11 – Built and Historic Environment & Design
- LLP1: – CP12 – Flood Risk, Coastal Erosion and Drainage
- LLP1: – CP13 – Sustainable Travel
- LLP1: – CP14 – Renewable and Low Carbon Energy
- LLP2: – DM1 – Planning Boundary
- LLP2: – DM20 – Pollution Management
- LLP2: – DM22 – Water Resources and Water Quality
- LLP2: – DM23 – Noise
- LLP2: – DM25 – Design
- LLP2: – DM27 – Landscape Design
- LLP2: – DM30 – Backland Development

2.3 Ringmer Neighbourhood Plan

- RNP: – RES1 – Westbourne, Lewes Road
- RNP: – 4.10 – Retaining and Enhancing Biodiversity
- RNP: – 4.11 – Avoidance of Light Pollution
- RNP: – 6.1 – Total New Housing Numbers in Ringmer to 2030
- RNP: – 6.3 – Scale of New Residential Development
- RNP: – 8.3 – Provision of Adequate Off-Road Parking
- RNP: – 8.5 – Road Safety
- RNP: – 8.11 – Drainage and Sewerage
- RNP: – 9.1 – Design, Massing and Height of Buildings
- RNP: – 9.2 – Making Good use of Available Land
- RNP: – 9.3 – Materials
- RNP: – 9.4 – Housing Space Standards

3. Site Description

- 3.1 The site currently forms part of the rear garden of 'Shepherds Mead', a 1½ storey dwelling that faces out onto Lewes Road. Other than a small amount of ornamental trees the garden is set to lawn. Boundaries are marked by hedging which is beech to the southern side and mixed to the north and east, where a number of large conifers are included. The site slopes gently downwards from west to east.
- 3.2 The northern and eastern site boundaries are shared with existing dwellings on Greenacres Drive. The land to the south, which previously formed part of the rear garden of 'Westbourne', is currently under development following approval of 6 new bungalows under LW/20/0795. 'Shepherds Mead' forms part of a row of large dwellings on the eastern side of Lewes Road that make up an Area of Special Character.
- 3.3 The site is located approx. 700 metres from the centre of Ringmer. The edge of the South Downs National Park is approx. 175 metres to the east, and 410 metres to the south of the application site. The western part of the site falls within an Archaeological Notification Area. The site is identified, along with the site at Westbourne which is currently under development and land further to the south at Penn House, as being suitable for residential development to provide 12 new dwellings as per RES1 of the Ringmer Neighbourhood Plan. The site is adjacent to an Archaeological Notification Area (ANA) but does not fall within the ANA itself. There are no other specific planning designations or constraints attached to the site.

4. Proposed Development

- 4.1 The proposed development involves the erection of 2 x detached 3 bedroom bungalow dwellings on the site. The dwellings would be accessed via the access road serving the development at 'Westbourne' approved under LW/20/0795. Each dwelling would be provided with 2 x car parking bays to the front, accessed via a dropped kerb crossover.
- 4.2 The dwellings would be positioned side by side in a mirrored arrangement. Each dwelling would measure 9.6 metres in width by a maximum of 15.9 metres in depth, the bulk of the frontage being set back by a further metre. Each dwelling would have a hipped roof. The eaves height of each roof would be approx. 2.4 metres with the main ridge line at 5.65 metres. The roof over the 1 metre front projection would reduce to approx. 4.35 metres and an overhang would be provided above the main access door. Each dwelling would provide a Gross Internal Area (GIA) of 132 m².
- 4.3 Each dwelling would be provided with an electric vehicle charging point as well as a covered timber cycle store.
- 4.4 A separation distance of 3 metres would be maintained between the two dwellings. A minimum of 7.5 metres would be maintained between the southern elevation of Plot 2 and the southern boundary shared with

16 Greenacres Drive, with a further approx. 6.1 metres maintained between the closest part of the neighbouring dwelling. A distance of 1.3 metres would be maintained between the windowless northern elevations of the proposed dwellings and the northern boundary, which is shared with 20 Greenacres Drive, a two-storey dwelling with a single bedroom window in the southern elevation, which is set back a further approx. 5.5 metres from the site boundary, facing towards the site. The relocated southern boundary of 'Shepherds Mead' would be positioned 7.35 metres to the north of the northern elevation of Plot 1, with the dwelling set back a further 14.83 metres.

5. **Relevant Planning History**

- 5.1 **LW/84/0942** - Four detached bungalows with double garages (now 10-16 Greenacres Drive) – Approved 10th July 1984 (Numbers 14 and 16 and part of number 12 Greenacres Drive occupy land that was formerly part of the rear garden of Shepherds Mead)
- 5.2 **LW/20/0795**- Erection of six semi-detached single storey residential dwellings (land at Westbourne) – Approved Conditionally 7th April 2021

6. **Consultations**

6.1 External Consultations:

ESCC Highways

I have no objection in principle to this application. However, it should be noted that the level of parking is unacceptable as submitted. At least one additional visitor/ unallocated space should be incorporated into the layout. There is scope to provide this.

Lead Local Flood Authority

Comments are not provided for minor applications. A request for comments can be made if officers deem there to be significant flood risk arising from the proposal.

OFFICER COMMENT:

The site is not within Flood Zone 1 or 2 nor is it on, or adjacent to, land identified as being at risk from surface water flooding. A drainage scheme for the neighbouring development at 'Westbourne' has been supported by the LLFA, subject to the submission of a suitable management and maintenance plan. As such, it is not considered necessary to request further comments from the LLFA.

ESCC Archaeology

Based on the information supplied, I do not believe that any significant archaeological remains are likely to be affected by these proposals. For this reason I have no archaeological recommendations to make in this instance.

LDC Contaminated Land Officer

Condition recommended for remediation strategy to be submitted should any unexpected contamination be discovered during construction works.

Ringmer Parish Council

Objection: The Parish Council supports the Highways objections. Also that the drainage issues are unresolved and require investigation from SUDS.

7. Neighbour Representations

7.1 11 letters of objection have been received, a number of which are critical of the neighbouring development at 'Westbourne'. Material planning matters raised will be summarised below, these being restricted to those relating directly to the proposed scheme:-

- Infiltration drainage is not suitable for the site;
- The access road is not wide enough to provide suitable capacity for the proposed development and the Westbourne development;
- Insufficient parking;
- Lack of parking will lead to vehicles parking on the access road and obstructing other vehicles, including emergency services;
- Lack of parking may result in vehicles parking on Lewes Road, causing a hazard;
- Visibility around parking areas is poor;
- Unacceptable impact upon amenities of neighbouring dwellings;
- Construction works will cause noise and disturbance;
- Will increase pressure on sewerage system as well as other infrastructure;
- Overdevelopment of the site;
- Loss of garden land;

7.2 1 letter of support has been received, a summary of relevant matters raised is provided below:-

- Complies with the Ringmer Neighbourhood Plan;
- Helps meet demand for single-storey dwellings in the area;

8. Appraisal

8.1 Key Considerations

8.1.1 The main considerations relate to the principle of the development; the impact upon the character and appearance of the area as well as residential and environmental amenities as well as the overall merits of the scheme in terms of the balance of economic, environmental and social objectives that comprise sustainable development.

8.2 Principle

8.2.1 The site falls within the boundary where the general principle of residential development is acceptable. It is noted that the site

comprises garden land and that this does not constitute previously developed land as per annex 2 of the NPPF. However, the site has been allocated for residential development as part of the Ringmer Neighbourhood Plan.

- 8.2.2 Para. 8 of the Revised National Planning Policy Framework (NPPF) defines sustainable development as comprising three overarching objectives, these being to respond positively to economic, environmental and social needs. Para. 10 goes on to state that there should be a presumption in favour of sustainable development.
- 8.2.3 Lewes District Council is currently unable to demonstrate a 5 year supply of land to meet the calculated housing need of the District. As such, a 'tilted balance' is applied in decision making with applications only being refused where a protected area is harmed or where any adverse impacts of the development would significantly and demonstrably outweigh its benefits, when assessed against the policies in the NPPF taken as a whole. This approach is commonly referred to as a 'tilted balance'.
- 8.2.4 The use of site allocations in neighbourhood plans is recognised in the LDC Housing Delivery Test Action Plan (2019) as a means to bring forward development sites whilst also empowering the local community to identify how and where housing will be delivered within their area. The site, as well as parts of neighbouring plots to the south, was allocated for residential development in the Ringmer Neighbourhood Plan under policy RES1, with the objective of yielding a total of 12 dwellings. Construction works are underway on the neighbouring site as 'Westbourne' with 6 new bungalows being provided.
- 8.2.5 The proposed development is therefore considered to be acceptable in principle and will be assessed in accordance with the methodology provided in para. 8.2.3.

8.3 Design and Impact upon Character of Surrounding Area

- 8.3.1 Ensuring new development makes an efficient use of land is a key component of sustainable development, as per para. 124 of the NPPF. The efficient development of development within settlement boundaries helps alleviate pressure on surrounding greenfield sites and ensure new development can be targeted in more sustainable locations. At the same time, it is important maintain a balance between preserving the prevailing character of the surrounding area whilst promoting innovation and change, which includes increased densities as per para. 130.
- 8.3.2 Policy CP2 of the Lewes District Local Plan part one sets general parameters for density of new development in villages of between 20 and 30 dwellings per hectare. This is echoed in policy 9.2 of the Ringmer Neighbourhood Plan which also recommends a density of 20 to 30 dwellings per hectare for new development. However, it is noted that the development brief for the site contained within appendix 6 of the Neighbourhood Plan states that density of development on the site should not exceed 20 dwellings per hectare.

- 8.3.3 The site has an area of approx. 925 m² (not including the access road) and, therefore, the overall density of the development equates to approx. 21.6 dwellings per hectare. Although above 20 dph, this is considered acceptable given that, unlike the main part of the site, there is no need for an access road to be accommodated. Any reduction to one dwelling would also represent a significantly inefficient use of the site and would not be supported by officers as per para. 125 c) of the NPPF. It should also be noted that policy RES1 of the Ringmer Neighbourhood Plan allocates the overall site for 12 dwellings. With 6 dwellings being built at Westbourne, which provides the bulk of the site area, it is important that the remaining areas of the site are developed efficiently.
- 8.3.4 The proposed development would nestle amongst existing development on Greenacres Drive, Lewes Road and the dwellings currently under construction at Westbourne. The bungalow form of the dwellings is considered to be consistent with neighbouring development as is the general plot size. Although situated on garden land, it is considered that the proposal does not represent unacceptable 'backland' development as it would clearly engage with the neighbouring scheme at Westbourne. As such, the proposed scheme would not create any unacceptable sense of isolation or seclusion. Furthermore, the development would be provided with safe and convenient access, would not appear overbearing or overly dominant due to the modest scale of the dwellings and the layout and would involve the loss of only a small amount of ornamental planting. As such, the development is considered to accord with LLP2 policy DM30 which relates specifically to backland development.
- 8.3.5 Car parking areas would be provided to the front of each dwelling, with sufficient space maintained around them to allow for landscaping that would soften the visual impact of the hard surfacing and, along with the good sized garden areas, help maintain a level of green space that is consistent with surrounding development. It is also noted that a large garden area would be retained for the occupants of Shepherds Mead and would also contribute towards overall landscaping within the surrounding environment.
- 8.3.6 As the scheme would amalgamate with existing development it is not considered that it would appear disruptive in views towards or from the nearby South Downs National Park. It is also noted that no rooflights would be included and all windows would be at ground floor level. As a result, it is considered light spill from internal lighting would have a negligible impact upon the dark sky reserve status of the park.
- 8.3.7 It is therefore considered that the proposed development would be visually consistent with the surrounding built environment and would have no unacceptable impact upon visual amenity.

8.4 Impact upon Amenities of Neighbouring Residents:

- 8.4.1 The site is adjacent to existing dwellings at No. 16 Greenacres Drive to the east and 20 Greenacres Drive to the north. Six new bungalow dwellings are under construction at Westbourne to the south of the

site, although the site access road and a landscaped strip would be maintained between the proposed development and these dwellings.

- 8.4.2 The proposed dwellings are bungalows and are therefore of modest height. All windows and openings would be at ground floor level. It is considered that the layout of the scheme allows for a good degree of separation to be maintained between all neighbouring properties. Driveways are positioned away from site boundaries so as to reduce potential for noise and light nuisance and the level of activity associated with the two bungalows is considered to be consistent with activities associated with neighbouring residential sites.
- 8.4.3 A construction environmental management plan (CEMP) has been provided with the application and sets out mitigation measures that will be adopted to reduce disturbance towards neighbouring residents during construction works. It is considered that the details provide assurance that a suitable levels of controls would be put in place. Construction works are currently underway on the Westbourne site. However, it is not considered reasonable to prevent development commencing until those works are completed as this could ultimately result in any planning permission expiring through no fault of the applicant. It will be incumbent on the developers of both sites to remain in adherence to their respective CEMP's. Environmental Health legislation must also be complied with and the acceptance of any CEMP does override this legal requirement.
- 8.4.4 It is therefore considered that the proposed development would not result in any unacceptable impact upon neighbouring residents as a result of overbearing, overshadowing or overlooking (as views from ground floor windows would be interrupted by site boundary treatment). A condition will be used to remove permitted development rights for any formation of dormers or windows within the roof space in order to control this form of development, which may result in loss of privacy.

8.5 Living Conditions for Future Occupants

- 8.5.1 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.
- 8.5.2 All habitable rooms are served by unobstructed clear glazed openings allowing for a good level of natural sunlight permeation. Windows are provided on three aspects of each dwelling and it is considered that this would help enhance access to natural light and would also provide effective natural ventilation to each building. 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.

- 8.5.3 The Department for Communities and Local Government has produced the Technical housing standards - nationally described space standard. This document sets out minimum recommended Gross Internal Area (GIA) for new residential units, based upon number of bedrooms provided, number of storeys and number of occupants. Each of the proposed dwellings would have a GIA of 132 m², exceeding the minimum 95 m² specified for a 3 bedroom bungalow dwelling.
- 8.5.4 Para. 10 (b) of the space standards instructs that a dwelling with two or more bedspaces has at least one double (or twin) bedroom whilst para. 10 (d) stipulates that a double room must have a minimum floor area of 11.5 m². All bedrooms within the proposed dwellings fulfil these criteria.
- 8.5.5 Each dwelling would have access to a private outdoor amenity area. The garden space would be distributed around each dwelling with the main garden area to the side providing approx. 175 m² and additional space being provided to the other side of each dwelling. It is considered that the gardens are of a suitable size to serve the needs of a three bedroom household.

8.6 Parking Demand and Highway Impact

- 8.6.1 The development would be accessed via the road approved as part of the development of the neighbouring 'Westbourne' site (LW/20/0795). This access was supported by ESCC Highways and has suitable capacity for use by multiple properties, being of sufficient width to allow vehicles moving in opposite directions to pass one another.
- 8.6.2 Each dwelling would have two allocated parking spaces provided as parking bays to the front. The parking bays would be accessed from the road serving the 'Westbourne' development via a dropped kerb crossover. The provision of 2 parking spaces accords with policy 8.3 of the Ringmer Neighbourhood Plan and interrogation of the ESCC Car Parking Demand Tool confirms that the amount of spaces provided would be sufficient. ESCC Highways raised concerns that insufficient visitor parking would be provided. However, there are two visitor parking bays available at the neighbouring Westbourne development and the Car Parking Demand tool confirms that these spaces would serve the needs of the Westbourne scheme as well as the proposed development (Visitor parking demand for Westbourne = 1.2 spaces and for the proposed development = 0.4 spaces).
- 8.6.3 The approved access also includes a pedestrian footway which connects with the footway on Lewes Road, allowing for pedestrian access to nearby bus stops at Lime Tree House. Each dwelling would be provided with an electric vehicle charging point, in accordance with Council standards, as well as a secure and covered timber cycle store with capacity for 2 bicycles. The cycle path to Lewes is approx. 400 metres to the south of the site, centre of Ringmer, where there are shops and other services available, is approx. 700 metres walking distance from the site, with a footway running the entire distance. It is therefore considered that the development would not

be car dependent, is in a sustainable location and supports the use of more sustainable modes of transport.

- 8.6.4 The 'Westbourne' access road is of suitable dimensions for refuse vehicles to access and turn and the proposed development could therefore be serviced by these vehicles.

8.7 Flooding and Drainage

- 8.7.1 The site is located in Flood Zone 1 and, as such, is not considered to be susceptible to tidal or fluvial flooding. Flood mapping also shows that the risk of surface water flooding is very low.
- 8.7.2 The neighbouring development at Westbourne has had a drainage scheme approved by the LLFA (subject to the submission of a suitable maintenance and management plan). The Westbourne development involves a significantly greater amount of hard surfacing due to the provision of the access road and surface water therefore needs to be attenuated before being discharged into the public sewer. It is also noted that the clay content of the soil and groundwater levels at Westbourne rendered the use of infiltration drainage unsuitable.
- 8.7.3 The proposed development intends to incorporate infiltration drainage through the use of soakaways, this being the preferred method as per para. 080 of the Planning Practice Guidance for Flood Risk and Coastal Change. It is noted that a significant proportion of each plot would be maintained as landscaped garden land and that permeable surfacing would be used for hard surfaces. All drainage infrastructure would need to comply with Approved Document H of the Building Regulations and pass the relevant building regulations inspections.
- 8.7.4 However, given uncertainty of the ability of infiltration drainage to function effectively, a condition will be used to require the submission of further details prior to the commencement of development. Should infiltration drainage be found to be unsuitable then an alternative arrangement would need to be put in place. This would most likely involve connection to the public sewer. Any alternative drainage scheme would also need to be submitted to the Local Planning Authority for approval, in conjunction with the LLFA as per the condition.
- 8.7.5 It is therefore considered that suitable drainage arrangements can be provided for the development and that appropriate testing and checking would be carried out at the building regulations stage. Building regulations would also ensure appropriate foul disposal is also provided.

8.8 Landscape, Ecology & Sustainability

- 8.8.1 The site is currently predominantly set as a lawn, with a small amount of ornamental tree planting within the interior, a beech hedge on the southern boundary and mixed hedging on the northern end eastern boundaries, which include conifers.
- 8.8.2 The proposed development would involve the removal of small sections of the beech hedge on the southern boundary to allow for

vehicular access, with the remainder of the hedge being retained. Ornamental planting within the garden would be removed and part of the lawn would be covered by the proposed dwellings and associated hard surfacing. Hedging on the northern and southern boundaries would also be removed. It should be noted that regularly mown grass has limited biodiversity value as does non-native/ornamental planting.

- 8.8.3 It is considered that, with an appropriate landscaping scheme, the development would be able to achieve biodiversity net gain through the use of native planting and seeding (including lawn areas) and replacement of the existing ornamental and non-native trees and hedging with native species, including those that produce a food source. The gardens would maintain connectivity with neighbouring gardens and new landscaping could be used to maintain green corridors whilst the provision of gaps beneath fencing would allow fauna to commute between the site and neighbouring gardens. New planting would Ecological enhancements such as bat and bird boxes could also be provided. Full details could be secured by condition, which would also require the planting is implemented no later than the first planting season following the first occupation of any building or the completion of the development, whichever is sooner.
- 8.8.4 It is stated that locally sourced materials will be used in the construction of materials and that they will be carefully stored and measured in order to reduce wastage. The walls of the dwellings will be constructed at a greater thickness than required by building regulations, providing greater thermal efficiency. As stated earlier in the report, each dwelling has multiple aspects allowing for increased access to natural light throughout the day as well as improved natural ventilation, thereby reducing the need to use artificial light or air conditioning/fans.
- 8.8.5 As stated earlier in this report, the development would incorporate electric vehicle charging points and each dwelling would be provided with a secure and covered cycle store. It is considered that these measures will encourage the use of more sustainable modes of transport.

9. **Human Rights Implications**

- 9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10. **Recommendation**

- 10.1 It is recommended that permission is granted subject to the conditions listed below.

10.2 Conditions

1. This decision relates solely to the following plans:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Proposed Floor Plan(s)	12 April 2022	11.001 - Ground Floor Plan (Plot 1)
Proposed Roof Plan	12 April 2022	11.002 - Roof Plan (Plot 1)
Proposed Floor Plan(s)	12 April 2022	11.003 - Ground Floor Plan (Plot 2)
Proposed Roof Plan	12 April 2022	11.004 - Roof Plan (Plot 2)
Other Plan(s)	31 March 2022	10.001 - Site Plan, Site Section and Street Elevation
Proposed Roof Plan	31 March 2022	11.004 - Roof Plan (Plot 2)
Proposed Elevation(s)	31 March 2022	13.001 - Front and Rear Elevations (Plot 1)
Proposed Elevation(s)	31 March 2022	13.002 - Side (East) Elevation (Plot 1)
Proposed Elevation(s)	31 March 2022	13.003 - Side Elevation (West) (Plot 1)
Proposed Elevation(s)	31 March 2022	13.004 - Front and Rear Elevations (Plot 2)
Proposed Elevation(s)	31 March 2022	13.005 - Side (East) Elevation (Plot 2)
Proposed Elevation(s)	31 March 2022	13.006 - Side (West) Elevation (Plot 2)
Design & Access Statement	31 March 2022	20001 - Design and Access Statement
Waste Minimisation Statement	31 March 2022	20001 - Waste Minimisation Statement
Location Plan	31 March 2022	Location Plan
Additional Documents	31 March 2022	Construction Environment Traffic Management Plan
Additional Documents	31 March 2022	Dust Control Method Statement
Planning Statement/Brief	31 March 2022	P1922 PL4 - Planning, Heritage, Energy & Sustainability Statement
Sustainability Checklist/Energy Stmt	31 March 2022	Sustainability Checklist
Additional Documents	31 March 2022	Electric Vehicle Charge Details (Rolec EVWP2020 HomeServ 5)
Other Plan(s)	31 March 2022	Timber Bike Store Elevations

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

2. The development hereby approved shall be carried out in full adherence to the submitted Construction Environment Management Plan and Dust Control Method Statement at all times.

Reason: In order to safeguard environmental and residential amenity and in the interests of highway safety and the wider amenities of the area having regard to Policy CP11 of the Lewes District Local Plan part one, policies DM20 and DM23 of the Lewes District Local Plan part 2 and the Circular Economy Technical Advice Note.

3. If, during development, contamination not previously known is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority detailing how this unsuspected contamination shall be dealt with.

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. 183 of the NPPF.

4. No above ground works shall commence until a surface water drainage scheme and maintenance and management plan, together with a timetable for implementation, have been submitted to and agreed in writing by the local planning authority. 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. 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 accordance with the approved details prior to the occupation of the dwelling hereby approved.

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.

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.

5. Following completion of the SuDS scheme, a Completion Statement by an accredited person, 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), which demonstrates that the development has been fully implemented in accordance with the approved SuDS scheme, including a photographic

record of the works, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding, both on and off site and to improve and protect the water quality in accordance with LLP1 policy CP12, LLP2 policy DM22 and para. 167 of the NPPF.

6. 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.

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.

7. The development shall not be occupied until all parking and turning areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

Reason: In the interests of highway safety and for the benefit and convenience of the public at large having regard to Policy CP13, of the Lewes District Local Plan part one, and Policy DM25 and DM30 of the Lewes District Local Plan part two, policies 8.3 and 8.5 of the Ringmer Neighbourhood Plan and para. 112 of the NPPF.

8. 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.

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.

9. 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:

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

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.

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.

10. 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.

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.

11. 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.

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.

12. 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.

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.

11. **Background Papers**

11.1 None.