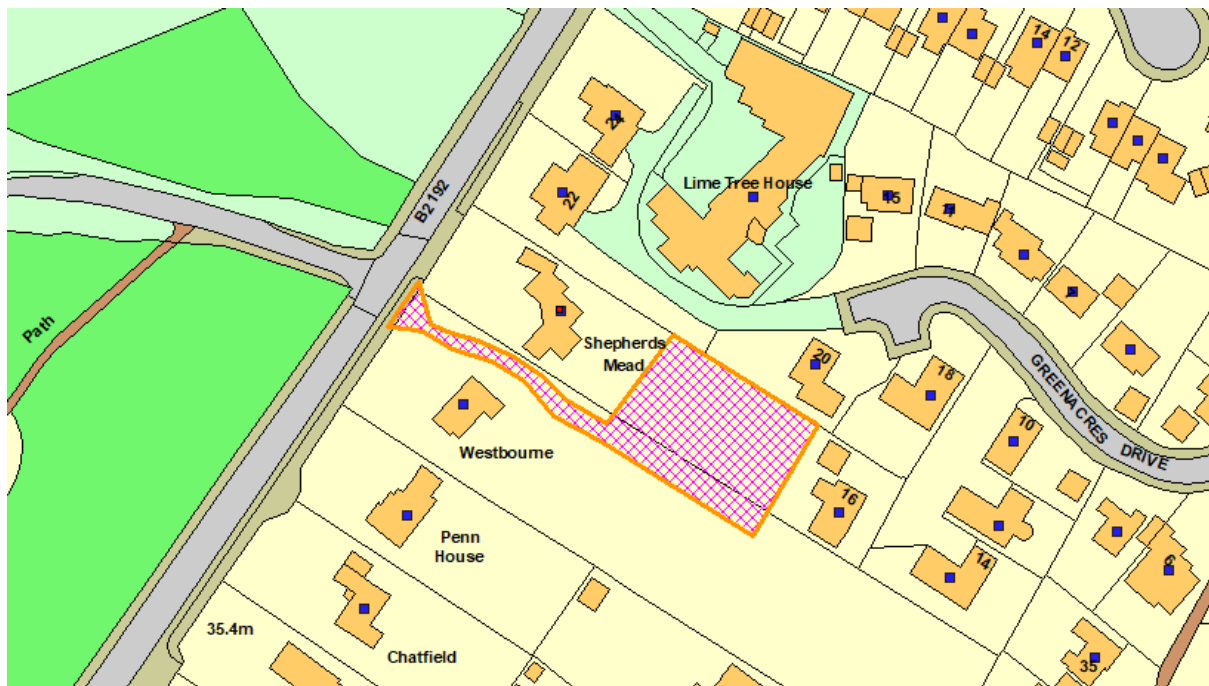


Report to: Planning Applications Committee
Date: 6 July 2022
Application No: LW/22/0230
Location: Land rear of Westbourne, Lewes Road, Ringmer, East Sussex, BN8 5ES
Proposal: Erection of 2no. 3-bedroom detached single storey residential dwellings.
Ward: Ouse Valley and Ringmer
Applicant: P L Projects 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.