

Report to: Planning Applications Committee

Date: 7 September 2022

Application No: LW/21/0988

Location: Travis Perkins, Green Road, Wivelsfield Green, RH17 7QL

Proposal: AMENDED SCHEME Demolition of existing commercial buildings and construction of a residential redevelopment scheme comprising 3no pairs of semi-detached houses, new access road and turning head, retention, and adjustment of public footpath, refuse and recycling store and associated landscaping.

Applicant: Holmekey Ltd

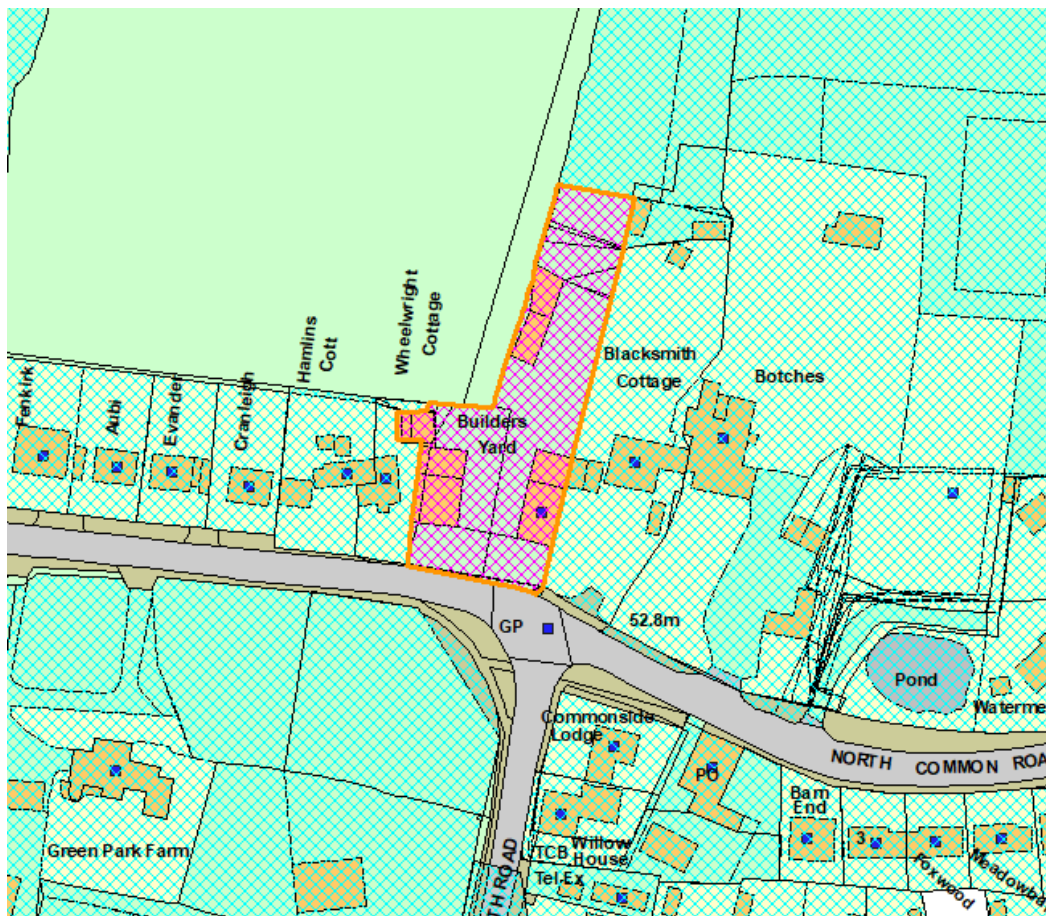
Ward: Chailey and Wivelsfield

Recommendation: Grant Planning Permission.

Contact Officer: **Name:** Julie Cattell
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IMPORTANT NOTE: This scheme is CIL Liable.

Map Location:



1. **Executive Summary**

- 1.1 The proposed development meets all relevant national and local planning policies and will make a welcome contribution to the District Council's housing stock. Approval is recommended, subject to conditions.

2. **Relevant Planning Policies**

2.1 National Planning Policy Framework

Achieving sustainable development

Delivering a sufficient supply of homes

Promoting sustainable transport

Making effective use of land

Achieving well designed places

Meeting the challenge of climate change, flooding, and coastal change

Conserving and enhancing the natural environment

2.2 Lewes District Local Plan

LDLP: – SP2 – Distribution of Housing

LDLP: – CP2 – Housing Type, Mix and Density

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – CP13 – Sustainable Travel

LDLP: – CP14 – Renewable and Low Carbon Energy

LDLP: – DM1 – Planning Boundary

LDLP: – DM21 – Land Contamination

LDLP: – DM24 – Protection of Biodiversity and Geodiversity

LDLP: – DM25 – Design

LDLP: - DM26 – Refuse and Recycling

LDLP: - DM27 – Landscape Design

2.3 Wivelsfield Neighbourhood Plan

WNP: - Policy 1 – A Spatial Plan for the Parish

WNP: - Policy 5 – Design

3. **Site Description**

- 3.1 The application site is located on the north side of Green Road, Wivelsfield, almost opposite the junction with South Road. The site is mainly rectangular and covers an area of 0.2 hectares, stretching northwards from the frontage. The site slopes gently to the north, culminating in a concrete platform with ramped access at the northern boundary, approximately 2.56m higher than the level at the front. The site has been used as a builder's yard (Travis Perkins) since at least 1970 but was closed in 2020 as part of the company's rationalisation process to dispose of smaller depots.

- 3.2 There are three existing buildings on the site, as well as a number of open bays separated by concrete walls, all in a poor state of repair. The site is covered with a mix of concrete and tarmac.
- 3.3 The northern boundary backs onto open countryside, as does the top part of the western boundary. Both boundaries are planted with mature conifers on the side of the adjoining site. The lower part of the site shares a boundary to the west with the adjoining property, Wheelwright Cottage. There is a building and a car port within the curtilage of this property that adjoins the rear of one of the buildings on the application site. The eastern boundary is shared with Blacksmith Cottage, a detached property which is set approximately 3.6m higher than the application site. The shared boundary is a brick wall on top of 8 courses of blockwork.
- 3.4 There is a public footpath (number 5) running through the site from the south, with gated access and sign posting, which continues into the open countryside. Part of the site falls within an Ancient Woodland 500m Buffer Zone and all within a SSSI Impact Risk Zone.
- 3.5 Green Road runs from the B2112 in the north-west and joins North Common Road at the junction with South Road. For the most part of Green Road, there is development on one side only – on the north side, the properties are mainly detached, dating from the mid-20th century, finished with brick walls and concrete roof tiles. Wheelwrights Cottage is older and is rendered with plain tiles. Similarly, Blacksmith Cottage is part rendered, part timber clad, with plain roof tiles.

4. Proposed Development

- 4.1 The application seeks full planning permission to demolish the existing buildings and to build six new houses with associated surface parking and landscaping. A new internal access road will be created, including a turning head. Access to the existing public footpath will be retained but slightly re-aligned. This will be the subject of a separate application to ESCC.
- 4.2 Details of the proposed units are as follows:
- Units 1, 2, 3 and 4 – 3 bed/4 persons, 2 parking spaces per unit, front and rear gardens
 - Units 5 and 6 – 3 bed/5 persons, 2 parking spaces per unit, rear gardens
 - Two visitor parking spaces
- 4.3 The existing access to the site will be retained and suitably amended and improved.
- 4.4 The application as originally submitted included a flat above a garage, located towards the centre of the site, and units 1 and 3 had parking in their front gardens. The amendment is a result of negotiations with officers.

5. Relevant Planning History

- 5.1 There are numerous entries in the planning register relating to the site, mainly relating to minor extensions and other works associate with Travis Perkins. The only application of relevance, due to potential land

contamination, is E/70/0868 for Paraffin vending machine and storage tank at builder's storage yard, approved 21 December 1970.

6. Consultations

6.1 Wivelsfield Parish Council

Comments on original application (7-unit scheme)

- 6.1.1 At its meeting of 10 January 2022, Wivelsfield Parish Council resolved that it could not support the above application in its present form.
- 6.1.2 This is a brownfield site and within the planning boundary and, as such, the Council supports the principle of development, if the housing numbers, type, and design were appropriate. However, it was felt that the density of housing proposed is too high. It is given as 35 dwellings per hectare, whereas for the village it is the Council's understanding that this should be no more than 25 dwellings per hectare. The Council thought that, given the recent Somerset House development and likely development on the Springfield Industrial estate (both of which are for smaller, 2 to 3-bedroom dwellings), three larger houses would be better.
- 6.1.3 The Council also sought clarification on issues raised by immediate neighbours which included the apparent demolition of their garage (as per the plans) and the site boundary being unclear, as well as concerns that were raised regarding the risk of flooding and the risk of damage to the main drain when existing concrete is cleared.
- 6.1.4 Comments on amended application (6-unit scheme) awaited at time of writing report.

6.2 Environmental Health – Contaminated Land

If LPA is minded to grant a planning permission, recommend conditions covering the following issues

Land contamination

Unsuspected contamination

Verification report

Construction Environmental Management Plan (CEMP)

Asbestos

Hours of work

Informative

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.

6.3 District Services

- 6.3.1 Swept Path to comply with the requirements of the existing waste fleet 11.9 metres long and 2.6 metres wide.

6.4 ESCC Highways

6.4.1 No response.

6.5 Trees and Landscape Officer

6.5.1 No response

6.6 Southern Water

6.6.1 No response

6.7 ESCC Ecology Officer

6.7.1 No response

7. Neighbour Representations

7.1 Representations have been received from 9 local residents objecting to the application for the following reasons:

- Part of the development site appears to be on land adjoining
- Not enough parking, will be dangerous for other residents
- Loss of commercial land
- Site isn't in Neighbourhood Plan
- Similar developments would be overdevelopment of the village by stealth
- Insufficient local infrastructure
- Too dense for the site
- Site is used for essential parking for the school
- Too close to dangerous junction
- More new houses not needed
- Concern that proposal involves building on the field behind the site
- Loss of privacy to adjoining properties
- Access for statutory services may be required through adjacent site
- Damage to walls to adjoining properties
- Concern about natural spring near site and well on site.

7.2 One representation of support, one neutral with following comments

There is a need for more dwellings in the village

Support development on brownfield sites

Please be aware that the mains water pipe for nearby properties runs under the site.

7.3 Any further comments received following re-consultation on amended scheme will be reported in the Supplementary Report.

8. Appraisal

8.1 Principle

8.1.1 The application site falls within the Wivelsfield planning boundary and is compliant with policies DM1 and 1 (of the Wivelsfield Neighbourhood Plan WNP). As a brownfield (previously developed site), the proposal is supported by policy CP2, housing policies in the WNP and the NPPF. The scheme will deliver 6 smaller homes, again supported by policy CP2. The density, at 30 dph, is the maximum recommended in policy CP2 for village locations.

8.2 Loss of employment use

8.2.1 Policy CP4 seeks to protect existing employment sites. A change of use will be considered acceptable so long as it is supported by appropriate and robust evidence to demonstrate the economical case for not retaining the site for employment use. A demonstrated lack of developer or tenant/occupier interest should include evidence of at least 12 months of active and continuous marketing, as well as reasons for not pursuing interest for employment use.

8.2.2 A Marketing Report was submitted with the application the closure of the premises followed a decision by Travis Perkins to close a number of its smaller depots, particularly in rural and village locations which had become unviable. Marketing commenced in August 2020, using the agents' existing mailing lists, online marketing with various other property agencies and a virtual video tour.

8.2.3 Although there was a good level of interest, no offers were received from parties interested in continuing the existing use or for another employment use. Reasons given included the lack of viability for the current use, poor quality of the buildings and site, proximity to residential uses that might restrict operations, lack of security due to public footpath running through the site. All firm offers were from housing developers.

8.2.4 On balance and taking into consideration the fundamental changes that the economy has experienced during and after the pandemic, and the current shortfall in the District Council's five year housing supply, the loss of this poor quality employment accommodation is considered to be acceptable in this case.

8.3 Design, landscape, and ecology

8.3.1 The traditional design and external materials palette reflect the local vernacular in all aspects. A such, the proposal is compliant with policies CP11, DM25 and 5 (of the Wivelsfield NP).

8.3.2 The submitted drawings indicate the proposed hard and soft landscaping materials and native tree species to be planted in various locations throughout the site. The landscaping scheme is considered to be appropriate for the location and to meet the requirements of policy DM27 and will improve the biodiversity of the site as per policy DM24.

- 8.3.3 The application documents included an Arboricultural Report. This reveals that no tree removals are required to accommodate the scheme with the only tree work required being the reduction of overhang from unmaintained neighbouring trees and hedges.
- 8.3.4 Furthermore, the report concludes that potential landscape improvements associated with the scheme, the proposed development is considered to offer significant improvements to the rooting environment of existing trees, as well as the potential for an increase in tree cover and species diversity; as such, the scheme is considered to be acceptable in Arboricultural terms. Tree protection measures are recommended in the Report, which will be secured by condition.
- 8.3.5 The Preliminary Ecology Assessment submitted with the application concluded that the proposal will not have any impact on the SSSIs in the area. The habitats on site are of limited ecological value. However, the coniferous tree line outside of the site is considered to be of interest and should be retained and protected during construction.
- 8.3.6 In terms of protected species, a bat roost (brown long eared bat) one of the existing buildings was identified and another had low potential. Further surveys were subsequently carried out in August and September 2021. These revealed that building B1 is used as a 'daytime roost' for one bat species. Works to demolish this building must continue sensitively under a Natural England low-impact license and an alternative roosting space such as a bat box should be provided.
- 8.3.7 No opportunities for reptiles or GCNs are present on the site, but it is recommended that care is taken when removing grassed features on the site.
- 8.3.8 Any works that could affect nesting birds in the adjacent trees should be performed outside of the breeding season or under a watching brief.
- 8.3.9 The report includes recommendations for enhancements aimed at improving the ecological value of the site post-development. These include native planting to encourage wildlife, insect refugia, bat boxes, bird nesting boxes, hedgehog boxes.
- 8.3.10 Measures for protection and enhancement as recommended in the PEA will be secured by condition in order to meet the requirements of policy DM24

8.4 Amenity

- 8.4.1 The houses all meet the Nationally Described Space Standard in terms of overall unit size, bedroom sizes and storage space. Each house has private garden space and areas for bin storage.
- 8.4.2 The houses have been arranged on site to avoid mutual overlooking and overshadowing. There would be no adverse impact on the amenity of the residents of adjoining properties.

8.4.3 The amenity aspects of policies CP11 and DM5 and DM26 will be met.

8.5 Transport and parking

8.5.1 The application was accompanied by a Transport Technical Note. This document demonstrates that the proposed use will considerably reduce traffic movements from the site in comparison with the permitted use – from a peak of 84 trips per day to a peak of 22. The TTN includes drawings to show that the access road is wide enough for two cars to pass and a swept path analysis that shows the site can accommodate a standard fire appliance, although there is insufficient space for the District Council's current waste vehicle fleet. Further details of a suitable collection place for bins that meet the Waste Team's requirements will be secured by conditions.

8.5.2 Parking demand for the scheme from the ESCC calculator is 14 spaces. 14 spaces have been provided, 2 per dwelling and 2 for visitors, which meets the demand. Electric charge points will be secured by condition.

8.5.3 Although not shown on the layout plan, there is space in the gardens to provide cycle stores, details of which will, again, be secured by condition.

8.5.4 The nearest bus stops to the site are at Ote Chapel, Ditchling Road, a 13-minute walk away to the north west. There are four bus routes served by these stops, connecting the area with Lewes, Haywards Heath, Crawley, Brighton, Princess Royal Hospital and railway stations at Burgess Hill and Three Bridges.

8.5.5 Wivelsfield and Plumpton railway stations are less than 10 minutes' drive from the site. There are a number of recreational cycle routes in the wider area. A primary school, community hall and convenience grocery shop located within a 10-minute walk of the site.

8.5.6 It is considered that the site is compliant with policy CP13 in terms of access to sustainable transport.

8.6 Sustainability

8.6.1 The application was not accompanied by Energy or Sustainability statements, but these can be secured by condition. It is noted that there are opportunities to locate PV panels on the south facing slopes of the roofs of all of the houses in order to provide renewable energy.

8.7 Comments on objections

8.7.1 Most of the objections have been covered above in the considerations. The comment about encroachment onto the adjacent site was passed to the applicant. Proof of Title was provided to show that this is not the case.

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 considered 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 On balance, it is considered that the development of the site meets all relevant national and local policies outweighs the loss of poor-quality employment floorspace.

10.2 Approval is recommended subject to conditions.

10.3 Conditions

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Location Plan	21 December 2021	Site Location Plan
Proposed Layout Plan	5 August 2022	20/677-1B - Proposed Site Layout Plan
Proposed Floor Plan(s)	21 December 2021	20/677-4 - Plots 1,2,3 and 4 Ground Floor Plan, First Floor Plan and Elevations
Proposed Floor Plan(s)	21 December 2021	20/677-6 - Plot 6 and 7 Proposed Ground Floor Plan, First Floor Plan and Elevations
Proposed Sections	10 August 2022	20/677-7A – Proposed site sections
Design & Access Statement	21 December 2021	Planning, Design and Access Statement
Design & Access Statement	5 August 2022	Addendum update to PDA
Transport Assessment	21 December 2021	Transport Technical Note
Additional Documents	21 December 2021	Preliminary Ecological Appraisal and Buildings Inspection
Additional Documents	21 December 2021	Bat Survey Report
Additional Documents	5 August 2022	Update to PEA
Tree Statement/Survey	21 December 2021	Arboricultural Report ²¹
Tree Statement/Survey	21 December 2021	GR/TCP/1877-03 - Tree Protection Plan

PLAN TYPE	DATE RECEIVED	REFERENCE
Tree Statement/Survey	5 August 2022	Update to Arb Report
Additional Documents	21 December 2021	Marketing Report
Additional Documents	21 December 2021	Marketing Brochure

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

2. **CEMP** No development shall commence, including any ground works or works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters:
- 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.
 - details of the precautions and facilities put in place to guard against the deposit of mud and substances from the application site on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed in order to be free of mud and similar substances prior to entering the public highway; and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders;
 - public engagement both prior to and during construction works, to include details of engagement with the occupiers of all properties (residential and commercial) within 50m of the boundary of the site, and to include details of points of contact with site manager (phone and email) and to include details of how regular updates on progress and key activities in the implementation will be communicated;
 - measures to control the emission of dust, dirt, air pollution and odour during demolition and construction.
 - temporary lighting for construction and security.
 - means of safeguarding public rights of way or providing temporary diversions.

- details outlining the proposed range of dust and dirt control measures and noise mitigation measures during the course of construction of the development, having regard to Section 61 consent under the Control of Pollution Act 1974.
- details of off-site monitoring of the CEMP; and
- assurance that the construction will be undertaken in accordance with the Considerate Constructor's Scheme.

The approved CEMP shall thereafter be implemented and adhered to throughout the entire site preparation and construction period.

Reason: In the interests of highway safety and the environmental amenities of the area, having regard to guidance within the National Planning Policy Framework.

3. **Contamination** No development shall commence, including demolition, of the development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), until the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

(a) A preliminary risk assessment which has identified:

(i) all previous uses

(ii) potential contaminants associated with those uses

(iii) a conceptual model of the site indicating contaminants, pathways, and receptors

(iv) potentially unacceptable risks arising from contamination at the site.

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

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

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

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without

unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM21 of the Lewes District Local Plan and the National Planning Policy Framework.

4. **Asbestos Survey** Prior to demolition works, a full asbestos survey must be carried out on the building to be demolished. Any asbestos containing materials (ACMs) must be removed by a suitable qualified contractor and disposed off-site to a licenced facility. A copy of the report should be provided to the local planning authority together with a mitigation plan that removes the risk to future occupiers of exposure to asbestos.

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 Policy DM21 of the Lewes District Local Plan and the National Planning Policy Framework.

5. **Tree Protection** No development shall commence, including demolition, until the tree protection measures as set out in the Arboricultural Methodology Statement by Sylvanarb, dated 20 October 2021, have been carried out in full.

Reason: To preserve trees on the site and in the interest of visual amenity and environment having regard to policy CP10 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

6. **Species License** No development shall commence, including demolition, until a Low Impact License has been obtained to allow the removal of any bats found on the site to an alternative bat roosting space that has been provided in the immediate area. The removal works and a toolbox talk to the contractors must be supervised by a suitably qualified ecologist.

Reason: To ensure that any protected species that are found on the site are suitable protected, having regard to policy CP10 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

7. **Sensitive Site Clearance** No development shall commence, including demolition, until careful and sensitive removal of any potential habitats for reptiles/Greater Crested Newts has been carried out, supervised by a Suitably Qualified Ecologist.

Reason: To ensure that any protected species that are found on the site are suitable protected, having regard to policy CP10 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

8. **Bird Nesting Season** No site works that would affect the trees in the adjoining site shall be carried out during bird nesting season, unless supervised by a Suitably Qualified Ecologist.

Reason: To ensure that any protected species that are found on the site are suitable protected, having regard to policy CP10 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

9. **Site Access Details** No development shall commence until works to alter the access to the site has been completed in full in accordance with approval from the Highways Authority.

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

10. **External Materials** No development shall commence, above ground floor slab level of any part of the development hereby permitted until details/samples of all external materials 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 comply with National Policy Guidance contained in the National Planning Policy Framework.

11. **Hard and Soft Landscaping** No development above ground floor slab level of any part of the development hereby permitted shall commence until details, including materials, of all hard and soft landscaping and boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policies CP11, DM25 and DM27 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework

12. **Details of Ecological Enhancements** No development above ground floor slab level of any part of the development hereby permitted shall commence until details of ecological enhancements, as set out in the Preliminary Ecological Appraisal & Buildings Inspection prepared by The Ecology Partnership, dated July 2021 have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that any adverse environmental impacts of development activities can be mitigated, compensated and restored and that the proposed design, specification and implementation can demonstrate this, and to provide a net gain for biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006, paragraphs 174 and 180 of the National Planning Policy Framework, Core Policy CP10 of the Lewes District Local Plan 2016 and Lewes District Council's Biodiversity Net Gain Technical Advice Note.

13. **Sustainable Energy** 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.

14. **EV Charging** No part of the development shall be occupied/brought into use until details for the provision of electric car charging points, both in the dwellings and for visitors, have been submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with that approval prior to occupation.

Reason: To promote sustainable ways of transport in accordance with policies CP13 and CP14 of the Lewes District Joint Core Strategy National Policy Guidance contained in the National Planning Policy Framework.

15. **Cycle Parking** No part of the development shall be occupied until details of covered and secure cycle parking stores have submitted to and approved by the Local Planning Authority and the works carried out as approved.

Reason: To provide alternative travel options and encourage use of alternatives to the use of the private car, in the interests of sustainability in accordance Policy CP13 of Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

16. **Refuse Details** No part of the development shall be occupied until details of the storage of and collection points for, refuse and recycling bins have submitted to and approved by the Local Planning Authority in accordance with guidance from the Waste Team.

Reason: In the interests of the amenities of the area, having regard to policy DM26 and guidance within the National Planning Policy Framework.

17. **Parking Spaces** No part of the development shall be occupied until the parking spaces and vehicle turning space as shown on the approved plans have been laid out. The areas 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 ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM21 of the Lewes District Local Plan and the National Planning Policy Framework.

19. **Unexpected Contamination** If, during development, contamination not previously identified 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 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 Policy DM21 of the Lewes District Local Plan and the National Planning Policy Framework.

20. **Permitted Development Rights Removal** 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.

21. **Hours of construction work** 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.

10.4 Informatives:

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.