



South Downs

National Park Authority

**Agenda Item 8
Report PC67/17**

Report to	Planning Committee
Date	12 October 2017
By	Director of Planning
Local Authority	Lewes District Council
Application Number	SDNP/17/03609/FUL
Applicant	Sarah Hopwood
Application	Replacement of existing workshops and rehearsal room by a new Production Hub building, including workshops, rehearsal room and practice rooms. Creating a link between the new building and the existing Messel Building.
Address	The Opera House, Glyndebourne, New Road, Ringmer, East Sussex, BN8 5UU

Recommendation:

- 1) That planning permission be granted, subject to the conditions set out in Section 10 of this report.**
-

Executive Summary

The Opera House at Glyndebourne has been established for over 20 years, and is located within the setting of a Grade II Listed Building. The proposal is for the demolition of an inadequate ancillary building, currently used by the props department, wig workshop and as rehearsal space, with a fit-for-purpose Production Hub, which will provide space for those departments within the existing building, as well as the costume department. It would also provide space for staff amenity areas and a double-height assembly workshop at the centre. This would free-up space in the adjacent Messel Building to store live-rep costumes, preventing the need for them to be stored off-site (as is currently the practice). The project represents an improvement in the provisions and conditions for the current workforce and therefore, the number of staff would not be increased as a result of it.

The proposal as submitted comprises a suite of supporting documents, including a design and access statement, heritage statement, preliminary ecology appraisal, arboricultural impact report and drainage statement. The proposed development would be viewed within the context of the established use and therefore there is little impact visually, or upon landscape character. There would also be no adverse effect on the setting of the Grade II Listed Building. On this basis, the application for planning permission is recommended for approval, subject to conditions.

I. Site Description

- I.1 The Glyndebourne Opera House, together with associated buildings is located between Ringmer and Glynde adjacent to New Road which links the two parishes. The site is located within a dip in the landscape and well screened along the roadside by an established belt of trees.
- I.2 The main house is a Grade II Listed Building and is located on the western edge of the site to the north of formal gardens. The opera house is a tall, imposing structure in the centre of the site and features a dark lead roof. Surrounding the opera house are a collection of

ancillary buildings, some of which appear to be converted buildings previously associated with the main house and now used in association with the opera house. To the northeast of the opera house are a collection of 1960s outbuildings currently used as a series of workshops, including the Hector Buildings and a larger outbuilding, known as the Messel Building, which is primarily used for costume making and other activities.

- 1.3 The site is accessed from New Road to the west and the drive curves around the north of the site past a series of staff car parks, with a large visitor car park to the southwest. There is also a tennis court adjacent to the Hector Buildings, which is for staff use only.

2. Proposal

- 2.1 The application seeks planning permission for the demolition of the Hector Building, removal of the tennis court and the construction of a 2-storey 'production hub', which would be linked to the existing Messel Building. This hub would comprise a double-height assembly workshop at the centre, with other spaces including, costume department, rehearsal rooms, wig room, staff tea room, surrounding the assembly workshop, over 2 storeys.
- 2.2 The plan form would be square (36m by 36m), divided into 3 structural bays, 12m wide. Roofs would be pitched, with a central ridge above each running northwest/southeast, so that the 3 gables would be seen from the most publicly viewed, southeastern side. The proposed link would connect to the Messel Building at both ground and first floor level.
- 2.3 It would be intended for the building to appear less dominant than the Messel Building, and more reminiscent of local agricultural or industrial buildings. The walls would be externally clad with dark-grey stained vertical Accoya boards (or an aluminium alternative). The roof would be covered with pre-formed aluminium panels, with 25mm welts running up the slope.
- 2.4 The proposal would include the formalisation of parking around the new building, resulting in no net increase, or loss, of parking spaces.

3. Relevant Planning History

- 3.1 Whilst there have been many applications made within the grounds of the opera house, none are directly relevant to the current planning application.

4. Consultations

- 4.1 **Design Officer:** No objection to building itself, but further detail required regarding the function of the green spaces surrounding the building.
- 4.2 **Landscape Officer:** No objection.
- 4.3 **Local Highway Authority:** No objection, subject to condition restricting use to that associated with the opera house.
- 4.4 **Lead Local Flood Authority:** No objection, subject to conditions securing appropriate surface water drainage works.
- 4.5 **Archaeology Officer:** No objection, subject to condition securing archaeological investigation and safeguarding.
- 4.6 **The Theatres Trust:** No objection.
- 4.7 **Dark Skies Officer (from pre-application advice):** No objection, subject to conditions.
- 4.8 **Parish Council Consultee:** None received.
- 4.9 **Historic Buildings Officer:** No objection.
- 4.10 **Environmental Health:** No objection, subject to conditions.
- 4.11 **SDNPA Design Review Panel (provided at pre-application stage):** Comments.
- The Panel advised the barn aesthetic and triple-pitched roof were the right approach for the site.

- Further justification should be considered for the choices of colour and materials and for the external spaces.
- It was also suggested that the application would present the opportunity to improve the entrance sequence for the whole site.

5. Representations

5.1 None received.

6. Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Lewes District Local Plan Joint Core Strategy 2016** (referred to in this report as JCS) and saved policies of the **Lewes District Local Plan 2003** (referred to in this report as LDLP). The relevant policies to this application are set out in section 7, below.

6.2 National Park Purposes

The two statutory purposes of the SDNP designation are:

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

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

7. Planning Policy

Relevant Government Planning Policy and Guidance

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

National Planning Policy Framework (NPPF)

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

- NPPF - Conserving and enhancing the natural environment
- NPPF - Supporting a prosperous rural economy
- NPPF - Promoting sustainable transport
- NPPF - Requiring good design
- NPPF - Conserving and enhancing the historic environment

7.3 In addition to the above, it is considered that the following paragraphs of the NPPF are relevant to the determination of this application:

- Paragraphs 14, 17, 28, 58, 109, 115, 118, 123, 125, 128, 129, 131, 132, 206.

Of these paragraphs 128-134 require the SDNPA to identify and assess the significance of heritage assets and to take account of the desirability to sustain and enhance this significance. Great weight should be given to their conservation and any harm or loss should require clear and convincing justification.

Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 is also relevant.

7.4 Section 66 states “in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall have special

regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

- 7.5 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.
- 7.6 The following policies of the **Lewes District Joint Core Strategy 2016** are relevant to this application:
- CP5 – The Visitor Economy
 - CP10 – Natural Environment and Landscape
 - CP11 – Built and Historic Environment and Design
 - CP13 – Sustainable Travel
- 7.7 The following policies of the **Lewes District Local Plan 2003** are also relevant to this application:
- C1 – Planning Boundary and Key Countryside Policy
 - ST3 – Design, Form and Setting of Development
 - ST11 – Landscaping of Development
 - T1 – Travel Demand Management
 - T13 and T14 – Vehicle Parking
 - H2 – Listed Buildings

Partnership Management Plan

- 7.8 The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.
- 7.9 The following Policies are of particular relevance to this case:
- General Policy 1 – Conserve and enhance
 - General Policy 3 – Protect and enhance tranquillity and dark night skies
 - General Policy 9 – Protect the significance of the historic environment
 - Transport Policy 38 – Work with businesses to reduce car travel across the National Park
 - Visitor Policy 43 – Support the development of recreation and tourism facilities
 - Visitor Policy 44 – Sustainable business practices

The South Downs Local Plan: Pre-submission

- 7.10 Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26 September to 21 November 2017. After this period, the next stage in the plan preparation will be the submission of the Local Plan for independent examination and thereafter adoption. Until this time, the Pre-Submission Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation, along with the fact that the policies are compliant with the NPPF, the policies within the Pre-Submission Local Plan are currently afforded little weight.

8. Planning Assessment

- 8.1 The proposed development aims to ‘create a unified and excellent working environment for those who make props, scenery and costumes’. It would provide fit-for-purpose working space for existing staff, whilst allowing storage on-site for live-rep costumes, which are currently stored off-site. The application makes clear how the existing spaces are not appropriate in terms of space light and ventilation and how the new facilities would benefit the existing business operations. The proposed development would not result in any

increase in staff numbers, or generate the need for a net gain in parking spaces. It is considered that the principle of the development meets the criteria of Purpose 2. On this basis, the main issues for consideration with regard to this application are:

- Impact on landscape character and visual impact
- Impact on cultural heritage
- Access and parking provision
- Drainage
- Ecology

Landscape Character and Visual Impact

- 8.2 The application site is within the Scarp Footslopes Character Area of the South Downs Integrated Landscape Character Assessment and was historically, a Designed landscape. The site is already occupied by an area of parking and an existing ancillary building, serving the opera house. The principle of the proposed development would therefore have little impact on the character of the landscape and would support the ongoing use of the opera house.
- 8.3 The proposed building would be located at the bottom of the driveway, which curves around the boundary with the woodland to the west and north. The site of the proposed building is well screened from the public highway and would not be visible from any public rights of way. The visual impact of the proposal would therefore be local and within the context of the established use of the site in association with the opera house.
- 8.4 The existing buildings proposed to be removed are in a poor condition, offering no architectural or historic merit. The replacement of these with a new structure is supported. The design approach adopted for the replacement building, that being a barn aesthetic and triple-pitched roof is considered appropriate, given the rural location. This also follows the approach taken with the Messel Building, to which the new building would be linked. The colour of the materials proposed differ from those on other ancillary buildings within the complex, with other buildings either lighter in colour, or of a brick and tile construction. The form and character of the proposed building lends itself to the type of materials proposed; dark timber/aluminium cladding, under a pre-formed aluminium panel roof (also dark grey). This would match the colour of the roof covering the opera house itself, however the triple-bay roof and agricultural character of the building would retain the new buildings ancillary and subservient relationship to the main building.
- 8.5 The site would sit under good rural skies, which measure in the 'bronze' level of sky quality. Whilst these skies would not be part of the main Reserve core, they are of sufficient quality that effort should be made to reduce the impact on the skies, so that the general level does not significantly degrade. The Hector building, to be demolished, contains some rooflights, and the overall facility is already fairly well-lit. The addition of new lighting, in particular as a result of a small increase in the number of rooflights, would be mitigated by the existing conditions. There would still be a requirement to follow good practice in terms of both the external lighting and mitigation measures regarding the fenestration on the new building. The latter would include a requirement for consideration given for the use of low transmittance glass. A full strategy regarding external lighting and mitigation measures for the building itself, would be required by condition.

Cultural Heritage

- 8.6 The opera house was constructed over 20 years ago, within the grounds of a Grade II Listed Building (Glyndebourne). The setting of this building has therefore already been impacted by the introduction of this building and the ancillary buildings/uses associated with it. The proposal is for a replacement building, albeit on a larger scale than the original, located approximately 130m from the listed building and at a lower level. The opera house, which is of a far grander and prominent character than the proposed building is located in the intervening space between the listed building and application site. It is therefore considered that the proposal would have a negligible impact on the setting of the listed building.
- 8.7 The site has been assessed as having a generally low to moderate potential for all archaeological periods and therefore, given the absence of previous investigation at the site,

and the rich and varied record of historic sites nearby, the potential of as yet unknown archaeological remains to be present, cannot be discounted. A condition is therefore recommended to ensure further investigation is carried out prior to works commencing, as well as recording of any archaeological works undertaken.

- 8.8 In terms of perpetuating the cultural heritage of the site, in as much as it is a place for people to come and to immerse themselves in the operatic experience, the proposal would serve to enhance this.

Access and Parking Provision

- 8.9 There are no changes proposed to the main access road as a result of the proposal, although there would be a reconfiguration of access to the staff car parking areas on either side of the proposed buildings. 52 parking spaces are proposed as part of the scheme, which would be a direct replacement of the quantity already found in this location. There would be no increase in staff as a result of the proposal and therefore it would not be anticipated that there would be any need to provide further car parking spaces. Concern was raised initially by the Local Highway Authority regarding the net gain in floorspace of what they considered to be essentially a B1(c) use. The applicant has made clear that the building would only be used as a production hub in association with the wider use of the site as an opera house and a condition could be reasonably imposed to restrict the use of the building to ancillary purposes associated with the opera house. On the basis of the imposition of such a condition, the Local Highway Authority would not object to the scheme.
- 8.10 Clarification has been sought regarding the ability for larger vehicles to manoeuvre around the building. The movement strategy submitted as part of the design and access statement indicates that deliveries and large vehicles would use the staff/delivery access that runs down the eastern side of the Messel Building, and park adjacent to the new Hub, before exiting via the main access drive. The principle of this strategy is acceptable and a vehicle tracking plan has been requested, to ensure that such movement is achievable.
- 8.11 A number of trees are proposed to be removed as part of the reconfiguration of the parking provision. All have been designated as either C or U grade in the accompanying arboricultural report. A B grade Horse Chestnut is proposed to be retained. There is opportunity to use the revised soft landscaping around the new building and parking areas to help guide visitors through the wider site. This will be explored further through imposition of appropriate conditions.

Drainage

- 8.12 The site is within Flood Zone 1, but is over 1 hectare in area, which is why a consultation was requested from the Lead Local Flood Authority. The proposal would involve the removal of an existing building and large area of hardstanding (tennis court). There is therefore a minimal increase in the amount of hardstanding on the site. A sustainable drainage system has been designed in accordance with the discharge hierarchy, to replicate a betterment of existing conditions with all surface water being designed to discharge to ground via new soakaways and permeable road pavement construction. The LLFA has confirmed this is acceptable and has recommended conditions to secure an appropriate SuDS scheme.

Ecology

- 8.13 There would be no protected species adversely affected by the proposed development. The Preliminary Ecological Appraisal sets out a programme of precautionary measures and enhancements, which can be conditioned.

9. Conclusion

- 9.1 The scheme represents a well justified and necessary improvement to the production space associated with the opera house. The scale, character and appearance of the building has been carefully considered and would be reflective of the character of the existing ancillary buildings and appropriate to the rural location.

- 9.2 It is therefore considered that the proposal would accord with the relevant planning policies within the JCS and LDLP, the NPPF, South Downs National Park Partnership Management Plan 2014-2019 and the Purposes of the National Park. Conditions are recommended to secure final details of materials, soft and hard landscaping, tree protection, lighting, ecological mitigation and drainage.

10. Reason for Recommendation and Conditions

- 10.1 It is recommended that the planning permission be approved, subject to the conditions set out below:

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

Reason: to comply with Section 91 of the Town and Country Planning Act 1990.

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

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

3. Prior to the commencement of the development hereby permitted, details of the soft landscaping associated with each element of the permitted development shall be submitted to and approved in writing by the Local Planning Authority. The plans shall include, but are not limited to the following:

- Species
- Planting sizes
- Planting methods
- Identification of the trees proposed to be retained
- Surface dressing, where appropriate
- Grassing/turfing operations
- Seed mixes
- Establishment operations

The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and to conserve and enhance the landscape character.

4. Prior to the commencement of the development hereby permitted details of the hard landscaping associated with the permitted development (including samples where required) shall be submitted to and approved in writing by the Local Planning Authority. The plans shall include, but are not limited to the following:

- Hard materials
- Kerbs and edgings
- Drainage goods and falls
- Bollards and railings

The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and to conserve and enhance the landscape character.

5. All hard and soft landscape works shall be carried out in accordance with the approved details (in accordance with Conditions 3 and 4).

All hard landscaping shall also be carried out in accordance with the approved details prior to the development hereby permitted first being brought into use or in accordance with a programme to be agreed in writing by the South Downs National Park Authority.

All soft landscaping shall be carried out in accordance with the approved details and in the first planting and seeding season following when the development is first brought into use. All shrubs, trees and hedge planting shall be maintained free from weeds and

shall be protected from damage by vermin and stock. Any trees or plants, including those existing trees to be retained which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by South Downs National Park Authority.

Reason: In the interests of amenity and to conserve and enhance the landscape character.

6. Prior to the commencement of the development hereby permitted, details of all external lighting (designed to minimise impacts on wildlife and avoiding light spill) and details of the mitigation measures proposed to prevent adverse impacts on the International Dark Night Skies Reserve from internal lighting shall have been submitted to and approved in writing by the South Downs National Park Authority. The external lighting and mitigation measures shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the South Downs National Park Authority.

Reason: To enable the South Downs National Park Authority to control the development in detail in the interest of amenity, to safeguard the integrity of the International Dark Night Skies Reserve.

7. No works pursuant to this permission shall commence until a Construction Management Plan (to include construction vehicle routing, deliveries timing, the provision of loading / offloading areas, wheel wash facilities, site office and contractors parking area) has been submitted to and approved in writing by the South Downs National Park Authority. The approved plan shall be implemented and maintained until the development is complete unless otherwise agreed in writing by the South Downs National Park Authority.

Reason: To enable the South Downs National Park Authority to control the development in detail in the interest of maintaining a safe and efficient highway network and in the interest of the amenity of the area in accordance with the objectives of the National Planning Policy Framework.

8. Prior to the commencement of the development, the detailed design of the crate soakaways, permeable paving and ring soakaways shall be submitted to and approved in writing by the Local Planning Authority. The detailed design shall be informed by findings of additional groundwater monitoring in between autumn and spring. The design shall leave at least 1m unsaturated zone between the base of the soakaways and the highest recorded groundwater level. If this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the drainage system should be provided, with a connection to the existing drainage network.

Evidence of how impacts of high groundwater on the structural integrity of the proposed crate will be managed should also be provided. The detailed design shall also incorporate accessible catch pits integral with a silt trap upstream of all the soakaways.

Reason: To ensure satisfactory surface water drainage in accordance with development plan policies and the NPPF.

9. Prior to first occupation of the development permitted, evidence (including photographs) shall be submitted and approved by the Local Planning Authority showing that the drainage system has been constructed in accordance with the details agreed in condition 8.

Reason: To ensure a satisfactory surface water drainage system in accordance with development plan policies and the NPPF.

10. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any

archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the NPPF.

11. The building to be demolished may contain asbestos and accordingly prior to the demolition of the existing building, a demolition asbestos survey shall be undertaken by a competent person in accordance with the current guidance and practice. 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. The development shall be carried out in accordance with the approved details.

Reason: To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with National Planning Policy Framework.

12. If, during development, contamination 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 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 National Planning Policy Framework.

13. Prior to works beginning above slab level, a schedule of all external materials and finishes to be used in the development, including samples where necessary, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in full accordance with the approved schedule and samples.

Reason: To safeguard the appearance of the development in the interest of conserving and enhancing the landscape character and cultural heritage of the area and to ensure a building of high visual quality.

14. Prior to the development hereby permitted being first brought into use, details of the cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking details shall be implemented prior to the occupation of the development and thereafter retained.

Reason: To provide for alternative modes of transport in accordance with development plan policies and the NPPF.

15. The development hereby permitted shall be carried out in full accordance with the Tree Protection Plan and Arboricultural Method Statement prepared by Hurst Tree Consultants dated 28 June 2017, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that trees are protected during the construction of the development and in accordance with the objects of the NPPF.

16. The development hereby approved shall be carried out in full accordance with the mitigation and enhancement measures identified in the Preliminary Ecological Appraisal prepared by Urban Edge Environmental Consulting dated April 2017, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that wildlife and biodiversity are protected and enhanced during the construction of the development and in accordance with the objectives of the NPPF.

17. The use of the development hereby permitted shall be used only for purposes ancillary to the overall operation of the Opera House, Glyndebourne, BN8 5UU and for no other

purposes, including those under Use Class B1 or D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any order revoking re-enacting or modifying that order.

Reason: The premises lie in an area where the establishment of further commercial uses would not normally be allowed.

11. Crime and Disorder Implications

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

12. Human Rights Implications

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

13. Equality Act 2010

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

14. Proactive Working

14.1 The SDNPA, during the pre-application process and the consideration of the current applications, has worked with the applicant to ensure a development is brought forward that conserves and enhances the natural beauty, cultural heritage and wildlife of the Park. Enhancements have been identified during this process such as improved screening and removal of inappropriate bollards, and areas identified to secure further detailing, such as fencing.

TIM SLANEY

Director of Planning

South Downs National Park Authority

Contact Officer: Vicki Colwell

Tel: 01730 819280

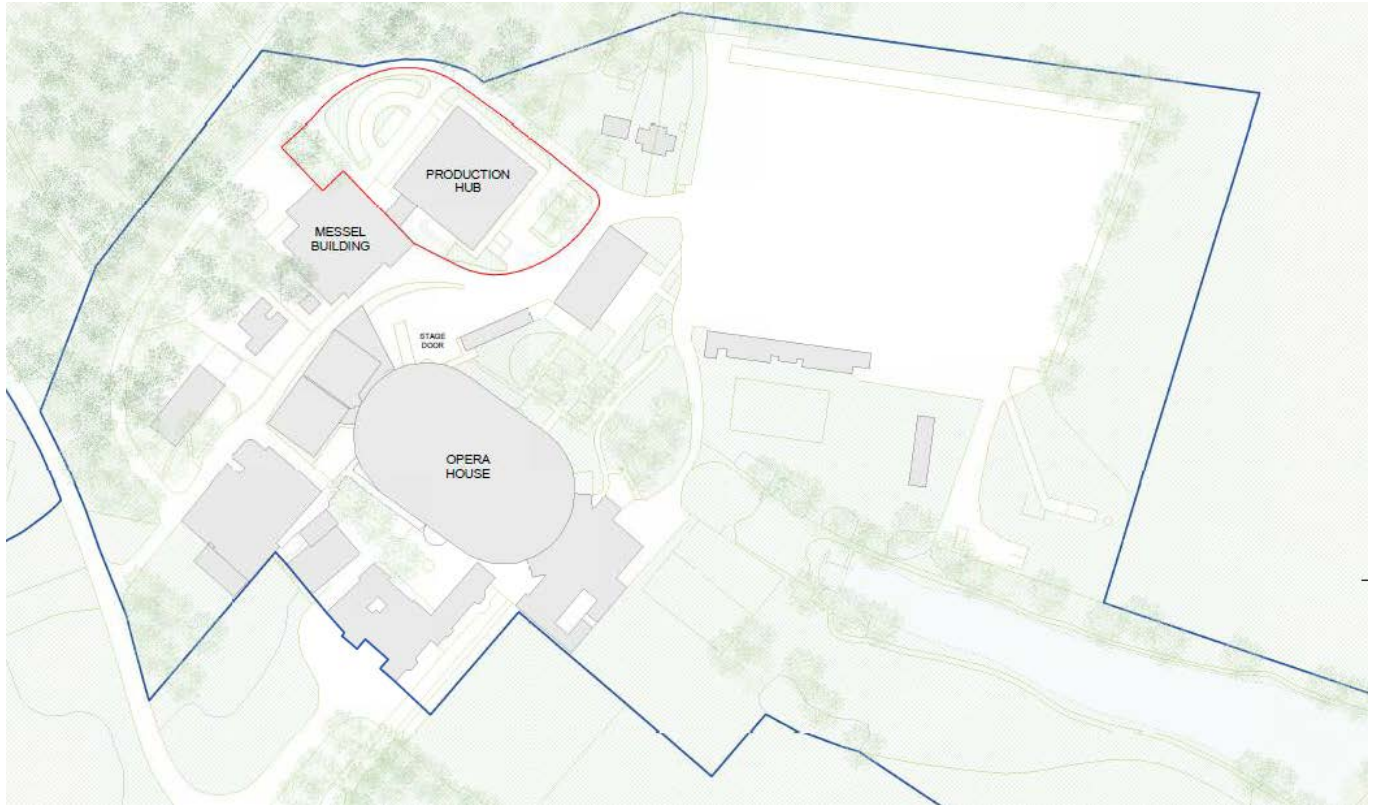
email: vicki.colwell@southdowns.gov.uk

Appendices 1. Site Location Map
2. Plans Referred to in Consideration of this Application

SDNPA Legal Services & Development Manger
Consultees

Background Documents Full details of all application documents, plans and consultation responses
<http://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OT331UTUKJZ00>
Lewes District Joint Core Strategy 2016
<http://www.lewes.gov.uk/corestrategy/>
Lewes District Local Plan 2003 (saved policies)
<http://www.lewes.gov.uk/planning/localplan.asp>
South Downs National Park Local Plan: Pre-submission
<https://www.southdowns.gov.uk/planning/national-park-local-plan/>
National Planning Policy Framework 2012
[South Downs National Park Partnership Management Plan 2014-2019](#)

Site Location Map



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2012) (Not to scale).

Plans Referred to in Consideration of this Application

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

Plan Type	Reference	Version	Date on Plan	Status
Plans – Location Plan (Proposal)	727-NHA-N-XX-DR-A-00000	P00	14.07.2017	Approved
Plans – Site Plan (Proposal)	727-NHA-N-00-DR—00002	P00	14.07.2017	Approved
Plans – GA Plan (Level 02 and Roof Level)	727-NHA-N-02-DR-A-00012	P00	14.07.2017	Approved
Plans – General Arrangement Plan (Level 01)	727-NHA-N-02-DR-A-00011	P00	14.07.2017	Approved
Plans – General Arrangement Plan (Level 00)	727-NHA-N-02-DR-A-00010	P00	14.07.2017	Approved
Plans – Hard Landscape GA Plan	727-NHA-N-00-DR-A-90000	P00	14.07.2017	Approved
Plans – Site Plan (Existing)	727-NHA-N-XX-DR-A-00001	P00	14.07.2017	Approved
Plans - General Arrangement Elevations - North	727-NHA-N-XX-DR-A-00100	P00	14.07.2017	Approved
Plans - General Arrangement Elevations - East	727-NHA-N-XX-DR-A-00101	P00	14.07.2017	Approved
Plans - General Arrangement Elevations - West	727-NHA-N-XX-DR-A-00103	P00	14.07.2017	Approved
Plans – General Arrangement Elevations - South	727-NHA-N-XX-DR-A-00102	P00	14.07.2017	Approved
Plans - GA Sections – Cross Section AA	727-NHA-N-XX-DR-A-00200	P00	14.07.2017	Approved
Plans - GA Sections – Longitudinal BB	727-NHA-N-XX-DR-A-00201	P00	14.07.2017	Approved
Plans - GA Sections - Sections CC and DD	727-NHA-N-XX-DR-A-00202	P00	14.07.2017	Approved
Plans - Arboricultural Implications Assessment Plan	001		14.07.2017	Approved
Plans – Tree Protection Plan	001		14.07.2017	Approved
Plans – Proposed Drainage Layout	C001	A	14.07.2017	Approved
Plans – Existing Drainage Layout	C002		14.07.2017	Approved
Plans – Proposed External Works Layout	C005		14.07.2017	Approved
Plans – Proposed Drainage Details	C010	A	14.07.2017	Approved
Plans – Proposed Drainage Details Sheet 2	C011		14.07.2017	Approved
Plans – Exceedance routes	C030		14.07.2017	Approved
Plans - General Arrangement Elevations - Existing - South	727-NHA-N-00-DR-A-00112	P00	31.07.2017	Approved
Plans - General Arrangement Elevations - Existing – West	727-NHA-N-00-DR-A-00113	P00	31.07.2017	Approved
Plans - General Arrangement Plan - Existing (Level 00)	727-NHA-N-00-DR-A-00020	P00	31.07.2017	Approved
Plans - General Arrangement Plan - Existing (Level 01)	727-NHA-N-00-DR-A-00021	P00	31.07.2017	Approved
Plans - General Arrangement Plan - Existing (Roof Level)	727-NHA-N-00-DR-A-00022	P00	31.07.2017	Approved
Plans - General Arrangement Elevations - Existing - North	727-NHA-N-00-DR-A-00110	P00	31.07.2017	Approved
Plans - General Arrangement Elevations - Existing - East	727-NHA-N-00-DR-A-00111	P00	31.07.2017	Approved

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