

Report to	Planning Committee
Date	14 June 2018
By	Director of Planning
Local Authority	SDNPA (Called In Application)
Application Number	SDNP/16/06136/FUL
Applicant	Mr J Oliver
Applications	Construction of manege, fenced surround and shallow earth bank for use as training and exercise facility in connection with stables and livery.
Address	The Oaks, The Motor Road, Old Racecourse, Lewes, BN7 1UR

Recommendation: That planning permission be granted subject to condition set out Section 10.1 of the report

Executive Summary

The application seeks planning permission for a manege, associated post and rail fencing, levels changes and landscaping on land to the south west of The Oaks within the Old Racecourse site. The application site lies to the edge of the racecourse within rolling Open Downland. This is the defining historic landscape character type where open space is an important component and feature of the wider landscape character area. The site also lies to the edge of the Lewes Battlefield designation which is classified as an Archaeological Notification Area (ANA).

The applicant operates a riding school and fledgling livery yard referred to as Tor Stables with 12 stables available for use. The location of the manege is set below the ground levels of nearby properties and is adjacent to an existing hawthorn hedgerow to be accessed either via a means of access to the north or via a right of access over the adjoining land to the south.

The applicant has submitted further justification for the proposed manege as well as more detailed plans indicating proposed levels and extent of cut and fill required. Subject to clarification of final levels details including agreement slope gradients to minimise the visual effect of cut and fill, the landscape and visual impacts associated with the proposal are not deemed to be significant. Final details of landscaping and enhancements would also be secured through condition.

ESCC Archaeology has objected to the proposal on the basis that insufficient information has been provided to determine the likelihood of necessary excavation works affecting archaeological remains on the edge of the Lewes Battlefield designation. The Archaeologist recommends conditions to be imposed in the event that the Authority is minded to approve the application in the absence of an evaluation of the site. Subject to conditions it is recommended that planning permission is granted.

I. Site Description

- I.1 The Oaks is a residential property comprising a dwelling and stable block (adjoining the western side of the Motor Road) at The Old Racecourse in Lewes. The applicant operates a business known as Tor Stables offering trekking and livery with a total of 12 stables.

- 1.2 The application site is one of wider collection of buildings forming the Old Racecourse complex, located outside of the Lewes settlement boundary. Most of the buildings across the wider site are now given over to both residential and equestrian uses. Although it is no longer used for racing, the course to the west known as the 'gallops' has been used for the training of race horses. The site and surrounding area has been influenced by the historic presence of the racecourse on the site for over 100 years. The races course and associated gallops have a strong historic influence and significance on the west side of Lewes.
- 1.3 The application site is situated approximately 200 metres to the south of the main property and is separated by several neighbouring residential properties. The application site is accessible with a right of access via a hardstanding and track heading north and then double backing on itself to run parallel to the gallops.
- 1.4 The site is visible from several public vantage points, the closest being the footpath along the southern boundary. The bridleway beyond the strip of former racecourse land also affords views, with more limited filtering by clusters of hawthorn. To the north the site is partly contained by stunted woodland. Long distant views are from across the valley and South Downs Way to the south.
- 1.5 The South Downs Integrated Landscape Assessment places the site in the landscape Type A: Open Downland the most relevant key characteristics to the site are large scale open elevated landscape of rolling chalk downland, with dry valleys and scarp slopes.
- 1.6 The land is set below the level of the adjoining land belonging to 'The Stewards' and is gently sloping downward from east to west, with Footpath 5 & 48a running parallel to the application site adjacent to the gallops. Bridleway 3 runs to the east of the site of the adjoining land owner's site, which is subject to other applications presented to Members at the June committee.

2. Relevant Planning History

- 2.1 Permitted development rights were removed by Article 4 Direction on 8 December 1993 for the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure. The Direction was made for the purpose of controlling various forms of enclosure in order to protect this characteristically open downland landscape.
- 2.2 SDNP/15/05807/FUL granted planning permission for the erection of fencing around part of former racecourse within the gallops (land belonging to the applicant) to allow horse grazing. Subject to amendments this was approved on the basis that part of the site would be constructed using post and wire along the southern boundary and post and rail along the north and across the southern end.
- 2.3 Planning permission was granted for The Oaks under reference SDNP/16/03999/FUL for alterations to existing stable building comprising 10 new timber roof lights, replacement of existing windows, replacement fascia's and gutters and new raised platform.
- 2.4 Planning application SDNP/17/02082/FUL is pending consideration by Members at the June Committee meeting for the retention of temporary fencing and its replacement with cleft chestnut post and rail fencing.

3. Proposal

- 3.1 The application seeks planning permission for a manege indicated to measure 30 by 50 metres. Taking into account the additional post and rail fencing and surrounding banked earthworks the total site area is indicated to measure 40 by 60 metres - equivalent to a total area of 2400 square metres. The manege surface would be constructed through excavation of the existing ground level with stone sub based with geotex membrane and sand and rubber top surface. An associated landscaping scheme would need to be agreed to establish final details of finished levels to provide a level surface set down into the site.
- 3.2 The proposed rail fence would be constructed using black painted vertical timber posts fixed to a white painted rail fence with an overall height of 1.24 metres. Further to discussions with the Landscape Officer, a final plan of cut and fill has yet to be agreed but would be subject to condition if Members are minded to approve the application.

- 3.3 The application advises that the manege will be used by those keeping their horses in the nearby yard where parking is provided. It is not proposed to offer direct vehicle access to the manege. The applicant anticipates that the only vehicles required to maintain the manege would be a tractor, quad bike and Landrover.
- 3.4 The applicant advises that the manege could be used by approximately 6 horses per day in with horses using the manege for approximately 40 minutes. Horse manure would be collected by trailer to be deposited in a manure skip within the stable yard.
- 3.5 No archaeological investigation has been undertaken despite the site being located on the edge of the Lewes Battlefield ANA.

4. Consultations

4.1 **St Ann (Without) Parish Meeting** - No comments received.

4.2 **ESCC Archaeology Officer** – Objection.

- The applicant has failed to meet the requirements of section 128 of the NPPF and it is not possible to clarify the impact of the proposal on heritage assets or archaeological remains.
- If the Local Planning Authority is minded to grant planning permission without sufficient understanding of the heritage significance of this site conditions are recommended for a written scheme of investigation and detailed design and method statement be submitted and approved by the Local Planning Authority.

4.3 **ESCC Landscape Officer** - No objection subject to conditions.

- In the context of the existing equestrian facilities the proposed developments are likely to have minor landscape and visual effects.
- The engineering operations associated with this development would have an adverse impact on local landscape character and views during the construction period; the development involving considerable cut and fill operations to create the level surface.
- The cut slope would be approximately 2m at its deepest. The proposed bunds surrounding the other three sides would be on average 1m high.
- Cut slopes would need to be graded out to reflect the surrounding natural slopes to be successfully integrated into the local landscape character.
- Amended gradients would require an increased volume of fill but allow the new slopes to be tied in to the existing landscape to more natural slopes and so avoid an engineered appearance for the completed development.
- A cut and fill calculation be required for sufficient soil excavated to achieve the gradients without the need to import material. A revised layout plan which indicates the full extent of the graded out areas in relation to site features and boundaries should be submitted.
- Some scrubby vegetation on the fenced boundary to the north of the proposed manege. Similar planting to continue along the western bund of the manege only would further help to screen the development and associated activities from the footpath and wider views.
- From more distant views and particularly the South Downs Way to the south of the A27 the proposed manege would be seen against the backdrop of the race course development and would be unlikely to have a significant impact.
- With appropriate mitigation the manege would be unlikely to have a significant adverse impact from these more distant views.
- It is recommended that the proposed manege could be supported as it would have an acceptable impact on local landscape character and views subject to appropriate mitigation and further details.

4.4 **ESCC Highways Officer** - No objection.

4.5 **SDNPA Historic Building Officer** - No comments.

4.6 **SDNPA Ranger** - No comments.

4.7 **South Downs Society – Objection.**

- It appears that work has already commenced without planning permission on this scheme.
- This development, with its hard unnatural surface and associated paraphernalia, would be an intrusive, somewhat urban feature in open countryside and in a highly exposed location on the downs, visible from a long distance around, including from well used paths.
- Being located at some distance from any development "envelope" around the former racecourse buildings it would greatly extend the ever-growing sprawl and should be resisted.

4.8 **Friends of Lewes**

- The proposed manege will have an adverse impact on the landscape contrary to Core Policy 10 of the adopted Lewes District Local Plan Joint Core Strategy which aims to conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- The Society also has concerns that the proposed development represents creeping urbanisation outside the existing development boundary and, if granted, could set a precedent for further development in the area.

5. **Representations**

5.1 5 third-party representations have been received *objecting* to the proposal. The representations raised the following issues:

- The proposal is in the wrong place and abandons any principle for the wider redevelopment of the Old Racecourse site.
- If permitted the proposal will provide incompatible commercial activities.
- The noise assessment underestimates nuisance from potential traffic, tractors and communication between riders and instructors.
- Inadequate visitor parking facilities are provided.
- The site is highly visible from far reaching vantage points.
- External lighting would have a significant impact.
- Suggestion for development to take place on the applicant's land to the north.
- A precedent has already been set by allowing the applicant to divide part of the racecourse with fencing to create paddocks.
- With Tractors having to travel up and down attending to muck heaps being taken to the applicants yard, most of which will be lost in transit.
- Successive changes at the Racecourse are having a negative impact on the cultural heritage of the historic site.
- There is already a school in the area which customers use, therefore a new school is not necessary.

5.2 2 third-party representations have been received neither objecting to nor supporting the proposal. The representations raised the following issues:

- The applicant have a right to access his land on foot and horseback at the northern end of his land but this is unlikely to be a practical route to his proposed location for the manege.
- Objectors state that states that the manege will disturb the residential area and yet the proposed location is set well away from any of the buildings.
- There is a manege already located on adjoining land which is much closer to the residential properties than the applicant's proposed manege but there have been no complaints about this disturbing the neighbours.
- Visual impacts can be negated by sinking the manege into the ground and with additional planting.
- It is impractical to relocate a manege on the applicant's land to the north.
- Concern regarding floodlighting however lighting can be controlled by condition.
- Concerns relate to construction of a roof or structure higher than fence line.

- The applicants would need suitable parking within their own property.

6. Planning Policy Context

National Park Purposes

6.1 The two statutory purposes of the SDNP designation are:

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

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

National Planning Policy Framework and Circular 2010

6.2 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. Paragraph 116 states that planning permission for major developments within National Parks should be refused except in exceptional circumstances.

6.3 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. Planning Policy

7.1 The statutory development plan in this area is the Lewes District Local Plan (2003) and the Lewes District Joint Core Strategy (2016).

7.2 The relevant Saved Policies in the Lewes District Local Plan are:

- CT1 – Planning Boundary and key countryside
- ST3 – Design Form and Setting of Development
- ST11 – Landscaping of Development
- RE8 – Equestrian and Related Activities
- LW9 – Lewes Battlefield

7.3 The relevant policies in the Joint Core Strategy are:

- CPI0 – Natural Environment and Landscape
- CPI1 – Built and Historic Environment & Design

South Downs Local Plan (2017)

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

7.5 The following policies from the SDLP are relevant:

- SD1: Sustainable Development
- SD4: Landscape Character
- SD5: Design
- SD6: Safeguarding Views
- SD8: Dark Night Skies
- SD12: Historic Environment
- SD24: Equestrian Uses

South Downs National Park Partnership Management Plan (SDPMP)

7.6 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.

7.7 The following Policies are of particular relevance to this case:

- General Policy 1 – conserve and enhance the natural beauty and special qualities of the landscape
- General Policy 3 – protect and enhance tranquillity and dark night skies
- General Policy 9 – the significance of the historic environment is protected from harm
- General Policy 28 – Improve and maintain public rights of way and access land, to provide a better connected and accessible network for a range of abilities and users and to reduce conflict where it occurs
- General Policy 29 – Enhance the health and wellbeing of residents and visitors by encouraging, supporting and developing the National Park as a place for healthy outdoor activity and relaxation.
- General Policy 30 – Develop ‘access for all’ opportunities, particularly supporting those groups currently underrepresented in the National Park visitor Profile.

8. Planning Assessment

Principle

8.1 The proposal does not constitute major development for the purposes of paragraph 116 of the NPPF or policy SD3 of the emerging South Downs Local Plan: Pre-Submission (2017). In reaching this conclusion, regard has been had to the opinions of James Maurici QC, and the recent judgment of the High Court in R (FH Green Ltd) v South Downs National Park.

8.2 In determining the principle of development, attention must be given to the Development Plan policies and the Article 4 Direction in relation to whether the proposed fencing to enclose the manege would contradict this purpose, having regard to relevant policies in the LDLP, the JCS and emerging policies in the SDLP.

8.3 Policies CT1 (Planning Boundary and key countryside) RES6 (New Development in the Countryside) seek to restrict new development in the countryside unless it conforms with other policies in the plan. Saved policy RE8 of the Lewes District Local Plan (2003) is a main relevant policy which permits ‘small-scale equestrian and related developments’ provided that:

- a) There would be no adverse effect on nearby rights-of-way or open spaces and their users;
- b) Good access is available to existing bridleways and the creation of new access points to public roads is avoided wherever possible;
- c) The development would not give rise to new buildings, unrelated to existing buildings, in Open Downland landscapes; and
- d) The proposals comply with other relevant policies of the Plan. Proposals in the Sussex Downs Area of Outstanding Natural Beauty, Parks and Gardens of Special Historic Interest, Sites of Special Scientific Interest and National Nature Reserves will not be permitted unless they are compatible with the objectives of these designations.

- 8.4 Under point a) the proposal does not impede a public right of way although the site will be visible from the public footpath to the west of the gallops. Noting the overall comments of the Landscape Officer, it is agreed that the visual impact of the proposal is considered to be minor overall.
- 8.5 In relation to point b) the applicant is reliant upon access to the site via one of two points; the first is via a hard surfaced section of bridleway and a right of access over the adjoining neighbour's land (Mrs Marsh) to the north; whilst the second is to the south of the site over land (belonging to Mr and Mrs Ffitch-Heyes) utilising an established bridleway route.
- 8.6 The legally established route is proposed for diversion although this application submitted to East Sussex has yet to be determined. Therefore the Local Planning Authority must assess the proposal on the existing bridleway routes. Whilst there is no direct authorised motor vehicle access to the site, officers consider that there is a sufficient means of access afforded to the applicant and future users of the manege by horse, cycle or foot.
- 8.7 Under point c), there is some dispute amongst interested parties regarding the appropriateness of the chosen location and whilst there is some concern that the manege falls beyond a 'development envelope' for the site, the manege would be situated approximately 100 metres from The Stewards which is the closest property adjacent to the gallops. The Landscape Officer does not raise an objection to the proposed location, and points c) and d) are considered in further detail below.
- 8.8 Officers note that the bridleway beyond the strip of former racecourse land also affords views, with more limited filtering by clusters of hawthorn. To the north the site is partly contained by stunted woodland. Long distant views are from across the valley and South Downs Way to the south.
- 8.9 In addition to RE8, the tests of emerging policy SD24 (Equestrian Uses) of the SDLP are relevant. Given the age of the existing Lewes Local Plan, this policy is considered to carry significant weight in decision making. The policy has not been subject to a high number of representations and no significant issues have been raised. The policy tests are set out as follows:
- a) The development is of a scale and / or an intensity of equestrian use compatible with the landscape and the special qualities;
 - b) It demonstrates good design which is well located and responds to local character and distinctiveness;
 - c) It will re-use existing buildings wherever feasible and viable;
 - d) Measures take to locate new buildings, stables, yard areas and facilities adjacent to existing buildings provided they respect the amenities and activities of surrounding properties and uses;
 - e) The proposals are well located to existing utilities and transport infrastructure, including vehicular and field accesses, tracks and bridleways;
 - f) New or supplementary landscape features are provided including hard and soft treatments and planting, consistent with local character; and
 - g) A conservation based land management approach can be demonstrated.
- 8.10 Regarding points a) and b) it is regarded that there is a lawful equestrian use of the land already, and the proposal supports the existing use by Tor Stables. Subject to conditions to agree on final landscaping and levels details the proposed manege would be of an appropriate scale and would not result in a substantially increased intensity of use across the site. The success of the application falls to the constraints of the site area and its appropriateness in landscape terms.
- 8.11 In relation to point b) the applicant has provided plans to clarify the extent of cut and fill proposed, however the Landscape Officer has recommended that a final scheme of cut and fill with landscaping be agreed to ensure the changes in levels do not appear as conspicuous or inappropriate to the wider character of the landscape, which is characterised by steady slopes and open grassland.

- 8.12 Under point c) there are no buildings proposed to be reused. An existing manege already exists at the site however it is not under the ownership of the applicant who does not have control over its existing or future use.
- 8.13 Having regard to point d) overall officers consider that the proposed location for the manege is appropriate, having regard to it being set a reasonable distance from adjoining neighbours whilst still being perceived from public rights of way as forming part of parcel of the Old Racecourse site. The location is also relevant to consider under point e) where the applicant is seeking to make effective use of the site's position adjoining footpaths and bridleways in order to attract horse riders.
- 8.14 Parking is provided within the applicant's stable yard and there is no deemed conflict under point e).
- 8.15 In relation to point f) it is suggested that a final scheme of landscaping can be agreed to ensure meaningful landscape enhancements. This is likely to include some dispersed planting of hawthorn and other native vegetation to soften the visual impact of the proposal from views on the nearby public rights of way. A condition for a final scheme of landscaping and levels to be agreed would also ensure compliance under point g).
- 8.16 It should be recognised that the Landscape Officer has raised an objection to the wider proliferation of fencing across the Racecourse site as it is contrary to the characteristically Open Downland area. Although this proposal includes fencing, it would be less conspicuous from far reaching views, and a more appropriate timber and white rail would be used, to be similar in appearance to that as featured on the approved rail under application SDNP/15/05807/FUL.

Further consideration of design and landscape impact

- 8.17 Paragraphs 56- 68 require that planning policies and decisions should aim to ensure that developments create a strong sense of place and add to the quality of an area. Developments are required to respect local character and materials in both built form and open space detailing. NPPF paragraphs 126 – 141 include policies in relation to development making a positive contribution to local character and distinctiveness.
- 8.18 The South Downs Integrated Landscape Assessment places the site in the landscape Type A: Open Downland the most relevant key characteristics to the site are: large scale open elevated landscape of rolling Chalk Downland, with dry valleys and scarp slopes; Sparse settlement, with occasional isolated farms and barns; blocks of modern farm buildings punctuate the open landscape with some urban development, beyond the designated area apparent in views from the wider landscape.
- 8.19 The most relevant key characteristics are:
- Large scale open elevated landscape of rolling chalk downland, with dry valleys and scarp slopes. Secluded dry valleys are a special feature.
 - Sparse settlement, with occasional isolated farms and barns. Blocks of modern farm buildings punctuate the open landscape.
 - Urban development, beyond the designated area apparent in views from this landscape.
- 8.20 The Landscape Officer has commented that the closest views to the sand school would be from the public footpath which lies immediately to the west. The visual impact from this path would affect a limited section of the path and the proposed mitigation measures suggested above would help to reduce the impact from these close views. More distant views are gained from the public footpath which runs along the top of the ridge from above Houndean to Cuckoo Bottom.
- 8.21 The increase in activity would provide a visual change as would any other associated clutter such as maintenance vehicles and whilst the view to the south would be most prominent from public view, subject to appropriate levels to be agreed and landscape planting the manege would be unlikely to have a significant adverse impact from these more distant views.

- 8.22 From more distant views and particularly the South Downs Way to the south of the A27 the proposed manege would be seen against the backdrop of the built form that has evolved around the race course development and would therefore be unlikely to have a significant impact. Whilst the proposal would change the continuity of character and visual experience of the northern part of the gallops its proposed location adjacent to other enclosures and developments associated with the racecourse make the proposed location less sensitive than the more open areas of the gallops to the south.
- 8.23 Subject to conditions for final details of levels including the extent of cut and fill to meet the required gradients as recommended by the Landscape Officer, it considered that the proposal would have an acceptable landscape and visual impact to be deemed in accordance with policies CPI0, CPI1 of the JCS seek to preserve and enhance the character and appearance of the countryside as well as ST3, ST11, RES6 of the LDLP (2003) and policies SD4, SD5 and SD6 of the South Downs Local Plan: Pre-Submission (2017).

Heritage Impact

- 8.24 The site lies on the western edge of the Lewes Battlefield land designation although development on the periphery of such sites is still capable of detrimentally affecting its setting. Policy LW9 of the LDLP states that planning permission will not be granted for development which would affect the landscape, setting or archaeological integrity of the Lewes Battlefield. The fencing (new, replacement and repair) must be considered in its own right and also in accumulation with other development at the site, including the existing stables.
- 8.25 ESCC Archaeology have objected to the proposal on the basis that insufficient evidence has been submitted to demonstrate that an appropriate assessment has been made to determine the potential impacts of archaeological remains in accordance with the requirements of the National Planning Policy Framework.
- 8.26 Despite objecting to the proposal, the archaeologist also confirms that if the Local Planning Authority is minded to grant planning permission without an understanding of heritage significance, conditions for a Written Scheme of Archaeological Investigation and site and post investigation assessment are recommended to be implemented upon the grant of consent.

Amenity

- 8.27 The proposal would result in some impact on the amenity of walkers and the general public as this application would intensify the equestrian use of the land. That said, the impact is considered to be less significant and does not warrant the refusal of the application, given that the manege will be lowered into the ground with a final scheme of landscaping to be approved. Furthermore the site is a sufficient distance from adjoining properties to mitigate any unacceptable harm to their privacy or amenity.

Other issues

- 8.28 The site is not considered to be of high ecological value so as to warrant a requirement for further ecological survey work or a refusal. However, the development presents an opportunity for landscape and ecological enhancements to be incorporated into the levels changes which would further justify the positive recommendation.
- 8.29 The site lies adjacent to the edge of the Racecourse in a sensitive position that is susceptible to harm resulting from inappropriate lighting. The South Downs National Park Authority must have regard to the sensitivities of the site and impacts of the development proposals under SD8 of the South Downs Local Plan: Pre-Submission (2017). No external lighting is indicated or proposed with the application however, a condition is recommended in the event that Members vote with the officer recommendation. This would restrict the installation of any external lighting unless first agreed by the Local Planning Authority.

9. Conclusion

- 9.1 For the reasons outlined above, it is recommended that planning permission be granted subject to conditions to ensure appropriate recording and analysis of any archaeological potential within the site, a final scheme of landscaping and details of cut and fill to ensure appropriate gradients are implemented.

10. Reason for Recommendation and Conditions

- 10.1 For the reasons outlined above it is recommended that the application be approved subject to the following conditions:

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

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

2. Notwithstanding submitted plans 'Sand School Proposed Plan 675-22' dated March 2017 and 'Sand School Proposed Sections & Elevations 675-24' dated March 2017 the development hereby permitted shall be carried out in accordance with the plans listed on the decision notice.

Reason: For the avoidance, of doubt and in the interests of proper planning. The new access, and parking spaces shall be completed in their entirety prior to the first use of the site.

3. No development shall be carried out until final plans including proposed sections and elevations setting out the final details of cut and fill including finished levels for the manege and surrounding earth banks and landscaping have been submitted to and approved the Local Planning Authority.

Reason: To ensure that the development is appropriately sited within the landscape to reduce landscape and visual impacts in balance with the benefits of the scheme.

4. No development shall be commenced until a schedule of materials, finishes and colours to be used for and of all new surfaces and ground cover, including fencing, manege surface (permeable and geo-synthetic material) and associated surfaces for access around the manege have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character of the rural area.

5. No development shall be carried out until a detailed scheme of landscaping including a plan and schedule of landscaping works shall be submitted to and approved by the Local Planning Authority to include:

- i) Written specifications (including cultivation and other operations associated with plant and grass establishment);
- ii) A schedule of ecological enhancements including gains in native planting;
- iii) Planting methods;
- iv) Schedules of plants noting the mix of species, planting sizes and proposed numbers/densities or seeding where appropriate;
- v) Retained areas of grassland cover, scrub, hedgerow and trees;
- vi) Manner and treatment of boundaries, watercourses, ditches and banks;
- vii) A schedule of landscape maintenance for a minimum period of 5 years include details of the arrangements for its implementation; and
- viii) A timetable for implementation of the landscaping works.

The landscaping works shall be implemented in accordance with the approved details and timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the rural character and amenities of the area and to minimise the risk of pollution and impact on biodiversity

6. No development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework

7. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the programme set out in the Written Scheme of Investigation (WSI) approved under condition [6] to the satisfaction of the Local Planning Authority, in consultation with the County Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

8. The development hereby approved shall not be used at any time for any purpose other than for equestrian training and leisure associated with livery business and riding school business referred to as Tor Stables, or by any subsequent name given to an equestrian business operating on the land, and shall not be used in connection with a wider commercial equestrian operation.

Reason: To ensure the manege does not result in an intensification of use which could result in harm to the amenity of existing and future occupants of nearby residential properties and to ensure a form of use which is directly related to scope of the application within a particularly sensitive countryside location in accordance with the purposes of the National Park.

9. There shall be no burning of stable waste (arising from the stables hereby permitted) on the application site at any time.

Reason: In the interests of amenity and of preventing pollution.

10. No external lighting shall be installed on-site without the prior written approval of the Local Planning Authority and this condition shall apply notwithstanding the provisions of the Town And Country Planning (General Permitted Development) (England) Order, 2015, or any Order revoking or re-enacting that Order.

Reason: To protect the character of the countryside, and the designated International Dark Night Reserve, which is part of the special quality of the South Downs National Park, in accordance with National Park Purposes and the National Planning Policy Framework.

11. Crime and Disorder Implication

- 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 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included giving the opportunity to provide additional information to overcome technical issues.

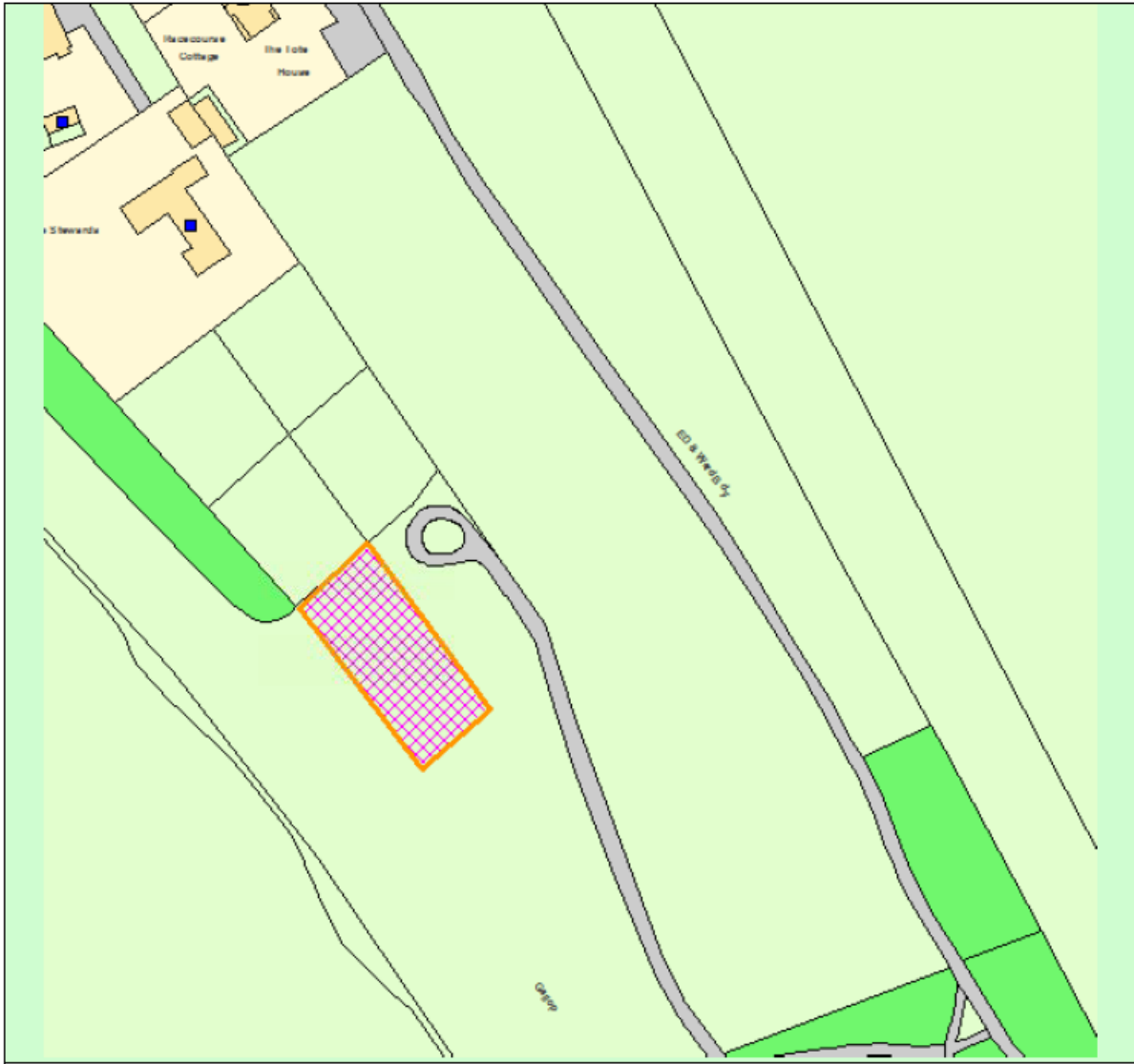
TIM SLANEY

Director of Planning

South Downs National Park Authority

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Appendices	I. Site Location Map
SDNPA Consultees	Legal Services
Background Documents	Application Documents Lewes District Local Plan (2003) Lewes District Joint Core Strategy (2016) South Downs National Park Local Plan (2017) South Downs Local Plan Schedule of Changes (2018) South Downs Partnership Management Plan (2014-2019) National Planning Policy Framework

Site Location Map



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