

Agenda Item 9
Report PC20/21-42

Report to	Planning Committee
Date	15 April 2021
By	Director of Planning
Local Authority	Lewes District Council
Application Number	SDNP/20/05442/FUL
Applicant	Mr B Taylor
Application	Demolition of redundant modern straw barn at Sheeppard Barns, Conversion of redundant Sprayer Shed to BI(a) office use and demolition of redundant above ground slurry tank
Address	Iford Farm, The Street, Iford, East Sussex

Recommendation:

That planning permission be granted subject to the conditions set out in paragraph 10.1 of the report.

Executive Summary

The applicant seeks permission to convert a redundant Sprayer Shed to the west of the main Iford Farm complex to a BI(a) office use and to demolish two further redundant buildings. This application has been submitted independently but alongside two other applications for development within the Iford Estate; the Proposal section of this report provides further details of these applications.

The main issues relevant to the determination of this application are considered to be:

- Principle of Development and Agricultural Justification
- Landscape and Visual impact
- Impact on Conservation Area
- Drainage and Water Environment
- Biodiversity, Ecology and Ecosystem Services
- Impact on Surrounding Residential Amenities
- Highways, Access and Traffic
- Dark Night Skies

The report concludes that the scheme will provide an acceptable future use for the redundant Sprayer Shed and that the demolition of two further redundant buildings would enhance the visual amenities of Iford Village and Rise Farm. The identified benefits to the farming operation are supported by the requirements of policy SD40, SD41 and other relevant policies of the South Downs Local Plan. The proposal is supported by a Whole Estate Plan that sets in context the proposal and provides a framework for delivering related benefits to the locality and the landscape, in line with policy SD25. That said, it is important that this application be considered on its planning merits. To this regard, it is considered that the submitted application has demonstrated accordance with policy SD39 and other relevant policies of the South Downs Local Plan.

The application is placed before Members due to the nature of the application and policy considerations.

I. Site Description

- I.1 Iford Farm is located on the south-eastern edge of the village of Iford, approximately 5.4 kilometres south of Lewes, on the Ouse Valley Sides immediately adjacent to the Ouse Valley floodplain. Iford village is a small downland village that forms one of several villages just above the floodplain of the River Ouse. The village is designated a Conservation Area.
- I.2 This application concerns three buildings across three different parts of the Iford Farm wider complex. The building within the application description identified as the Sprayer Shed is located to the west of the main Iford Farm and sits adjacent to the Iford Estate Office. It is currently accessed via the same road that leads on to the main farmyard. The building is bounded by an existing flint wall typical of the area.
- I.3 Two further redundant buildings are part of this application. The first is identified as a modern straw barn at Sheeppark barns. This site lies to the northern edge of Iford Village and the building is a modern open sided straw-barn positioned within what would have been an open central courtyard of older agricultural buildings. These buildings are significantly lower in height than the straw barn. The final building included within this proposal is a redundant slurry tank located at the Rise Farm site within the wider Iford Estate. The slurry tank sits at the northern edge of the Rise Farm complex on the corner of an open field.

2. Relevant Planning History

- 2.1 The following planning history is relevant to the application site:
 - SDNP/20/05349/FUL - Consolidation of farming activities at Iford Farm through the erection of 2 No. Cattle Sheds, Straw Barn and Machinery Shed incorporating Fertiliser Store and Welfare Facilities and hardstanding; new farm access from C7 Piddinghoe Road, conversion of redundant building to commercial B8 use and regularisation of established commercial uses in adjacent buildings; and landscaping including woodland planting, surface water attenuation pond and wildlife planting to create biodiversity net gain – Currently under consideration (Item 8 at this committee)
 - SDNP/20/05441/FUL - 1. Demolition of redundant straw barn, 2. Conversion of redundant cattle shed to stabling in connection with existing livery business. 3. Extension to existing private stable building – Currently under consideration (Item 10 at this committee)

3. Proposal

- 3.1 This application has been submitted to seek consent for the conversion of one redundant farm building and the demolition of two other redundant farm buildings.
- 3.2 The proposed conversion is of the building identified as the Sprayer Shed,. The applicant is seeking permission to convert the Sprayer Shed to a B1a office use and it would form a new office unit of 300m² of floorspace. The new office would sit adjacent to the Iford Estate office, situated directly to the north of the Sprayer Shed.
- 3.3 Alongside this conversion, the application proposes the demolition of two further redundant buildings within the farm complex, a modern straw barn at Sheeppark Barns and a slurry tank of Rise Farm. The existing sprayer shed building will require extensive works to convert to an office as it is currently little more than a dilapidated shell.
- 3.4 This proposal has been submitted concurrently with two further applications to seek to provide a better understanding of the future direction of the Estate and to account for the future use/ demolition of redundant buildings. However, each application would constitute a stand-alone planning permission if approved. Both of the planning applications that include demolition of redundant buildings and can be conditioned to require that the building(s) proposed to be demolished is done so prior to any new occupation of buildings within which a change of use is proposed.

- 4. Consultations**
 - 4.1 Iford Parish Meeting: Support**
 - 4.2 Conservation Officer: Support**
 - 4.3 Environmental Health: No comments**
 - 4.4 Design: Support**
 - The applicant can develop the design around the predominant building material (timber, locally sourced) and work up a set of construction details to refine the building design, in line with SDLP policy SD5 paragraph 5.26
 - Regarding SDLP Policy SD48, the applicant will need to summarise the methods taken to reduce CO2 emissions.
 - Support application subject to recommended conditions.
 - 4.5 Ecology: No comments.**
 - 4.6 Environment Agency: Support**
 - 4.7 Highways: Support**
 - Following the submission of additional highway information document subject to conditions.
 - 4.8 Landscape: Support**
 - Subject to condition with regard to materials.
 - No storage of equipment, formalisation of garden to front of office.
 - 4.9 Planning Policy and Thrive Team: Comments**
 - The scheme must be assessed against relevant SDLP policies and further information required.
 - **Officer comment** – The merits of the scheme in terms of the SDLP policy requirements have been taken into the balance with the wider benefits associated with the consolidation scheme SDNP/20/05439/FUL. The scheme supports the main application in terms of the conversion and demolition of redundant buildings within the wider farm Estate.
 - 4.10 Southern Water: Comments**
 - There are no public foul sewers in the area to serve this development. The applicant is advised to examine alternative means of foul disposal.
 - 4.11 Whole Estate Plan Team: Support**
 - This proposal is supported by the SDNPA Local Plan (2019) Policies as well as delivering on outcome 10 in the SDNPA Partnership Management Plan (2020) in pursuit of our National Park Purposes and Duty. The development is also supported by the NPPF (2018) Para 83. Evidence collected for the SDNPA Economic Profile (2018) and Economic Profile up-date (2020) Priority 5 also support this proposal: Land based industry, which highlights the dependence of our economy and natural capital on this sector and stresses the need to support our land-based businesses.
 - The Iford WEP (2018) states the need to actively pursue the re-purposing, removal and replacement of redundant farm buildings to ensure it successfully re-shapes and re-builds the necessary infrastructure to support the Estate's long-term financial future.
- 5. Representations**
 - 5.1** There have been a total of 27 representations, (25 individual representees when including people who submitted more than one response) of the total number of representations 23 were in support of the scheme (2 representatives submitted 2 responses), 1 was neutral, and 3 were objections. These response are summarised as follows;

Support

- Farm noise to date has been negligible
- The Estate have been open with their consultations with local residents
- Farm shows diligence in support of local wildlife and biodiversity
- Reposes empty and redundant buildings and removes unusable farm structures
- Proposals are a great improvement in terms of visual amenity
- Will provide benefit in terms of local employment
- Residential ratio of village will stay in balance in terms of residential and business use
- In keeping with rural village life

Neutral

- Appears to be an appropriate application
- Needs to be conditioned appropriately including details of materials and colours of roofing

Objection

- There needs to be legal protection for the existing historic ditch/stream
- 40mph speed limit required along C7
- The installation of cycleway/path along section of C7 with a safe crossing place at Swanborough should be part of the application.

5.2 **Letter of objection from Cycle Lewes.** This letter has been submitted against the current three planning applications by the Iford Estate currently under consideration. Therefore, for the sake of completeness, that main points raised within the letter have been summarised within all three applications, although it would appear that a number of the points raised relate directly to SDNP/20/05439/FUL.

- Unclear if a previous permission for a Grain Store on the main Iford site has been implemented.
- The need for the development must be considered against the backdrop of the Committee on Climate Change (CCC) and the 2050 Net Zero target
- The revised application represents little difference in terms of the scale to the previously refused application and in addition includes retrospective permission for commercial buildings and one additional conversion.
- The higher built element of the straw barn within the main Iford farm site is closer to views from the Downs where it affects the setting of the adjacent Iford village conservation area
- Concerns regarding the importation of waste and development within the flood plain in terms of traffic, impact on flood plain and visual amenity.
- The future use of some redundant buildings within the Estate has not been clarified
- Concerns about increased traffic generation including an increase in HGVs. There is no assessment of the impact on Lewes conservation area or cyclists using the C7.
- Impact on cycling route and footpaths - C7 is notoriously dangerous route for cycling; the proposals will deter local cycling at a time when the government and SDNPA are seeking to encourage more cycling and walking.
- Whilst the principle and formation of the Egrets Way is strongly supported by Cycle Lewes, it is considered that the need is a permanent one and should accordingly be accompanied by a permanent commitment underpinned by the relevant Rights of way legislation.

6. Planning Policy Context

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory development plan is South Downs Local Plan (2014-33). The relevant policies are set out in section 7 below.

National Park Purposes

- 6.2 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 wellbeing of the local community in pursuit of these purposes.

National Planning Policy Framework and Circular 2010

- 6.3 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and the revised National Planning Policy Framework (NPPF) issued in July 2018 and further amended in February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Relationship of the Development Plan to the NPPF and Circular 2010

- 6.4 The development plan policies listed below have been assessed against the NPPF and are considered to be compliant with it.

Statutory Requirements

- 6.5 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a series of duties on planning authorities when determining planning applications for planning permission that may affect conservation areas, listed buildings or their setting.
- 6.6 Section 66 (1) states that ‘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 listed building or its setting or any features of special architectural or historic interest which it possesses’
- 6.7 Section 72 states that when considering proposals within conservation areas, the decision maker must pay ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’

The South Downs National Park Partnership Management Plan

- 6.8 The South Downs National Park Partnership Management Plan 2020-25 is a material consideration in the determination of the application. The following policies are relevant:
- 1: Conserve and enhance natural beauty and special qualities of the landscape;
 - 3: Protect and enhance tranquillity and dark night skies;
 - 4: Create more, bigger, better-managed and connected areas of habitat in and around the National Park, which deliver multiple benefits for people and wildlife;
 - 5: Conserve and enhance populations of priority species;
 - 9: The significance of the historic environment is protected from harm, new discoveries are sought and opportunities to reveal its significance are exploited;
 - 10: A diverse, sustainable, dynamic economy which is positively linked to the special qualities of the National Park;

- I2: Support conservation grazing on semi-natural habitats as part of a profitable livestock and mixed farm economy;
- I3: Support the financial viability of farm businesses through appropriate infrastructure and diversification developments, in particular, encouraging those that will support sustainable farming;
- 55: Promote opportunities for diversified economic activity in the National Park, in particular, where it enhances the special qualities.

7. Planning Policy

The South Downs National Park Local Plan (2014-33)

7.1 The following policies of the South Downs Local Plan are relevant:

- SD1: Sustainable Development
- SD2: Ecosystems Services
- SD3 Major Development
- SD4: Landscape Character
- SD5: Design
- SD6: Safeguarding Views
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD10: International Sites
- SD11: Trees, Woodland and Hedgerows
- SD13: Listed Buildings
- SD15: Conservation Areas
- SD17: Protection of the Water Environment
- SD19: Transport and Accessibility
- SD20 Walking, Cycling and Equestrian Routes
- SD21: Public Realm, Highway Design and Public Art
- SD25: Development Strategy
- SD39 Agriculture and Forestry
- SD40: Farm and Forestry Diversification
- SD41: Conversion of Redundant Agricultural or Forestry Buildings
- SD48: Climate Change and Sustainable Use of Resources
- SD50: Sustainable Drainage Systems
- SD54: Pollution and Air Quality
- SD55: Contaminated Land

8. Planning Assessment

8.1 The main considerations of the application are:

- a) Principle of Development and Agricultural Justification
- b) Landscape and Visual Impact
- c) Impact on Conservation Area
- d) Drainage and Water Environment
- e) Biodiversity, Ecology and Ecosystem Services
- f) Impact on Surrounding Residential Amenities
- g) Highways, Access and Traffic
- h) Dark Night Skies

Principle of Development and Agricultural Justification

- 8.2 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental.
- 8.3 The proposal complies with policy SD40 (Farm Diversification) of the South Downs Local Plan (SDLP). This policy supports sustainable development and the current proposals seek the conversion of a redundant farm building providing a long term benefit to the Estates farming business. The application is supported by evidence to demonstrate that there is a need for diversification and that appropriate measures have been undertaken to ensure development does not have an adverse impact on the locality. Policy SD25, (Development Strategy), allows for development outside of the settlement boundary when there is an essential need for a countryside location. Supporting mixed farming, recognising the value livestock play in landscape management is part of the general thrust of the Local Plan.
- 8.4 In support of the economic sustainability of the proposal, an Agricultural Justification Statement has been submitted to demonstrate the principle of the development and the need. The applicant has reassessed the farm buildings within the Estate and identified those that are surplus to requirements and included within this application is a modern straw barn and a slurry tank which are to be demolished. The applicant has also looked at those that can be converted to other uses, such as the Sprayer Shed. This application has been submitted concurrently with an application detailing the consolidation of agricultural buildings at the main Iford farmyard, SDNP/20/05439/FUL, and associated application SDNP/05441/FUL. Both are also brought to the Planning Committee for consideration, so that the overall current proposals for the Estate can be assessed.. Albeit, that each of the applications are standalone submissions and would be capable of implementation in isolation should the Planning Committee be minded to approve the applications.
- 8.5 It is considered that this document meets the requirements of policies, SD34: Sustaining the Local Economy, SD39: Agriculture and Forestry, SD40: Farm and Forestry Diversification SD41: Conversion of Redundant Agricultural or Forestry Buildings. The proposals also accord with paragraph 83 of the NPPF in that they support “sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings”.
- 8.6 It is considered that this proposal is not only acceptable, in principle, as farm related development is concerned, but takes the opportunity to address some of the desirable outcomes of the WEP. WEPs are supported by SDLP policy SD25, which recognises the benefit of looking at Estates in their wider context when considering an individual application. A WEP is therefore a material consideration. The outcomes of the Iford WEP that are specific to this proposal are; principle of farm consolidation and maintenance of diverse farming, increasing the longevity of the enterprise, ability to demonstrate direct public goods from land management, creation of further habitats, including meadow, wetland and reed beds and the preservation and enhancement of Iford village character.
- 8.7 In summary, it is concluded that there is justification for the proposal.

Landscape and Visual impact

- 8.8 The environmental aspect of sustainable agricultural development requires the consideration of its landscape impact. Policy SD04, (Landscape Character) supports development that is informed by landscape character. Policy SD05, (Design), supports the development that demonstrates landscape-led design approach and respects local character. Proposals should both integrate with, respect and sympathetically complement character and utilise architectural design that is appropriate and sympathetic to its setting.
- 8.9 It is considered that the development within the farm will accord with the existing character of the site and that the benefits from the more consolidated farm operation outweigh any changes to the wider visual impact of the proposals. The design of the converted Sprayer Shed has been influenced by comments from the SDNPA’s design officer and it represents a building that is sympathetic to its own history and context within which it is located. Whilst

providing a simple design, the modern office building will integrate well with the surrounding vernacular. The removal of the two unsightly buildings at the Sheeppyard and Rise yard are supported by policy SD39 of the SDLP, which requires that redundant buildings that have a negative impact on landscape character are removed.

- 8.10 In summary, it is concluded that the development changes to the agricultural yard, commercial units and access track are acceptable in terms of design and landscape impact.

Impact on Conservation Area

- 8.11 The Iford Conservation Area is located adjacent to the application site and includes a number of listed buildings. This application to convert the Sprayer Shed has been sensitively designed and an appropriate condition can ensure that the external materials and finishes protect the design quality of the building. The flint wall that bounds the site is to be retained. This wall is typical of many others within Iford village and is a further element that assists to tie the proposed office building into the character and setting of the conservation area.

- 8.12 Accordingly, it is considered that the proposed scheme accords with policy SD12 (historic environment) and paragraph 200 of the NPPF. There is a special duty of care when considering applications within the setting of listed buildings and this has been undertaken within the consideration of this application and it is concluded that there will not be harm.

Drainage and Water Environment

- 8.13 The superficial geology beneath this site is River Terrace Deposits and Head deposits and the bedrock is the West Melbury Marly Chalk Formation. The submitted FRA is considered to be acceptable. The Sprayer Shed site is not connected to mains drainage and so the Estate will need to provide another form of foul drainage at the site. This will need an environmental permit and, as the land is wholly within the Estate's control, it is not considered that a planning condition is required as other legislation will control this matter.

- 8.14 It is considered that this proposal is in line with paragraph 170 of the NPPF and policies SD49, SD17 and SD55 of the SDLP with regard to impact of the scheme on the water environment.

Biodiversity, Ecology and Ecosystem Services

- 8.15 Paragraph 175 of the NPPF requires that if significant harm is brought to biodiversity resulting from development that cannot be avoided, mitigated or compensated for, planning permission will be refused. Policy SD09 (Biodiversity and Geodiversity) of the SDLP goes further and requires that biodiversity is enhanced. The application as submitted was supported by a Preliminary Ecological Appraisal. The further enhancements required to biodiversity are considered within the submitted Ecosystem Services Statement.

- 8.16 Part 118 of the NPPF draws attention to the duty to protect the natural environment and to the opportunities for its enhancement. The relevant policy of the SDLP is SD02 (Ecosystem Services). SD02 states that development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute to goods and services. It is considered that the scheme demonstrates direct public goods from land management and provides for the creation of further habitats, including meadow, wetland and reed beds. Other biodiversity benefits include, bird and bat boxes, deadwood habitat piles and flowering plant species.

Impact on Surrounding Residential Amenities

- 8.17 The social aspect of sustainable development requires that decision makers must take account of the impact of proposed development, amongst wider issues, on the amenities of the occupiers of surrounding dwellings. It is not considered that the conversion of the Sprayer Shed will detriment the amenities of the occupiers of the adjacent dwellings.

- 8.18 It is concluded that the proposed scheme will accord with the requirements of policy SD05 in terms of the impact on the surrounding residential amenities and that the scheme is acceptable in planning terms to this regard in so long as appropriate conditions are imposed to control the future use of the units.

Highways, Access and Traffic

- 8.19 The Highway Authority raised initial concerns concerning the information submitted with the application. Following the submission of further information the highway authority are satisfied that the access and level of parking provision are acceptable. The proposal also include electric charging points, compliant with the requirements of the SDLP.
- 8.20 Accordingly, it is considered that subject to appropriate planning conditions, the proposed access arrangements and site layout are acceptable in highway, access and traffic terms and that the scheme is in accordance with the requirements of SDLP policies SD19, (Transport and Accessibility) and SD05 (Design).
- 8.21 The Highways Authority also considered the impact of this application in conjunction with planning applications SDNP/20/05441 and SDNP/20/05439 and raised no object to any of the three subject to suggested conditions being imposed.

Dark night skies

- 8.22 The site is located within the Transition Zone (EIb) and a lighting assessment has been submitted to support the application. Policy SD08 of the SDLP requires that development does not harm the quality of dark night skies of the National Park, for the benefit of people and wildlife. Given the higher relative contrast of lighting in rural areas, it will be important that any bright lights (above 5000 lumens) are mitigated sufficiently. To this regard, it is considered necessary to impose a planning condition to require details of the external and internal lighting to be submitted to and approved by the SDNPA.

9. Conclusion

- 9.1 Given the above, it is considered that the proposal is in accordance with the Development Plan and there are no overriding material considerations to otherwise indicate that permission should not be granted. The scheme supports the future of the farming operation and enhances the visual amenity of the area through the demolition of unsightly redundant buildings. It is therefore recommended that planning permission is granted subject the conditions listed below in order to meet the requirements of SD25, the purpose (1) of the National Park and the Iford WEP.

10. Reason for Recommendation

- 10.1 The application is recommended for approval subject to the following conditions

Timescale

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) and Section 51 of the Planning and Compulsory Purchase Act 2004.

Accordance with Plans

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.

Material details

3. No development shall be carried out above ground floor slab level until a schedule of external materials finishes and samples to be used on the development hereby approved has been 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 building and the character of the area and to enable the Local Planning Authority to properly consider the development.

4. Prior to the commencement of the development hereby permitted detailed information in a design stage sustainable construction report in the form of:
 - a) SBEM Calculations, (Simplified Building Energy Modelling).
 - b) product specifications
 - c) Grown in Britain or FSC certificates;
 - d) sustainable material strategy
 - e) building design details
 - f) layout or landscape plans demonstrating that the dwelling has:
 1. reduced predicted CO2 emissions by at least 10% due to energy efficiency and;
 2. reduced predicted CO2 emissions by a further 10% due to on site renewable energy compared with the maximum allowed by building regulations; and further optional measures relating to:
 - i) water consumption
 - ii) adapting to climate change
 - iii) sustainable materials
 - iv) sustainable waste

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these agreed details.

Reason: To ensure development demonstrates a high level of sustainable performance to address mitigation of and adaptation to predicted climate change.

Hours of Use

5. The Office unit hereby permitted shall not be used other than between the hours of:
 - i) 7am to 7pm; Mondays to Fridays
 - ii) 9am to 4pm; Saturdays
 - iii) At no time on; Sundays and bank holiday

Reason: To protect the residential amenities of the locality.

6. The B1a use of building hereby approved, shall be used in accordance with the details approved; and for no other purpose (including any other purpose in Class E; of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2020 or in any provision equivalent to that Class in any other statutory instrument revoking and re-enacting that Order).

Reason: To ensure the use of the building does not have a harmful environmental effect and in the interests of amenity.

7. No materials, goods, plant, equipment or any waste materials associated with the commercial use shall be stored externally; (i.e. outside the confines of the building).

Reason: To ensure the use of the building does not have a harmful environmental effect and in the interests of amenity.

Highways and Access

8. The development shall not be occupied until details of the reconstructed access and specification for the construction of the access, which shall include details of drainage, have been submitted to and approved in writing by the Planning Authority and the use hereby permitted shall not be occupied until the construction of the access has been completed in accordance with the agreed specification.

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

9. Prior to the occupation of the development, details of the parking areas, shall have been submitted to and approved in writing by the Local Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

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

10. Prior to the occupation of the development, details of the cycle parking areas, shall have been submitted to and approved in writing by the Local Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles

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

Demolition of replaced structures

11. Prior to the occupation of the B1a building hereby permitted, the existing straw barn at Sheepyard Barns and above ground slurry tank at Rise Farm shall be demolished (including the removal of foundations) and all materials arising from such demolition removed from the site.

Reason: In the interests of the amenity of the locality.

Ecology and Biodiversity

12. Works shall be carried out in full accordance with the ecological mitigation and enhancement measures as set out in the Preliminary Ecological Appraisal report (The Ecology Consultancy, 27/11/2020) as submitted with the planning application.

Reason: To ensure that the measures considered necessary as part of the ecological impact assessment are carried out as specified, and to provide a net gain for biodiversity.

Lighting and Dark Night Skies

13. Prior to development above slab level, a scheme of external lighting to be installed at the site shall be submitted to, and approved in writing by the Local Planning Authority. The lighting shall:

- i) Comply with the guidance set out in the SDNPA's Dark Night Skies Technical Advice Note;
- ii) Be designed to minimise impacts on wildlife
- iii) Internal lighting shall be installed as high as possible so that there is an even spread and that the lights aren't directly visible from the surroundings and greater detail provided of the internal lighting switching

The lighting shall be installed, maintained and operated in full accordance with the approved details.

Reason: In the interests of amenity and to protect the South Downs International Dark Skies Reserve.

Informatives

Locally Sourced Materials

- I. The SDNPA encourages the use of locally sourced materials to support local character and distinctiveness and to reduce the costs both financially and environmentally of transporting materials long distances. The applicant is recommended to undertake a resource mapping exercise for materials, starting within a 5km radius of their site, and then 10km, 25km.

Highways

2. This Authority's requirements associated with this development proposal will need to be secured through a Section 184 Legal Agreement between the applicant and East Sussex County Council. The applicant is requested to contact the Transport Development Control Team (01273 482254) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

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.

TIM SLANEY

Director of Planning

South Downs National Park Authority

Contact Officer: Heather Lealan

Tel: 01730 819363

email: heather.lealan@southdowns.gov.uk

Appendices I. Site Location Map

SDNPA Consultees Legal Services, Development Manager

Background Documents <https://planningpublicaccess.southdowns.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

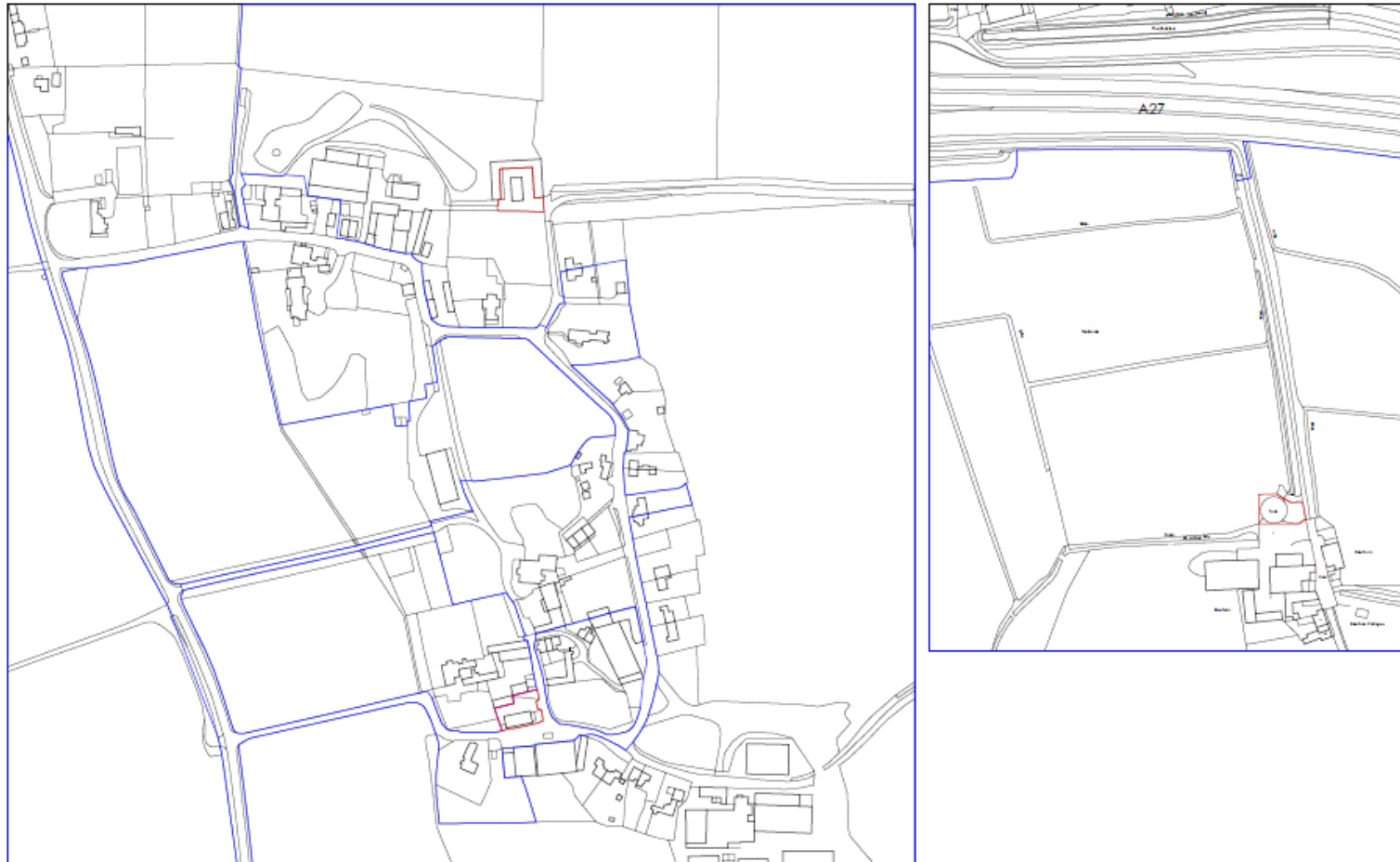
[National Planning Policy Framework \(2019\)](#)

[South Downs Local Plan \(2014-33\)](#)

[South Downs National Park Partnership Management Plan 2014](#)

[South Downs Integrated Landscape Character Assessment 2005 and 2011](#)

Site Location Map



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