

Mr Toby Richardson
253 Ditchling Road
Brighton
BN1 6JD
United Kingdom

Our Ref: SDNP/20/04569/FUL
Contact
Officer: Katie Sharp
Tel. No.: 01730 819245

11th January 2021

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

Proposal: Change of use of existing incidental stables office/workshop/store to 1 no. holiday let unit.

Site Address: The Oaks Stables , The Motor Road, Old Racecourse, Lewes, BN7 1UR

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

*The South Downs National Park Authority has adopted the Community Infrastructure Levy Charging Schedule, which will take effect from 01 April 2017. **This application is liable for Community Infrastructure Levy and will be subject to the rates set out in the Charging Schedule** (<https://www.southdowns.gov.uk/planning/planning-policy/community-infrastructure-levy/>). Further information can be found on the same webpage under 'Frequently Asked Questions'. If you have any questions, please contact CIL@southdowns.gov.uk or tel: 01730 814810.*

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

This page is intentionally blank

Mr Toby Richardson
253 Ditchling Road
Brighton
BN1 6JD
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: SDNP/20/04569/FUL

Proposal: Change of use of existing incidental stables office/workshop/store to 1 no. holiday let unit.

Site Address: The Oaks Stables , The Motor Road, Old Racecourse, Lewes, BN7 1UR

GRANT OF PLANNING PERMISSION

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 12th November 2020.

This permission is 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 of the Town and Country Planning Act 1990 (as amended).

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the proposed accommodation shall be used for holiday accommodation only and shall not be used for any individual's main or sole residential dwelling and for no other purpose (including any other purpose in Class C3 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 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). A register of all occupiers, detailing dates, names and usual addresses, shall be maintained by the owner and shall be kept up to date and available for inspection at all reasonable hours by the Local Planning Authority. Any occupation of the units by a single party for a consecutive period exceeding 1 month shall be required to provide evidence of their place of primary accommodation.

Reason: To ensure that the accommodation is only used as holiday / tourist accommodation, since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

4. The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.

Reason: To ensure development is in keeping with the character and appearance of the area.

5. The development hereby permitted shall not be occupied until details of the location, design and materials of the proposed cycle store have been submitted to and approved in writing by the Local Planning Authority. Prior to the first use of the holiday let, the cycle store shall be implemented and carried out in accordance with the approved details and permanently retained as such thereafter.

Reason: To provide for alternative modes of transport in the interests of sustainability and in accordance with policies SD1 and SD19 of the South Downs Local Plan.

6. The development hereby permitted shall not be occupied until details of the location of car parking have been submitted to and approved in writing by the Local Planning Authority. Prior to the first use of the holiday let, the car parking shall be implemented and carried out in accordance with the approved details and permanently retained as such thereafter.

Reason: To provide adequate parking for the residential dwelling and to be in accordance with SD22 of the South Downs Local Plan.

7. No external lighting shall be installed on the building or within the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard dark night skies and the environment of the surrounding countryside in accordance with policy SD8 of the South Downs Local Plan.

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions:

1. Crime and Disorder Implications

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

2. Human Rights Implications

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.

3. Equality Act 2010

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

0.

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 -	Proposed Plan	3734.PL.01	19.10.2020	Approved
Plans -	Ex and Pro Elevations	3734.PL.02	19.10.2020	Approved

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



TIM SLANEY
Director of Planning
South Downs National Park Authority
11th January 2021

NOTES TO APPLICANTS / AGENTS

Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £116 per request or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.**

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents. The requirement to make this charge is set out in Government Circular 04/2008.

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

The fee chargeable is currently £234 per request, or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number: 0303 444 5000, Email: enquiries@planninginspectorate.gov.uk or from the Planning Inspectorate website: <https://acp.planninginspectorate.gov.uk/>.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

**Delegated Decision
Sign Off Sheet**

Case No:	SDNP/20/04569/FUL	Case Officer:	Katie Sharp
Application Type:	Full Application		
Proposal:	Change of use of existing incidental stables office/workshop/store to 1 no. holiday let unit.		
Site:	The Oaks Stables The Motor Road Old Racecourse Lewes BN7 1UR		
Valid Date:	12 November 2020	Overall Publicity Expiry Date:	17 December 2020
Recommendation:	Approved	Recommendation Date:	7 January 2021
Expiry Date:	7 January 2021	Recommending Officer Signature:	

Date Legal Agreement Completed (if applicable)	No. of Representations
	0

Signed & Agreed By	Date
	11 January 2021
Line Manager Comments	

Case Officer Details	Name:	Katie Sharp	
	Tel No:	[REDACTED]	
	Email:	[REDACTED]	
Application No:	SDNP/20/04569/FUL		
Validation Date	12 November 2020	Determination Target Date:	24 December 2020
Applicant:	James Oliver		
Proposal:	Change of use of existing incidental stables office/workshop/store to 1 no. holiday let unit.		
Site Address	The Oaks Stables The Motor Road Old Racecourse Lewes BN7 1UR		

Recommendation: That the application is Approved.

IMPORTANT NOTE: This application is liable for Community Infrastructure Levy.

1 Site Description

The proposed holiday let is located in an existing stables block on Lewes Old Racecourse.

2 Proposal

The proposal seeks to convert part of existing stables into 1 holiday let unit with two bedrooms.

3 Relevant Planning History

SDNP/16/03999/FUL Alterations to existing stable building comprising 10 new timber rooflights, replacement of existing windows, replacement fascias and gutters and new raised platform APPROVED: 10.10.2016.

4 Consultations

Parish Council Consultee
Comments awaited.

ESCC - Highways

Good Afternoon,

Thank you for consulting the Highway Authority on application no SDNP/20/04569. On this occasion I do not consider it necessary to provide formal Highway Authority comments and advise you to consult the minor planning application guidance (2017).

However, if you have specific questions, please contact me at
DevelopmentControl.Transport@eastsussex.gov.uk

Kind Regards,

Niki Winsor

ESCC - County Archaeologist
Dear Planning Team

Thank you for consulting us on this application.

I can confirm that I have no comments or archaeological recommendations to make in this instance.

Yours sincerely

Chris Greatorex
Archaeology Officer
ESCC

ESCC - Ecologist
Comments awaited.

ESCC - Flood Risk Management Team
Good Afternoon,

Thank you for consulting us on the above application. Unfortunately the LLFA are unable to respond to minor applications at this time unless the Planning Officer deems there to be a significant impact on flood risk from the development. In that instance, please come back to us and we will endeavour to review the information on the application.

Kind Regards,
Josie

Josie Bush

5 Representations

None

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans. Other plans considered:

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

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 well being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

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) , updated 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.

National Planning Policy Framework (NPPF)

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

NPPF12 - Achieving well-designed places

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

Strategic Policy SD19 - Transport and Accessibility

Core Policy SD1 - Sustainable Development

Core Policy SD2 - Ecosystems Services

Strategic Policy SD4 - Landscape Character

Strategic Policy SD5 - Design

Strategic Policy SD25 - Development Strategy

Strategic Policy SD23 - Sustainable Tourism

Strategic Policy SD8 - Dark Night Skies

Strategic Policy SD48 - Climate Change and Sustainable Use of Resources

Development Management Policy SD22 - Parking Provision

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

General Policy 1

8 Planning Assessment

PRINCIPLE

In the determination of the proposals it is necessary to first establish the principle of development.

In this case the site falls outside of the settlement boundary as defined by Policy SD25 of the South Downs Local Plan (SDLP). Therefore, in order to establish the principle of development through policy SD25 the development would need to accord with policy SD25(2). SD25(2) identifies that exceptionally development outside of the settlement boundary will be acceptable when it is an appropriate reuse of previously developed land (excluding residential gardens) or there is an exceptional need for a countryside location.

Paragraph 7.10 of the SDLP identifies that particular uses of land relating to agriculture or countryside recreation may only be able to function successfully in rural locations (outside of the settlement boundary). It is also identified under paragraph 7.10 of the SDLP that exceptions to the development strategy are set out in other policies contained within the Local Plan.

In this case policy SD23 (Sustainable Tourism) is relevant to the consideration of the proposed development identifies that development proposals will be permitted where they accord with the policy requirements. Therefore, the proposals compliance with SD23 would establish the principle of the proposed development despite its location outside of the settlement boundary.

The 2014 SDNP Visitor Accommodation Audit identified that there was a strong demand for new accommodation in the South Downs National Park during peak months (April - October), with potential for all forms of high quality accommodation across the park. This application provides low impact, high quality visitor accommodation, with good access to local attractions, the PROW network and local amenities.

SDLP strategic policy SD23 Sustainable Tourism, states that visitor accommodation will be permitted whereby it is demonstrated that:

- a) The proposals will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities;
- b) The design and location of the development minimises the need for travel by private car and encourages access and/ or subsequent travel by sustainable means, including public transport, walking, cycling or horse riding.
- c) Development proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area.
- d) Development proposals make use of existing buildings, and if no suitable existing buildings are available, the design of the new buildings are sensitive to the character and setting.
- e) Ancillary facilities are not disproportionately large in relation to the rest of the visitor facilities;
- f) Any proposal does not have an adverse impact on the vitality and viability of town or village centres or assets of community value; and
- g) Where proposals are outside of the settlement policy boundaries, they:
 - Positively contribute to the natural beauty, wildlife and cultural heritage of the National Park; and
 - Are closely associated with other attractions/ established tourism uses, including public rights of way networks; or
 - Are part of farm diversification schemes or endorsed Whole Estate Plans.

As the proposal is located outside the settlement boundary it should be clearly demonstrated that there is a need for the development in that location; that the scale and intensity of use is appropriate for the location; it can be accessed by sustainable means; and it is closely associated with other established attractions and tourism uses including public rights of way.

In this case the proposal seeks to convert an existing building with no changes to the footprint. Some of the external features will be updated and improved, which is sensitive and respectful to the character of the area and its setting.

There are four rights of way close to the site traveling in multiple directions and some connect up with the South Downs Way. In addition to this, it is located in close proximity to Lewes. Cycle parking will be provided on site, to allow for the option of sustainable travel. Therefore, the proposed development is deemed to accord with the requirements of policy SD23 of the South Downs Local Plan and therefore the principle of the proposed development is acceptable. Justification has also been provided in support of the application as to why there is a need for accommodation and facilities in such a tranquil and sensitive location.

DESIGN AND VISUAL AMENITIES:

Policy SD5 outlines that development should adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. Furthermore, the design should be appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing. Furthermore, Policy SD5 explains that designs should avoid harmful impacts upon, or from, any surrounding uses and amenities.

The subject building was formerly used as a stables. The application now seeks to change the use of the building for tourism, by converting the building into 1 holiday let. The internal layout will be re-arranged, with 2 double bedroom, bathrooms, office area, dining room, living area and kitchen space.

Externally the building will not require any change in terms of its appearance, the openings on the building will be used and remain. The building will be converted, using the existing footprint, and no extensions are proposed. The proposed alterations and change of use will appear in keeping within the character of the site, as well as the wider locality of the site. There are no external alterations, therefore, the proposed conversion will not give rise to any adverse impacts on the character of the area, the locality of the site or the wider countryside and as such the development would accord with policies SD4 and SD5 of the SDLP.

DARK NIGHT SKIES:

The property is location outside the core zones, however the whole NP is a dark skies reserve. Policy SD8 of the SDLP states that intrinsic qualities should be conserved and enhanced. Upward light spill is the most harmful of light pollution. The proposal does not seek to add any additional glazing from what is existing. It is considered that this will not create any additional unacceptable upward light spill. No external lighting has been proposed and if any is to be installed on the building this should be submitted and agreed in writing by the LPA. With the condition imposed the proposal will accord with SD8 of the SDLP.

NEIGHBOURING AMENITIES:

The proposed development will not result in any unacceptably adverse impact upon the amenities of neighbouring properties. The proposed location of the development means that the development does not result in any additional overbearing, overlooking or overshadowing impacts beyond those already present. Therefore, the proposal would accord with SD 5(k) of the South Downs Local Plan.

ECOSYSTEM SERVICES:

Policy SD2 Ecosystem Services South Downs Local Plan supports development that seeks to have an overall positive impact on the ability of the natural environment to contribute goods and services, through the use of high quality design to provide more, better and joined up natural habitats, conserve water resources, improve the National Park's resilience to, and mitigation of, climate change, increase the ability to store carbon through new planting or other, reduce levels of pollution and improve opportunities for peoples' health and wellbeing.

The ecosystem service statement identifies that the site will be utilised for rainwater harvesting and there will be the addition of a bird box. Where possible materials used within the development will be sourced sustainably. These measures are deemed to be proportionate to the proposal and as such the development is deemed to accord with policy SD2 of the South Downs Local Plan.

IMPACT ON HIGHWAYS:

The Highways Authority does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

The application has not highlighted any parking spaces onsite, or any cycle storage. Under the ESCC guidance 2017 the anticipated parking demand for holiday let use is one parking space per bedroom. In order to promote sustainable transport modes over the use of a private car, cycle storage should be provided within the site. Pre commencement conditions are therefore required to secure details and locations of cycling and car parking.

9 Conclusion

The proposal is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the below conditions.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and 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 the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the proposed accommodation shall be used for holiday accommodation only and shall not be used for any individual's main or sole residential dwelling and for no other purpose (including any other purpose in Class C3 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 2015, or in any provision equivalent

to that Class in any statutory instrument revoking and re-enacting that Order). A register of all occupiers, detailing dates, names and usual addresses, shall be maintained by the owner and shall be kept up to date and available for inspection at all reasonable hours by the Local Planning Authority. Any occupation of the units by a single party for a consecutive period exceeding 1 month shall be required to provide evidence of their place of primary accommodation.

Reason: To ensure that the accommodation is only used as holiday / tourist accommodation, since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

4. The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.

Reason: To ensure development is in keeping with the character and appearance of the area.

5. The development hereby permitted shall not be occupied until details of the location, design and materials of the proposed cycle store have been submitted to and approved in writing by the Local Planning Authority. Prior to the first use of the holiday let, the cycle store shall be implemented and carried out in accordance with the approved details and permanently retained as such thereafter.

Reason: To provide for alternative modes of transport in the interests of sustainability and in accordance with policies SD1 and SD19 of the South Downs Local Plan.

6. The development hereby permitted shall not be occupied until details of the location of car parking have been submitted to and approved in writing by the Local Planning Authority. Prior to the first use of the holiday let, the car parking shall be implemented and carried out in accordance with the approved details and permanently retained as such thereafter.

Reason: To provide adequate parking for the residential dwelling and to be in accordance with SD22 of the South Downs Local Plan.

7. No external lighting shall be installed on the building or within the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard dark night skies and the environment of the surrounding countryside in accordance with policy SD8 of the South Downs Local Plan.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Contact Officer: Katie Sharp

Tel:

Email:



Appendices

Appendix 1 - Site Location Map

Appendix 2 – Plans Referred to in Consideration of this Application

Appendix 1

Site Location Map



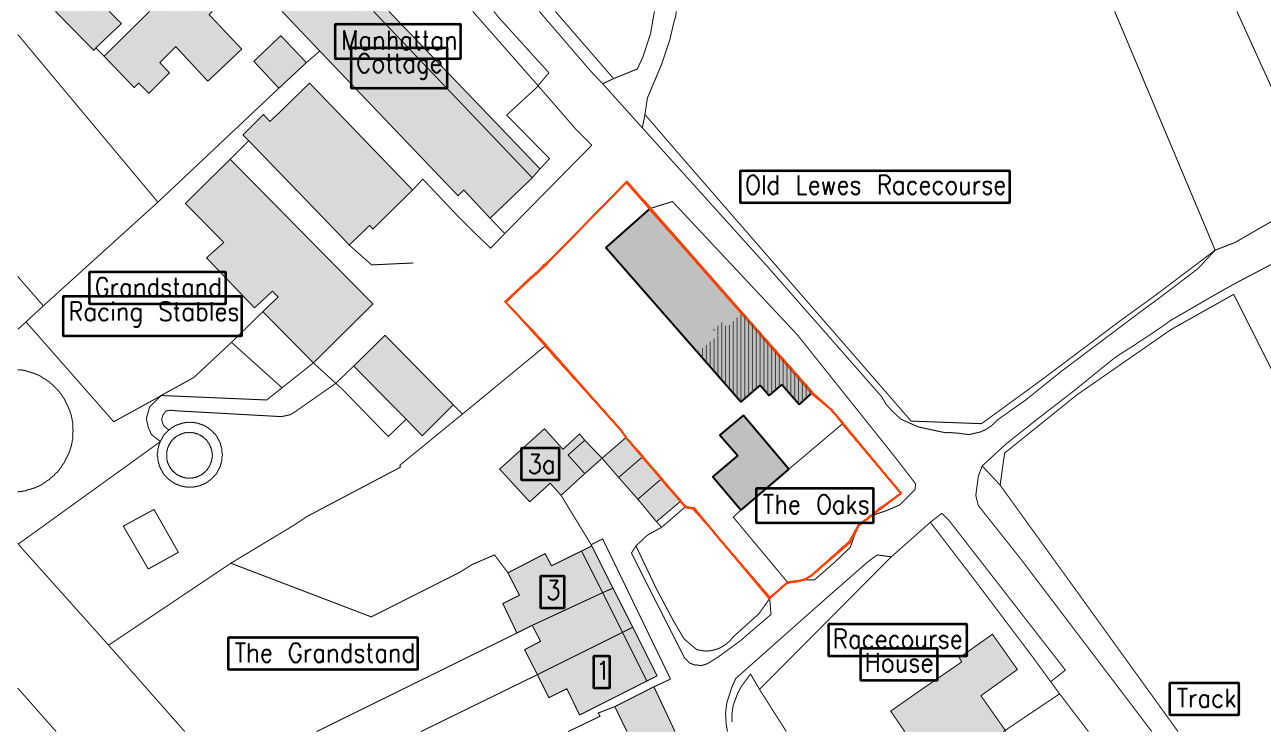
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2020) (Not to scale).

Appendix 2 – 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 -	Proposed Plan	3734.PL. 01	19.10.2020	Approved
Plans -	Existing Plan	3734.EX .01	19.10.2020	Submitted
Plans -	Ex and Pro Elevations	3734.PL. 02	19.10.2020	Approved

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

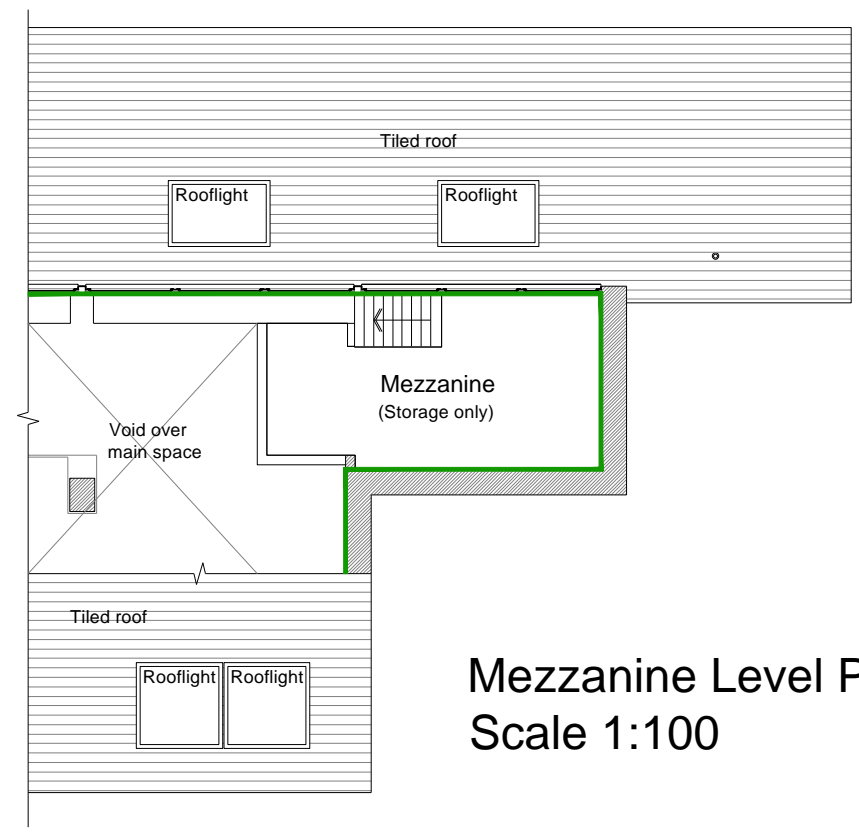


Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence number 100022432

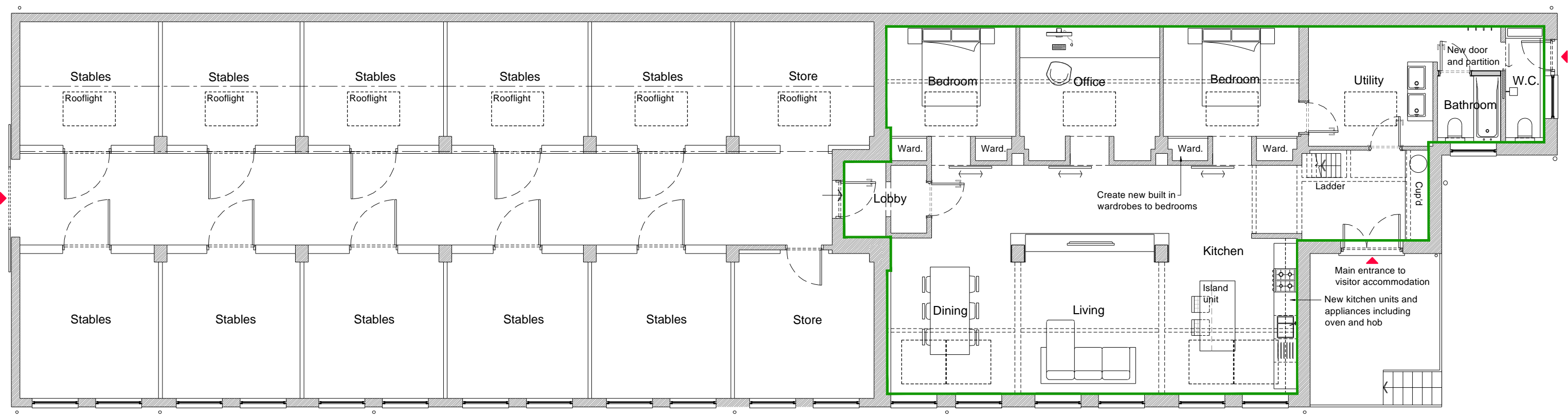
Site / Block Plan
Scale 1:1250

N

0 25 50 75 100
Scale In Metres



Mezzanine Level Plan
Scale 1:100



Proposed Stables Plan
Scale 1:100

N

0 2.5 5 7.5 10
Scale In Metres

— Extent to which application relates

**PLANNING
ISSUE**

DEACON + RICHARDSON
ARCHITECTS

email: design@drtd.co.uk 253 Ditchling Road Brighton BN1 6JD
web: www.drtd.co.uk tel: 01273 888080

drawn TR checked DB RIBA stage 3
© Copyright Deacon and Richardson Ltd.
client/job Cintsa Ltd. The Oaks Old Racecourse, Lewes

A	15.10.20	Planning issue.	-
-	21.09.20	Preliminary planning issue.	-
rev.	date	comment	aut

drawing title	scale/sheet size
Proposed Plan Stable Block Planning	1:100 @ A3
drawing number	revision
3734.PL.01	A

Do not scale off drawing except for Planning purposes. Check all dimensions on site before work is commenced. All goods materials workmanship to conform with current regulations BSS & COP.