

Lewes District Council
Planning Department
Southover Road
LEWES
East Sussex

3rd February 2024

Dear Mr Hirschfeld,

Re: The Top Yard, Kingston Farm, The Street, Kingston nr Lewes, East Sussex BN7 3PB

Proposal: *Erection of a two storey, 3no bedroom house for farmworker accommodation and including associated farm office, Change of use from existing storage yard to residential use*
Application No: *SDNP/23/00416/FUL (Permission granted: 6th June 2023)*

Following approval of the Planning Application at the above site I enclose an Application to discharge various conditions. I would be grateful if you could consider the following information in response to the conditions of planning permission:

CONDITION 1 - I confirm that the development will begin before the expiration of three years from the date of planning permission. Plans are currently being prepared for construction works to commence in 2024.

CONDITION 2 - I confirm that the development will be carried out in accordance with the plans.

CONDITION 3 - I confirm that the occupation of the dwelling, hereby approved, and located on the piece of land known as 'The Top Yard' shall be limited to a person solely or mainly working, or last working, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, or a widow or widower of such a person, and to any resident dependants.

CIL Form 7 was submitted on the 3rd July 2023, CIL Form 2 was submitted on the 4th July 2023, and the Top Yard land deeds were legally transferred into the applicant/farmworkers name (Mr Samuel Rea) on the 6th July 2023.

CONDITION 4 - I confirm that no development shall be carried out above ground floor slab level until a schedule of external materials has been submitted to and approved in writing by the Local Planning Authority. Please find the 'Details of External Materials Schedule' and relevant brochures submitted as part of this application, which detail the proposed materials to be used externally. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

CONDITION 5 - Prior to the first beneficial use of the works approved or by the end of the first planting season following construction, I confirm that the measures set out in the previously submitted Ecosystem Services Statement shall be provided and adhered to throughout the construction/development process, and thereafter retained.

Further information relating to this is provided within the 'Management of Ecology' section of the Construction Management Plan, which has been issued to the planning department within this application.

CONDITION 7 – Details of lighting during the construction process is covered in the 'Management of Ecology' section within the Construction Management Plan, which has been issued to planning department within this application. To minimise impacts on wildlife, I can confirm that no external artificial lighting will be used during the construction/development process.

CONDITION 8 - Details of Heras Fencing installation is demonstrated within the Construction Management Plan (submitted within this application), and is also referenced within the previously submitted Arboricultural Impact Assessment. Relevant signage related to the Heras fencing is referenced within the previously submitted Arboricultural Impact Assessment.

CONDITION 13 - 1) No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

2) The archaeological work shall be carried out in accordance with the approved written scheme of investigation and a written record of all archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is agreed in writing with the Local Planning Authority.

A combined statement Programme of Archaeological Works/Written Scheme of Investigation has been issued to planning department for approval.

This Archaeological condition (13) covers various aspects of the work and I understand it cannot be discharged in full at this stage as it is 'ongoing'. However I can confirm that the watching brief and written record of all archaeological works undertaken on site shall be carried out by a professional and credited archaeological company in line with all current archaeological standards as listed within the WSI submitted within this application.

CONDITION 14 – A timber slatted privacy screen to a height of 1.7m above the surface of the balcony has been specified within the 'Details of External Materials Schedule' issued to the planning department within this application. I can confirm that this shall be installed by the applicant pre-occupation and shall be retained as such for the lifetime of the development.

CONDITION 15 - The new first floor windows on the front facing (north-eastern) principal elevation that serve the landing and the ensuite bathroom shall be fitted with obscure glazing. The windows shall be nonopening below 1.7 metres from the finished floor level of the room in which the window is installed. The window(s) shall be permanently retained as such thereafter.

Image examples of obscure/frosted glazing which will be featured are provided within the 'Details of External Materials Schedule' which has been issued to planning department within this application. This is accompanied by an email I received from Claire Cooke (Marketing Department at 'Residence 9') on the 27th February 2024 who confirms that: *“The Residence Collection is a very bespoke system and you have obscure glass where ever it’s required, it just needs specifying.”*

CONDITION 16 - Before any development or construction work begins, a pre-commencement meeting shall be held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Local Planning Authority (LPA) to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed OR that all tree protection measures have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details or any variation as may subsequently be agreed in writing by the LPA.

I confirm that the applicant awaits to be informed of the suggested meeting date(s) by the planning

department. Once a meeting date(s) has been proposed by the Local Authority, the applicant will make contact with the site manager and arboricultural consultant (Peter Davies from PJC Consultancy) to confirm a set date.

CONDITION 17 – I can confirm that no retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the local planning authority.

CONDITION 18 - The Arboricultural Impact Assessment, Method Statement and Tree Protection document - Ref PJC/6282/23-01 Rev - and Landscaping Proposal Plan - Ref TOP 05A - submitted in support of the application SDNP/17/00504/FUL shall be adhered to in full, subject to the pre-arranged tree protection monitoring and site supervision, by a suitably qualified tree specialist.

Protection monitoring and site supervision arrangements will be finalised with the Local Authority, PJC Arboricultural Consultancy and the Site Manager at the upcoming Pre-Commencement meeting on site.

