PLANNING FIRST

Sophie Williams
Scottishpower Renewables
320 St Vincent Street
Glasgow
G2 5AD

(by email)

28th February 2023

Dear Sophie

Re: Pre application request, ref: PREAPP/22/0086

Project type: Installation of solar photovoltaic development.

Site Address:

Land east of Sewage Treatment Works, Neaves Lane, Ringmer

Proposed Development:

The scheme set out in the submitted documents involves the erection of a solar farm with a generating capacity of up to 50mw distributed across a group of fields with an overall area of approx. 44 hectares. Submitted plans show the development comprising rows of ground mounted solar arrays, associated infrastructure (transformers, inverters, substations etc), an internal access track connecting each field and perimeter fencing.

The arrangement of solar arrays would be consistent with the existing field pattern with hedgerows generally maintained. Undeveloped buffers would be provided between arrays and nearby dwellings, heritage assets, woodland/hedgerow and water bodies. All development would be to the north of the overhead power lines that cross to south-eastern corner of the site

The pre-application submission comprises the following documents:-

- Covering Letter - undated
- A package of plans showing site layout, location and constraints.

Site Description:

The site comprises a group of relatively flat fields on low lying land which are bounded by Moor Lane to the east and Neaves Lane to the west. Field boundaries are defined by hedgerow, with occasional trees, as well as the stream that runs across the north-eastern corner of the site. The hedgerow is gappy in places and a larger field to the centre of the site appears to have been created through the past removal of hedgerows. There is a small wedge shaped thicket of hedging and small trees around half way down the eastern site boundary, adjacent to a bend on Moor Lane. Other than the features mentioned above, the site is absent of any significant landscape features. At the time of the site visit the fields were in pasture.

The immediate surrounding area is sparsely developed, with the site lying outside of recognised settlement boundaries. There are sporadic agricultural buildings and yard areas distributed along Moor Lane and Neaves Lane. There is a row of dwellings on Neaves Lane facing towards the southern end of the site. To the north of the row of dwellings is the Grade II Listed Arches Farmhouse which is positioned within a farmyard and is set back from the road behind relatively modern agricultural barns. Other notable development includes the sewage works to the west of the site on Neaves Lane and a row of new dwellings currently nearing completion at the junction between Neaves Lane and Laughton Road. There is also a plot of land allocated for development of 2 dwellings within the Ringmer Neighbourhood Plan (site RES21) at the junction between Neaves Lane and Potato Lane.

The site is within close proximity of the South Downs National Park, with the edge extending to the rear of the row of dwellings on Neaves Lane to the west and flanking the southern side of Neaves Lane to the south. Beyond the field system, the topography rises steeply to the south climbing towards Gyndebourne and then further towards Bible Bottom, Cliffe Hill and Mount Caburn on the edge of Lewes, which offer long distance views across the ouse valley and beyond to the north, including the application site. The National Park is traversed by a number of public footpaths and permissive paths and a footpath close to the site, RIN/21/1 offers views of the site as it climbs from Potato Lane to the west of the site towards Gyndebourne.

A significant portion of the north-eastern corner of the site, flanking the watercourse that crosses through, falls within Flood Zone 3. There are also areas of the site subject to medium to high surface water flood risk, including a stretch across the centre of the site. The surface water flood risk areas generally correspond to the path of field drainage ditches.

There are no other specific planning designations or constraints attached to the site. It is noted that it is identified as potentially suitable for a 50mw solar farm development as site 63RG in the 2022 Interim Land Availability Assessment (LAA). The LAA is a high level assessment and notes that the impact of the development of the site upon landscape character in particular needs to be addressed as well as flood risk and archaeological impact.

Principle:

The Lewes District Council Corporate Plan (2020-2024) includes an objective for a shift to low or zero carbon energy generation through implementing the Greater Brighton Energy Plan amongst others. Para. 6.1.2 of the Energy Plan states that solar energy is seen to provide significant development opportunities in the Greater Brighton area. Given the constraints for onshore wind power solar is seen as the major source of low electricity generation within the region.

Para. 152 of the National Planning Policy Framework (NPPF) states that the planning system should support the transition to a low carbon future with the provision of renewable and low carbon energy and associated infrastructure identified as a component to achieve this objective. Para. 158 goes on to state that local planning authorities should approve applications for renewable energy development where its impacts are (or can be made) acceptable.

The Planning Practice Guidance for Renewable and low carbon energy provides details of important matters to be considered when determining renewable energy applications, including

specific considerations related to solar farm development, This guidance will be referred to throughout this assessment, as will relevant local and national policies/legislation.

Ultimately, para. 158 of the NPPF, as referred to above, provides the broad context for the principle of the proposed development, this being acceptable provided harmful impacts can be avoided and/or mitigated. A detailed assessment of the way the development may respond to key considerations will be provided below, acknowledging the technical needs of a solar farm development as required by para. 006 of the Planning Practice Guidance.

Landscape Impact:

Para. 013 of the Planning Practice Guidance for Renewable and Low Carbon Energy states that 'the deployment of large-scale solar farms can have a negative impact on the rural environment, particularly in undulating landscapes. However, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively.'

Any development of a greenfield site, by its nature, will have an adverse impact upon rural character, in the immediate area of the site as a minimum. Lewes Local Plan part 2 (LLP2) policy DM1 maintains that, outside the planning boundaries, the distinctive character and quality of the countryside will be protected. LLP2 identifies a range of land uses that are appropriate for the countryside and are supported in principle by DM1. Whilst renewable energy development is not amongst these exceptional uses it is noted that para. 006 of the Planning Practice Guidance for Renewable and Low Carbon Energy highlights the technical needs of renewable energy development. It is therefore considered that the rural siting of the proposed solar farm could be supported where it can be demonstrated that a site selection process has been followed to establish whether the proposed scheme could reasonably be provided on alternative brownfield sites or those within the settlement boundary.

The site is relatively flat and benefits from a degree of sympathetic screening in the form of boundary hedgerows and trees, noting that the height of the proposed solar arrays would likely be in the region of 2.5 to 3 metres. There is potential for this screening to be enhanced as part of the proposed development, noting the gappy nature of some of the internal hedgerows. It is noted that the layout plan submitted as part of the pre-app package shows solar arrays being configured to as to respond to the established field pattern and this is considered to be vital in terms of retaining the mosaic of irregularly shaped small fields that are characteristic of the low weald countryside. It is acknowledged that an installation of the type and scale proposed would require perimeter security fencing as well as other security measures such as CCTV and it is recommended that the natural screening available on the site be utilised to soften the visual impact of these features given their utilitarian appearance that would be at odds with the rural surroundings. It is important that hard surfacing is kept to a minimum and let the areas around the solar arrays are maintained as grassland, with opportunities taken to enhance biodiversity through wildflower and grass seeding. This would help preserve an element of the greenfield character of the site. All associated buildings and equipment housing should ideally be positioned in clusters where possible and in well screened locations towards the corners and edges of the field so as to prevent a disruption in the open character of the fields. It is noted that the design of substations is, to an extent, dictated by the Distribution Network operator, but it would be expected for any buildings to be of a modest scale and finished in a sympathetic shade of green or grey.

The final layout of any submitted scheme would need to be ‘landscape led’ in this way, working with the existing field patterns. Trees and hedgerow should not be removed purely to minimise shading of panels nor would they be put under pressure of regular excessive cutting back for this purpose.

The site lies outside of the areas around Ringmer that were assessed within the joint Lewes District Council and South Downs National Park Landscape Capacity Study (2012). It is, however, broadly contiguous with Ringmer landscape character area E02 (Potato Lane, Rushey Green) which is considered to have a low to negligible capacity for change. The southern part of the site is also close to character area F01 (area south of Gote Lane) which is considered to have no capacity for change. It is noted that a recent appeal against the refusal of a housing development adjacent to Chamberlaines Lane, which is in landscape character area EO2, was refused, in part, due to the harmful impact it would have had upon the surrounding landscape character. It is noted that, although well screened when viewed from neighbouring low lying land, the site is more readily visible from the nearby high ground within the South Downs National Park around Glydebourne, Glynde itself and the edge of Lewes. It is noted that it is possible to view existing solar farms at Upper Clayhill Farm in Ringmer and Harveys Lane in Halland from the downland around Lewes and Glynde. There is also extant permission for a large scale solar farm on Norlington lane, to the north of Ringmer (reference LW/22/0254). Para. 007 and 013 of the Planning Practice Guidance both establish that the cumulative impact of renewable schemes with those already in place/approved is an important consideration in establishing their suitability.

In summary, it is considered that the zone of visual influence of the proposed scheme within the immediate surrounding landscape could be maintained at close to zero with suitable mitigation planting and a sympathetic site layout. It would not be realistically possible to screen view from the South Downs National Park although it is acknowledged that the proposed layout would maintain the field pattern of the site and that the arrangement of arrays would mean that they appear largely as a flat dark coloured surface that, it could be argued, would knit in with the mosaic like nature of the surrounding countryside, which includes darker areas such as the body of water at Barcombe Mill reservoir. However, it is for the developer to provide assurances, through the submission of a comprehensive Landscape and Visual Impact Assessment (LVIA), that the proposed development would not have a harmful impact upon the protected character and setting of the South Downs National Park. It will then be for the Local Planning Authority, in consultation with the SDNP, to assess landscape harm and to give this appropriate weight when assessing against the benefits the scheme would undoubtedly deliver through the regeneration of renewable energy.

It is understood that a grid connection would be provided at the power lines which cross the bottom of the site. If this is not the case then the impact of any required cable routing would need to be assessed.

At this stage, there are concerns that the setting of the SDNP would be harmed and it is therefore vital that this is addressed at the application stage. It will also be important to submit a detailed plan on how the solar farm would be decommissioned at the end of its operation life (30-40 years) and the land restored to its former agricultural use. I have provided contact details for the SDNP link officer. Please note, the SDNP can also provide their own

pre-application advice, please see https://www.southdowns.gov.uk/planning-applications/advice/ for more details.

Environmental Impact

The proposal constitutes Schedule 2 3 (1) development as defined in The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As the site area threshold of 0.5 hectares set out column 2 is exceeded, a screening opinion is required. This has already been provided under LW/22/0451.

The screening opinion concluded that the proposed scheme does not constitute EIA development. Where potential for environmental impact has been identified it is satisfied that these matters can be adequately assessed and managed through the planning application process and through the use of planning conditions/obligations as per para. 018 of the Planning Practice Guidance for Environmental Impact Assessment.

Use of Agricultural Land:

LLP2 policy DM19 states that 'development that would result in the irreversible loss of the best and most versatile agricultural land (Grades 1, 2, 3a in the DEFRA Agricultural Land Classification System) will not be permitted unless it can be demonstrated that there are no suitable alternative locations and the proposal would have overriding sustainability benefits that outweigh the loss of land from agricultural use.'

Para. 013 of the Planning Practice Guidance directs that 'where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.'

The guidance above is consistent with objectives set out in para. 174 and 175 of the NPPF and would be a central consideration in the determination of any planning application made.

Mapping provided by Natural England (10-111g) suggests that the site occupies land that has an agricultural land classification of grade 3, the map does not differentiate between 3a and 3b land. It is noted that the map shows grade 2 land close to the site to the west. It is important to note that this mapping is on a macro scale and is therefore only a broad assessment. It is critical that any planning application is accompanied by a thorough agricultural land classification survey that complies with Agricultural Land Classification of England and Wales: Revised criteria for grading the quality of agricultural land (ALC011) produced by the Ministry of Agriculture, Fisheries and Food in 1988.

Should the survey find that the site provides high grade land then it is vital that assurances is provided that the site selection process explored the potential for the development to be accommodated in sites with a lower grading. It would also be important to establish whether the site could continue to provide any agricultural function during the operation of the solar farm, the impact the development may have on the use of surrounding fields, tat biodiversity net gain forms an integral part of the scheme and that, upon decommissioning, the site would be restored to agricultural use with no unacceptable impact upon the grading/quality of the

land. The sustainability benefits of he scheme would be afforded suitable weight as per DM19 and para. 152 of the NPPF.

Heritage Assets:

The Grade II Listed Arches Farmhouse is positioned on the opposite side of Neaves Lane towards the northern end of the site. It is set well back from the road, with modern agricultural barns positioned to the front. The farmhouse faces onto fields to the north, south and west and appears to engage with farmland to the west, between Potato Lane and Lewes Road/Laughton Road rather than the application site. Given the screening offered by the hedgerow surrounding the proposed development site, the lack of impact upon the parcels of land that the farmhouse engages with and the positioning of modern metal framed barns in between the farmhouse and the road/application site, it is considered that, with appropriate mitigation, the proposed development is unlikely to have a substantial impact upon the rural setting of the farmhouse.

The Grade II Listed Neaves Cottages is positioned to the south of the site, with an approx. 125 metre wide field providing a green buffer between it and the application site. The Listed Building occupies a relatively small triangular site that is bordered by a significant amount of mature landscaping in the form of trees and hedgerow, which provide the immediate setting for the building. Given the presence of this landscaping and the buffer provided by the field to the north of the building, it is considered that the proposed development would be unlikely to have a substantial adverse impact upon its setting.

A significant part of the northern portion of the site falls within an Archaeological Notification Area. The site is also close to a number of historic settlements. As a result, it is likely that a programme of archaeological work would need to be completed prior to any development of the site taking place, most likely secured through the use of a pre-commencement planning condition. It is recommended that the applicant discuss further with the County Ecologist who can be contacted at County.Archaeology@eastsussex.gov.uk .

The above comments are general advice only and any submitted planning application must include a detailed heritage impact assessment.

Neighbour Amenity:

Although the application site falls outside of any settlement boundary, there are a number of dwellings within relatively close proximity of the site, particularly the row of dwellings on Neaves Lane to the south of the junction with Potato Lane.

Construction works associated with the development would have the potential to cause nuisance through noise, light and air (including dust) emissions as well as vibration. This will need to be addressed in the CEMP. At the operational stage it is important that the visual impact of the development is mitigated so that it does not appear oppressive or overwhelming when viewed from neighbouring property. The level of noise and light emitted by the development and its impact upon neighbouring residents will also need to be assessed.

Highways and Transport:

It is anticipated that the impact of the development upon the road network would be primarily associated with the construction phase, with trips largely reduced maintenance visits thereafter. The decommissioning phase would also be likely to generate a significant level of HGV movements.

It is noted that the proposed site access is to be positioned on Neaves Lane towards the northern end of the site, opposite the sewage works and in the broad location of a passing point. Neaves Lane is a narrow rural road and it is flanked by a soft verge, which is recognised as a wildlife verge by ESCC, as well as ditches and hedgerow. It is important that construction traffic does not harm green infrastructure and it should also be ensure that existing passing points on the road are not compromised as their loss may result in more vehicles going onto the soft verge to pass one another. The village of Ringmer is currently subject to fairly intensive HGV movements owing to ongoing development in and around the village, which is set to continue into the future based on extant planning permissions, as well as the B2192 being used as a cut-through between the A22 and the A26/27. It is important that construction traffic is routed appropriately to minimise impact upon Ringmer, and other nearby villages.

The geometry of the proposed access, including visibility splays, would need to meet ESCC Highways standards and should be supported by a Transport Statement. The speed limit in Neaves Lane is unrestricted and so, by default, visibility splays associated with oncoming traffic moving at 60mph would be required, although this could be reduced if a speed survey on the section of road around the site access supports it. Within the site, suitable turning space for all vehicles associated with the construction and operation of the development must be provided as well as parking for contractors and wheel washing facilities.

Due to the sensitivity of the surrounding highway network, it is strongly advised that a thorough Construction Environmental Management Plan (CEMP) is submitted with any planning application. It is recommended that local residents and the parish council have input into the CEMP. A photographic survey of the highway condition around the site would also be useful.

There is the potential that glint and glare from panels may impact upon motorists on the surrounding highway network and any submitted planning application should include an assessment of these potential impacts as well as appropriate mitigation measures.

The site is relatively close to East Sussex Gliding Club, to the north, and Kittyhawk Aerodrome and Deanland Airfield to the east. Any planning application should be accompanied by an aerodrome safeguarding assessment that identifies any potential impact the proposed development would have upon the safe operation of these facilities. It is advised that the operators are contacted prior to the submission of any planning application, contact details will be provided at the end of this report.

Drainage and Flooding:

The north-eastern part of the site includes an area within Flood Zone 3, following the course of the stream crossing the site. It is noted that this stream is used, or intended to be used, by a number of current and future housing developments within Ringmer as a means to discharge surface water and the impact of the proposed development upon the capacity of the stream will

be an important consideration. Impermeable surfacing should be kept to an absolute minimum and sustainable drainage principles followed to control/attenuate run off from the site. It is also important that increased run-off or channelling of water does not remove nutrients from the soil given the importance of it being able to be returned to productive agricultural use in the future, should development of the site be approved.

The Lead Local Flood Authority are able to provide more detailed pre-application advice if your drainage consultants wish to contact them prior to the submission of the application. Please see https://new.eastsussex.gov.uk/environment/flooding/sustainable-drainage-systems for more information.

Landscaping & Biodiversity:

As a major development, the planning application should demonstrate that the scheme would provide a minimum 10% biodiversity net gain in accordance with the Lewes District Council Technical Advice Note (TAN) for Biodiversity Net Gain. In line with the mitigation hierarchy, biodiversity net gain should be provided on-site where possible. If off-site biodiversity net gain is required, it should be located as close as possible to the development, and within a strategically located area that maximises nature's recovery. The Council expects that biodiversity will be measured using the latest version of the DEFRA Biodiversity Metric, in line with Planning Practice Guidance, and that this is used to demonstrate that a biodiversity net gain outcome is being achieved. The latest DEFRA Biodiversity Metric and User Guide can be obtained from the Natural England website: http://publications.naturalengland.org.uk/publication/5850908674228224. A full version of the completed metric should be submitted with the application, rather than a PDF version.

The need to provide sympathetic screening of the site presents the opportunity for significant improvements to the existing hedgerow network. It is noted that some hedging would need to be removed to facilitate site access. This should be kept to a minimum and should be compensated for by new plating. Wildflower planting within the fields should also be included and the use of nitrogen fixing plants may aid retention of soil fertility. However, this is general advice only and any application should be accompanied by a Preliminary Ecological Appraisal that identifies the scope for ecological mitigation, enhancement and improvements that would respond to the potential ecological impacts of the development.

The site is in a tranquil, rural environment and is adjacent to the South Downs National Park, which is a dark sky reserve. External lighting should be avoided and any essential lighting associated with the operation should be kept to a minimum, PIR activated and positioned away from the edge of the site.

Sustainability:

The proposed development would generate a significant level if renewable energy that would be released into the national grid. Solar technology appears to be developing rapidly and it is considered that any development of the site should include the flexibility for upgrades to be made to panels and other infrastructure over time. It is not clear whether the development would include battery storage facilities, to allow for solar generated energy to be exported through the night. Battery facilities would be encouraged where it can be demonstrated that

their somewhat utilitarian appearance would not harmfully impact upon the character and setting of the area.

Contaminated Land:

The proposed development may result in disturbance to the ground that could lead to the release of contaminants into the soil or the water table.

A preliminary risk assessment should be provided with any planning application and should include:-

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating contaminants, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

A site investigation scheme, based on the above should provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site and the results of the site investigation the detailed risk assessment should inform an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

A verification plan providing details of the data that will be collected in order to demonstrate that the recommended works set out in are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action should also be included.

Community Consultation

It is strongly advised that the local community and Ringmer Parish Council is engaged with prior to the submission of any planning application through a public consultation event.

Other Planning Obligations:

Based on the requirements of the Environment Act (2021) an obligation would also likely be used to secure biodiversity net gain habitats and ongoing management, including monitoring for a period of 30 years.

It is unlikely that any other obligations will be required by Lewes District Council although there is a chance that ESCC Highways may require highway improvement works or other contributions.

Planning Performance Agreement:

The applicant may wish to enter into a Planning Performance Agreement in order for a realistic timetable to be agreed for the determination of any submitted application. It is recommended that further meetings are held to allow for a timetable to be agreed. Any such timetable would include interim deadlines for work to be carried out by council officers and for information to be provided by the applicant.

I trust this has all been useful, please let me know if you have any other questions and I'll be happy to help.

These comments are an officer opinion only offered on a without prejudice basis and do not imply that planning permission would be forthcoming. A list of policies you should be aware of is provided below as well as a list of documents that should be included with any planning application that is submitted. I would be happy to review these documents prior to submission of any application.

Conclusion:

Local and National Planning Policy, as well as the LDC Corporate Plan, support the development of renewable energy infrastructure where it can be shown that the site has been responsibly selected and that any harmful impact can be mitigated. The principle of the development is therefore considered to be acceptable.

The site is particularly sensitive in terms of landscape capacity/impact/setting of the SDNP, impact upon heritage assets and loss of agricultural land. At this stage, without full details of mitigation measures that can be employed, it is not possible to comment on whether the potential harms of the scheme can be adequately addressed and the onus is now on any application to demonstrate that they can, with reference to relevant local and national policies.

Yours sincerely

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01323 415026

List of Relevant Planning Policies and Supplementary Documents:

National Planning Policy Framework (as amended 2021)

- 2 – Achieving sustainable development
- 4 – Decision making
- 6 – Building a strong, competitive economy
- 8 – Promoting healthy and safe communities
- 9 – Promoting sustainable transport
- 11 – Making effective use of land
- 12 – Achieving well-designed places
- 14 – Meeting the challenge of climate change, flooding and coastal change

- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

Lewes District Local Plan Part 1 (LLP1) – See https://www.lewes-eastbourne.gov.uk/_resources/assets/inline/full/0/257159.pdf

- CP4-Economic Development & Regeneration
- CP7-Infrastructure
- CP8-Green Infrastructure
- CP9-Air Quality
- CP10-Natural Environment and Landscape
- CP11-Built and Historic Environment & Design
- CP12-Flood Risk, Coastal Erosion & Drainage
- CP13-Sustainable Travel
- CP14-Renewable and Low Carbon Energy

Lewes District Local Plan Part 2 (LLP2) – See https://www.lewes-eastbourne.gov.uk/_resources/assets/inline/full/0/287648.pdf

- DM19-Protection of Agricultural Land
- DM20-Pollution Management
- DM22-Water Resources and Water Quality
- DM23-Noise
- DM24-Protection of Biodiversity and Geodiversity
- DM25-Design
- DM27-Landscape Design
- DM35-Footpath, Cycle and Bridleway Network

Supplementary Planning Documents – See https://www.lewes-eastbourne.gov.uk/planning-policy/supplementary-planning-guidance-and-supplementary-planning-documents/

- Sustainability in Development Technical Advice Note
- Circular Economy Technical Advice Note
- Biodiversity Net Gain Technical Advice Note

Other documents to be aware of:

- Environment Act 2021 - https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted
- DEFRA Biodiversity Metric - http://publications.naturalengland.org.uk/publication/6049804846366720
- Guide to Sustainable Drainage Systems in East Sussex - https://new.eastsussex.gov.uk/media/1qgio4mx/guide-to-sustainable-drainage-systems-in-east-sussex2.pdf
- Secured by Design Guidance – Commercial - https://www.securedbydesign.com/images/downloads/SBD_Commercial_2015_V2.pdf
- Air quality and emissions mitigation guidance for Sussex - https://sussex-air.net/Reports/SussexAQGuidanceV.12020.pdf
- Agricultural Land Classification of England and Wales: Revised criteria for grading the quality of agricultural land (ALC011) http://publications.naturalengland.org.uk/publication/6257050620264448
- Appeal Decision (Land south of Lewes Road and Laughton Road) - https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3299940&CoID=0
- ESCC Highways Guidance - https://www.eastsussex.gov.uk/planning/roads/planning-applications/guidance

Application Documents Required:

- Design & Access Statement
- Planning Statement;
- Agricultural Land Classification Survey;
- Decommissioning Plan;
- Grid Connection Details;
- Statement of Community Involvement;
- Ecological Impact Assessment;
- Tree Survey/Arboricultural Statement;
- Landscape and Visual Impact Assessment;

- Landscaping Details;
- Topographical Survey;
- Soil Management Plan;
- Transport Assessment;
- Road Safety Audit;
- Photographs/Photomontages;
- Noise Impact Assessment;
- Land Contamination Assessment
- Biodiversity Checklist (please see Technical Advice Note on Biodiversity Net Gain for further details);
- Site Waste Management Plan;
- Construction and Environmental Management Plan;
- Major Development Sustainability Checklist (please see Technical Advice Note on Sustainability in Development for further details);
- Air Quality Statement;
- Emissions Mitigation Assessment;
- Flood Risk/Drainage Assessment;
- Archaeological Desk-Based Assessment/Field Evaluation
- Heritage Statement
- Glint and Glare Assessment
- Aerodrome Safeguarding Assessment

Useful Contacts:

ESCC Ecologist – kate.cole@eastsussex.gov.uk

ESCC Landscape Architect – virginia.pullan@eastsussex.gov.uk

ESCC Drainage Manager – nick.claxton@eastsussex.gov.uk

ESCC Archaeology – neil.griffin@eastsussex.gov.uk

LDC Air Quality Officer – rachel.sadler@lewes-eastbourne.gov.uk

LDC Contaminated Land Officer – kanan.purkayastha@lewes-eastbourne.gov.uk

Secured by Design - phillip.edwards@sussex.pnn.police.uk

SDNP Link Officer – claire.tester@lewes-eastbourne.gov.uk

Ringmer Parish Council - clerk@ringmerparishcouncil.gov.uk

East Sussex Gliding Club - accounts@sussexgliding.co.uk

Kittyhawk Aerodrome - info@kittyhawk.farm

Deanland Airfield - david@deanland-airfield.co.uk