7.1 SERVICING STRATEGY

The existing servicing strategy will remain in place for the development, however the frequency of deliveries will marginally increase to reflect the additional catering provision that is being provided.

Refuse
Each individual development will create a set amount of refuse, which will be collected via a small buggy at the end of the day (out of hours) and stored in larger 1100L containers within the local refuse areas to the north of the main house.

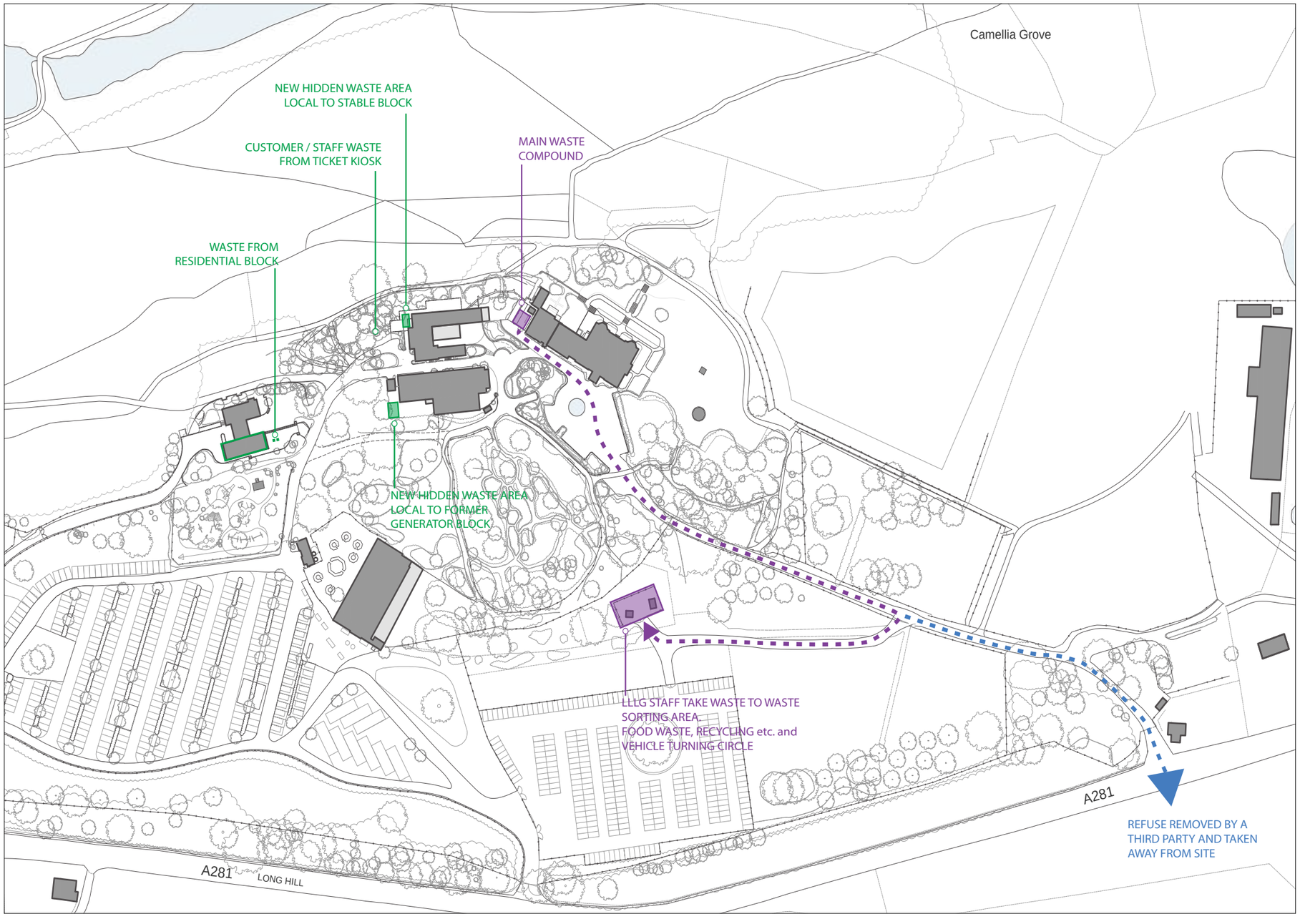
When these are full, the refuse is then taken by LLLG staff to the sorting area, whereby the waste is sorted where applicable and collected by a third party on a separate service road, away from customer traffic.

Given the existing catering provisions of the hotel, Clocktower Cafe and restaurant Interlude there is already a comprehensive waste disposal including recycling and food waste compaction system.

New food waste regulations were introduced in April 2025 which has significantly increased the amount of seperation that businesses must adhere to.

Deliveries
Deliveries will continue to be diverted to the compound to avoid congestion in front of the main house.

Visitor Transportation
Please refer to the Transport Statement by GTA Civils for additional information on transport and impacts on the site.



Proposed servicing strategy site plan

7.2 FIRE APPLIANCE ACCESS STRATEGY

Fire Appliance access has been considered whilst the proposals have been developed. The existing route past the play area from the car park past the Stable Block to the main car park has been retained.

Hard landscaping proposals will have sub-bases which will be able to accommodate the weight of a fire appliance, whilst any new gates, such as adjacent to the ticket kiosk, will have a fire appliance key and are of a suitable width to allow vehicular access.

Please refer to the Engineering Consideration report which has been prepared by Tennyson Suite in December 2025, and the Fire Tender Tracking plan prepared by GTA Civils and Transport.'

TS-ENG-3.0 – Engineering Consideration

TennysonSuite HEALTH, SAFETY & TRAINING CONSULTANTS

Considerations

Water for Firefighting

Hydrant Provision

The following buildings are currently in scope of this guidance:

- Red House
- Visitor Entrance Buildings
- Former Generator Block
- Clocktower Café
- Leonardslee House Hotel

Two private fire hydrants are provided within the Leonardslee Estate. One is located between the Red House, Clocktower Café and Former Generator Block, and the second is positioned within the car park in front of Leonardslee House Hotel. These are likely historical installations, compensating for the lack of suitably located statutory hydrants on the A281.

Approved Document B (ADB) recommends that private hydrants should be located within 90 m of the entry point to the building they serve. Using the *Proposed Site Plan* (1:2500 scale), approximate distance checks have been carried out. Several buildings—including Red House, Clocktower Café, Former Generator Block and Leonardslee House Hotel—fall within this range.

However, the Visitor Entrance Building is located beyond 90 m from either private hydrant. Likely appliance positioning at the front of the building would result in hose runs of approximately 100–120 m, exceeding the preferred ADB distance. Operationally, this is still manageable through the deployment of up to five lengths of 70 mm hose, but it requires additional time and resources. The building remains capable of being supplied from either hydrant, but the gradient difference between both private hydrants to the Visitor Entrance Centre will require greater pump pressure to provide water supply. Therefore, it is important that the private hydrants are maintained correctly to ensure full pressure and flow if required. An additional private hydrant located to the west of the Visitor Entrance Centre would ensure compliance with ADB.

Extract from Engineering Consideration report

7.3 EXTERNAL LIGHTING STRATEGY

7.3.1 EXISTING EXTERNAL LIGHTING

The existing external lighting to the site has been mapped and is shown on the adjacent plan. The existing buildings have a mix of lighting styles which broadly speaking consist of heritage style lighting when wall mounted to the buildings, and contemporary when lit along paths.

Not all the lighting is appropriate for an ecologically sensitive site such the catenery lights found within the courtyards.

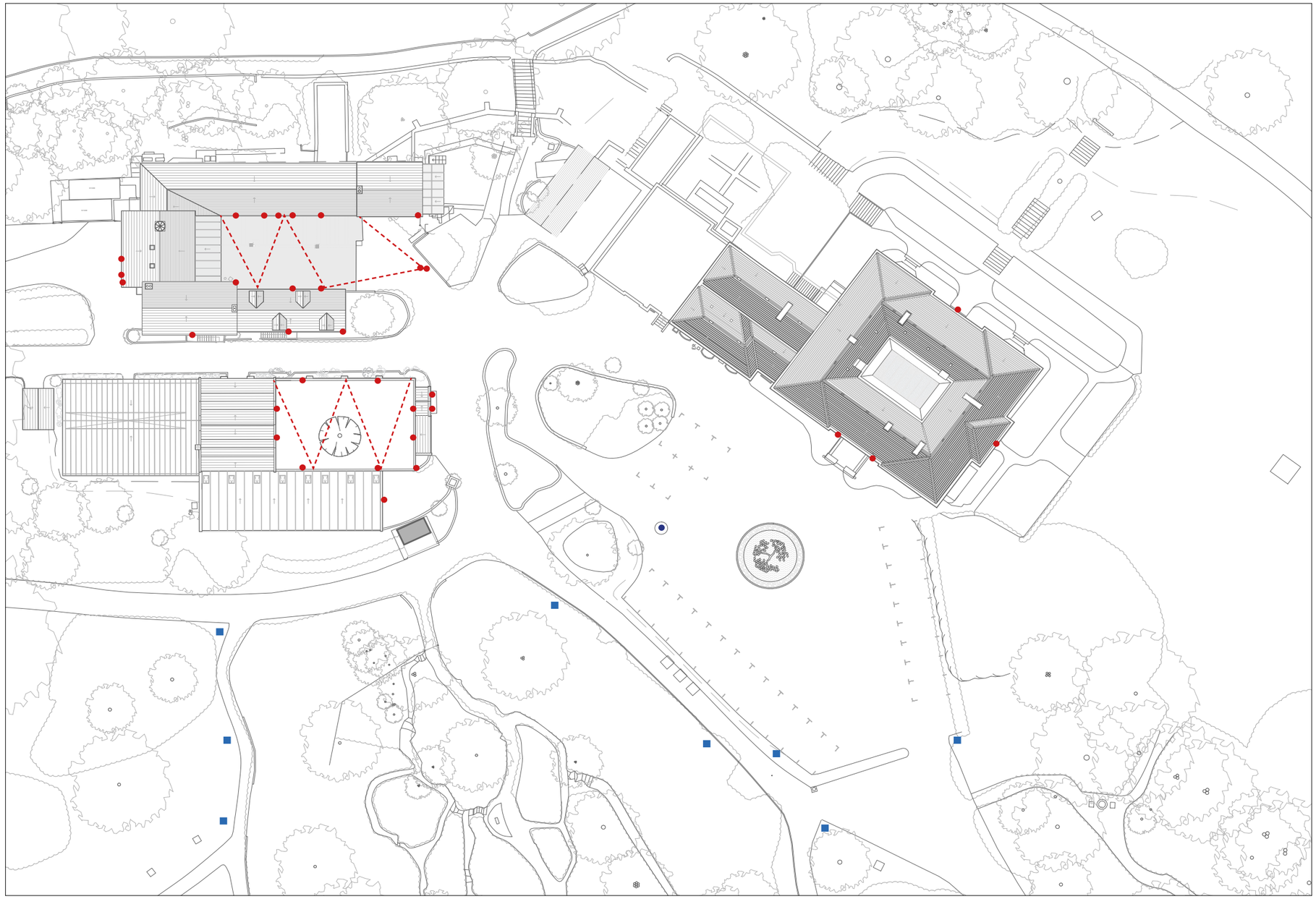
Key:

- Wall-mounted traditional style lights

- Timber bollard mounted lights to existing paths

- Catenary lights to courtyard spaces

- Existing lamppost to car park



Existing external lighting plan

7.3 EXTERNAL LIGHTING STRATEGY

The lighting proposal has been designed in line with the High Weald Area of Outstanding Natural Beauty Management Plan Character Component - Dark Skies in line with its objectives.

OBJECTIVE AND *REASON*	HOW THE PROPOSALS FULFILS THE OBJECTIVE
To preserve the dark skies of the High Weald AONB by minimising light pollution, obtrusive external lighting and internal light spill from domestic, commercial and public premises in both existing and new developments within the High Weald, and from highways lighting. ***To protect and maintain the existing dark skies within the High Weald for the benefit of all, including future generations, for our health, wellbeing and enjoyment, to increase our understanding and sense of place in the universe; and for the benefit of wildlife and to reduce energy consumption.***	• Avoiding prolonged illumination of Leonardslee House, its outbuildings and adjacent habitats • Maintaining the brightness as low as possible • Minimising upward lighting to avoid light pollution (BCT and ILP, 2018)
To protect wildlife and habitats from light pollution across the High Weald. ***Light pollution affects a wide range of nocturnal species and those out during the day, from feeding to finding a mate and the ability to safely migrate. Light pollution is an additional stress to habitat loss for already declining populations of many species across the High Weald.***	• Avoiding prolonged illumination of the habitats within and adjacent to the Application Site • Avoiding any illumination of compensatory bat boxes/access tiles installed on mature trees or buildings within the Application Site • Minimising upward lighting to avoid light pollution • Using low-level, warm-spectrum light bollards rather than tall spotlights • Directing the lighting to where it is needed to avoid light spillage • Using low-pressure sodium lamps instead of high-pressure sodium or mercury lamps • Using short-timed passive infrared triggered security lighting instead of timed lighting; and • Fitting mercury lamps with UV filters

Excerpt from High Weald AONB Management Plan Character Component - Dark Skies

Cover of High Weald's AONB Management Plan Character Component - Dark Skies