



## PLANNING & DEVELOPMENT COMMITTEE

Minutes of the Planning & Development Committee meeting  
held at Meeching Hall, Fort Road, Newhaven  
on Tuesday 30<sup>th</sup> July 2024 at 7:15pm.

**PRESENT:** Councillors Pinky McLean-Knight (Chair)  
Steve Saunders (Vice Chair)  
Kim Bishop  
Lesley Boniface  
Shaun Boniface  
Krissy Taylor  
Graham Amy

**ALSO ATTENDING:** Ken Dry, Town Clerk  
X1 Member of the Public (online)

**P016/24** The Chair stated that this meeting will be recorded and then made publicly available on the Newhaven Town Council Website for 28 days, followed by its removal and deletion.

**P017/24** **APOLOGIES FOR ABSENCE**

None.

**P018/24** **DECLARATIONS OF INTEREST - DISCLOSURE BY COUNCILLORS OF PERSONAL INTERESTS IN MATTERS ON THE AGENDA, AND WHETHER THE COUNCILLOR REGARDS THEIR INTEREST AS PREJUDICIAL UNDER THE TERMS OF THE CODE OF CONDUCT.**

None declared.

**P019/24** **TO CONSIDER WHETHER THE MINUTES OF THE MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON TUESDAY 25<sup>th</sup> JUNE 2024 ARE AN ACCURATE RECORD OF THE MEETING.**

**RESOLVED:**

That these minutes be signed by the Chair as a true record of the proceedings.

**P020/24      PETITIONS/PUBLIC QUESTIONS**

None received.

**P021/24      TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS.**

**LW/24/0390**

**Land at Westdean Avenue Newhaven**

Erection of a two storey holiday let.

Following discussion the committee unanimously,

**RESOLVED**, that they objected to this application for the following reasons;

- Not within the planning boundary
- Lack of Infrastructure (roads, drainage etc)
- Would set a precedent

**LW/24/0398**

**39 Celandine Way Newhaven**

Conversion of the existing detached garage into a habitable space, including alterations to fenestration.

Following discussion the committee, with one abstention,

**RESOLVED**, that they objected to this application for the following reasons;

- Additional pressure for on-street parking
- Habitable proposal with no physical boundary
- Has the potential to be used as an Air BnB and therefore if approval of the application is minded by the Planning Authority it should be with the caveat that it remains accommodation for a 'family member'.

**LW/24/0458**

**10 Denton Drive Newhaven**

Conversion of existing side/rear conservatory into single storey orangery, including alterations to fenestration and erection of detached single storey outbuilding at side elevation

Following discussion the committee unanimously,

**RESOLVED**, that they had no objection to this application.

**P022/24** **TO CONSIDER AND NOTE A REPORT ON RECENT PLANNING DECISIONS MADE BY LEWES DISTRICT COUNCIL.**

Noted.

**P023/24** **TO DISCUSS AND AGREE ANY TECHNICAL EVIDENCE ON SITES FORMING PART OF THE LDC LATEST 'CALL FOR SITES' EXERCISE AND THE UPDATED DEVELOPMENT CAPACITY STUDY.**

Noted without comments.

**P024/24** **TO DISCUSS AND FORMULATE ANY COMMENTS FOR THE SDNPA CONSULTATION EXERCISE.**

Noted without comments.

There being no further business, the Meeting closed at 8:07pm.

**Date:** .....

**Chairman** .....

**DRAFT**



# NEWHAVEN TOWN COUNCIL

Ken Dry  
Town Clerk

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To: Planning and Development Committee **Agenda Item 6.**

Date: 27<sup>th</sup> August 2024

Contact for this report: Ken Dry - Town Clerk

Subject: **Recent Planning Decisions by Lewes District Council**

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## **LEWES DISTRICT COUNCIL PLANNING DECISIONS**

### **PLANNING APPLICATIONS APPROVED**

**Conditions for Approved Applications can be found at Appendix 1 of this report.**

**LW/24/0386**

#### **2 Wellington Road Denton**

Demolition of existing garage and replacement with single storey outbuilding with associated landscaping

*Considered by this committee 25<sup>th</sup> June 2024. The committee had no objection to this application, but with the following caveats,*

- *That this should be for domestic use only and not for 'business purposes', and*
- *The drive should be permeable to aid surface water drainage.*

**LW/24/0397**

#### **Newhaven Fire Station Fort Road**

Change of use from fire station to emergency services vehicle maintenance workshop with associated alterations, extensions and landscaping

*Considered by this committee 25<sup>th</sup> June 2024. The committee had no objection to this application, but measures are required to prevent the egress of water and foam from the site.*

**LW/24/0051**

#### **West Pier Amusement Arcade Fort Road**

Demolition of existing structures and erection of a single storey restaurant, together with splash pads, outdoor gym, children's play areas, toilet and changing facilities, further informal open space and associated landscaping

*Considered by this committee 27<sup>th</sup> February 2024. The committee had no objection to this application.*

## **PLANNING APPLICATIONS REFUSED**

**LW/24/0390**

### **Land at Westdean Avenue Newhaven**

Erection of a single storey holiday let

*Considered by this committee 30<sup>th</sup> July 2024. The committee objected to this application for the following reasons;*

- *Not within the planning boundary*
- *Lack of Infrastructure (roads, drainage etc)*
- *Would set a precedent*

## **Appendix 1**

### **Planning Conditions for Approved Applications.**

**LW/24/0386**

**2 Wellington Road Denton**

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

PLAN TYPE	DATE RECEIVED	REFERENCE
Design & Access Statement	4 June 2024	Design and Access Statement
Proposed Elevation(s)	4 June 2024	LDS24-WE-004 - Proposed Elevations, Floor Plan, Roof Plan and Layout Plan
Proposed Floor Plan(s)	4 June 2024	LDS24-WE-004 - Proposed Elevations, Floor Plan, Roof Plan and Layout Plan
Proposed Roof Plan	4 June 2024	LDS24-WE-004 - Proposed Elevations, Floor Plan, Roof Plan and Layout Plan
Proposed Layout Plan	4 June 2024	LDS24-WE-004 - Proposed Elevations, Floor Plan, Roof Plan and Layout Plan
Proposed Block Plan	4 June 2024	LDS24-WE-003 - Location Plan and Proposed Block Plan
Location Plan	4 June 2024	LDS24-WE-003 - Location Plan and Proposed Block Plan
Existing Elevation(s)	4 June 2024	LDS24-WE-002 - Existing Elevations, Floor Plan, Roof Plan and Layout Plan
Existing Floor Plan(s)	4 June 2024	LDS24-WE-002 - Existing Elevations, Floor Plan, Roof Plan and Layout Plan
Existing Roof Plan	4 June 2024	LDS24-WE-002 - Existing Elevations, Floor Plan, Roof Plan and Layout Plan
Existing Layout Plan	4 June 2024	LDS24-WE-002 - Existing Elevations, Floor Plan, Roof Plan and Layout Plan
Existing Block Plan	4 June 2024	LDS24-WE-001 - Location Plan and Existing Block Plan
Location Plan	4 June 2024	LDS24-WE-001 - Location Plan and Existing Block Plan
Location Plan	4 June 2024	Location Plan
Street Scene Scene	4 June 2024	LDS24-WE-005 - Existing and Proposed Street Scene

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

2. External Finishes

All external finishes shall be in accordance with details provided on the approved plans unless where otherwise agreed in writing with Local Planning Authority.

Reason: In the interest of visual amenity and sustainability in accordance with LLP1 policy CP11, LLP2 policy DM25, para. 130 of the NPPF.

3. Surface water drainage

All surface water generated by the hard surfacing shall be managed via permeable surfacing or appropriate drains within the site curtilage and shall not be discharged onto neighbouring property or onto the public highway.

Reason: In the interest of managing surface water flood risk and to prevent damage or disruption on the public highway network in accordance with LLP1 policies CP11 and CP12, LLP2 policy DM22 and para. 114 and 173 of the NPPF.

#### 4. Hedgerows

The existing hedgerows indicated on the plan (drawing reference WE-005 - Existing and Proposed Street Scene) shall be protected during construction works and maintained in place thereafter.

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

#### 5. Ancillary use

The outbuilding (office/gym) hereby permitted shall at no time be used as a holiday let or as a separate unit of residential accommodation and shall be used solely for purposes incidental to the occupation and enjoyment of, and only by the occupants of, the dwelling known as 2 Wellington Road, and not for any trade or business purposes. The building shall at no time be severed from the main residential curtilage.

Reason: In order to protect residential amenity and the character of the surrounding area and to prevent the establishment of a substandard unit in accordance with LLP1 policy CP11, LLP2 policies DM25, DM28, DM29 and para. 130 of the NPPF.

#### 6. Unsuspected land contamination

If, during development, contamination not previously known is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework].

**LW/24/0397**

### **Newhaven Fire Station Fort Road**

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

PLAN TYPE	DATE RECEIVED	REFERENCE
Other Plan(s)	7 June 2024	3915-FBR-A1-XX-DR-A-607 Rev P03 - 3D Visuals
Proposed Elevation(s)	7 June 2024	3915-FBR-A1-XX-DR-A-606 Rev P02 - Proposed Elevations
Proposed Layout Plan	7 June 2024	3195-FBR-A1-XX-DR-A-602 Rev P03 - Proposed Site Layout Plan
Existing Layout Plan	7 June 2024	3915-FBR-A1-01-DR-A-601 Rev P01 - Existing Site Layout Plan
Proposed Floor Plan(s)	7 June 2024	3915-FBR-A1-01-DR-A-605 Rev P03 - Proposed Ground Floor, First Floor and Roof Plans

Proposed Roof Plan	7 June 2024	3915-FBR-A1-01-DR-A-605 Rev P03 - Proposed Ground Floor, First Floor and Roof Plans
Existing Floor Plan(s)	7 June 2024	3915-FBR-A1-01-DR-A-603 Rev P01 - Existing Ground Floor, First Floor and Roof Plans
Existing Roof Plan	7 June 2024	3915-FBR-A1-01-DR-A-603 Rev P01 - Existing Ground Floor, First Floor and Roof Plans
Additional Documents	7 June 2024	Transport Statement
Additional Documents	7 June 2024	Sustainability Statement
Additional Documents	7 June 2024	Surface Water Drainage Design
Additional Documents	7 June 2024	Preliminary Ecological Appraisal
Planning Statement/Brief	7 June 2024	Planning Statement
Additional Documents	7 June 2024	Noise Assessment
Location Plan	7 June 2024	Site Location Plan
Additional Documents	7 June 2024	Biodiversity Net Gain Feasibility Assessment
Existing Elevation(s)	7 June 2024	3915-FBR-A1-01-DR-A-604 Rev P01 - Existing Elevations
Existing Section(s)	7 June 2024	3195-FBR-A1-XX-DR-A-0609 Rev P01 - Existing and Proposed Sections
Proposed Section(s)	7 June 2024	3195-FBR-A1-XX-DR-A-0609 Rev P01 - Existing and Proposed Sections
Proposed Block Plan	7 June 2024	3915-FBR-A1-01-DR-A-608 Rev P01 - Proposed Block Plan
Other Plan(s)	1 August 2024	2307039-TK06A Car
Other Plan(s)	1 August 2024	2307039-TK07A Fire Appliance Op Bays
Other Plan(s)	1 August 2024	2307039-TK08A Fire Appliance Op Bays
Other Plan(s)	1 August 2024	2307039-TK09A Van Op Bays
Other Plan(s)	1 August 2024	2307039-TK10A Fire Appliance Op Bays

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

2. Operation hours of the new use shall be restricted to the hours of: - Monday to Friday 0830 to 1730 Saturday 1000 to 1600. No operation permitted any time on Sundays, Bank or Public Holidays.

Reason: To protect residential amenities having regard to DM25 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2023.

**LW/24/0051**

**West Pier Amusement Arcade Fort Road**

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

PLAN TYPE	DATE RECEIVED	REFERENCE
Other Plan(s)	23 January 2024	2208-P-045 - Proposed Ground Floor, Roof Plan and Elevations - Changing Places
Proposed Section(s)	23 January 2024	2208-P-041 - Proposed Section B-B
Proposed Section(s)	23 January 2024	2208-P-040 - Proposed Section A-A
Proposed Elevation(s)	23 January 2024	2208-P-034 - Proposed South Elevation - Facade Alignment
Proposed Elevation(s)	23 January 2024	2208-P-033 - Proposed North Elevation - Rear
Proposed Elevation(s)	23 January 2024	2208-P-032 - Proposed West Elevation

Proposed Elevation(s)	23 January 2024	2208-P-031 - Proposed East Elevation
Proposed Elevation(s)	23 January 2024	2208-P-030 - Proposed South Elevation
Proposed Roof Plan	23 January 2024	2208-P-021- Proposed Roof Plan - Restaurant
Location Plan	23 January 2024	2208 -P-001A – Site Location Plan
Proposed Block Plan	13 June 2024	2208-P-006A - Propose Block Plan
Proposed Layout Plan	13 June 2024	2208-P-010A - Proposed Site Context Plan
Proposed Layout Plan	13 June 2024	2208-P-011A - Proposed Site Plan 1 of 2
Proposed Layout Plan	13 June 2024	2208-P-012A - Proposed Site Plan 2 of 2
Proposed Roof Plan	13 June 2024	2208-P-013A - Proposed Site Layout Plan - Roof
Proposed Floor Plan(s)	23 January 2024	2208-P-020 - Proposed Ground Floor Plan - Restaurant
Noise Detail	23 January 2024	J3763 Rev. P01 - Noise Impact Assessment

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

2. Prior to their application, details and photographs of all external materials, including paving and any screening shall have been submitted to and approved in writing by the Local Planning Authority and the development thereafter carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policies CP11 and DM25 of the Lewes District Local Plan and to the National Planning Policy Framework.

3. Prior to the commencement of any construction works suitable arrangements shall be put into place to prevent the discharge of surface water from the site onto neighbouring land, including the public highway, with this arrangement maintained in place throughout the construction phase. Prior to the first occupation of the development hereby approved, full details of surface water drainage infrastructure, which shall follow the principles of sustainable drainage as far as practicable and be devised by a chartered civil engineer, shall be provided along with evidence in the form of photographs and documentation to confirm the drainage infrastructure has been installed in accordance with those details. The surface water drainage system shall be retained as approved thereafter.

Reason: In order to ensure surface water is managed effectively in accordance with LLP1 policy CP12, LLP2 policy DM22, and para. 173 of the NPPF.

4. Prior to the first occupation of any part of the development foul drainage arrangements shall be in place and confirmation of a connection agreement for access to the public sewer system, issued by Southern Water, shall be provided to the Local Planning Authority.

Reason: In order to ensure drainage is managed correctly and surrounding water bodies are protected from pollution in accordance with LLP1 policies CP10 and CP12, LLP2 policy DM22 and paras. 163, 165 and 174 of the NPPF.

5. Prior to the first use of the development hereby approved, the parking areas shown on the approved plans shall be surfaced and marked out. The proposed parking spaces shall measure at least 2.5m by 5m (add an extra 50cm where spaces abut walls or fences). Disabled spaces must

have minimum dimensions of 3.6m X 5m. These parking spaces shall thereafter be retained in that use for the lifetime of the development.

Reason: To provide adequate space for the parking of vehicles and to ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with LLP1 policies CP11 and CP13, LLP2 policy DM25 and para.114 and 116 of the NPPF.

6. The development shall not be occupied until covered facilities for cycle parking area have been provided in accordance with plans which have been submitted to and approved in writing by the Planning and these area[s] shall thereafter be retained for that use and shall not be used other than for the parking of cycles

Reason: In order that the development site is accessible by non- car modes and to meet the objectives of sustainable development in accordance with LLP1 policies CP11 and CP13, LLP2 policy DM25 and para.114 and 116 of the NPPF.

7. No development shall be occupied until such time as a technically accepted footway scheme including details incorporating the recommendations given in a Stage 2 Road Safety Audit and accepted in the Designers Response have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved highway scheme shall be completed prior to first occupation of the development hereby permitted.

Reason: In the interests of road and pedestrian safety in accordance with LLP1 policies CP11 and CP13, LLP2 policy DM25 and para.114 and 116 of the NPPF.

8. Prior to the first use of the development, retractable bollards shall be installed at the servicing access as per the approved plans and shall thereafter be maintained in place for the lifetime of the development. Reason: In the interests of road and pedestrian safety in accordance with LLP1 policies CP11 and CP13, LLP2 policy DM25 and para.114 and 116 of the NPPF.

9. All ecological measures and/or works regarding a precautionary approach in relation to badgers and hedgehogs shall be carried out in accordance with the details contained in the EA (Bakerwell, December 2023, Ref: ES560) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that the measures considered necessary as part of the ecological impact assessment are carried out as specified, as required by paragraphs 180 and 186 of the National Planning Policy Framework 2023, Section 40 of the Natural Environment and Rural Communities Act 2006 and LLP1 policy CP10.

10. No development shall take place (including any demolition, ground works, site clearance) until a precautionary working method statement for breeding seabirds, bats and reptiles has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the: a) purpose and objectives for the proposed works; b) detailed design(s) and/or working method(s) necessary to achieve stated objectives; c) extent and location of proposed works shown on appropriate scale maps and plans; d) timetable for implementation; e) persons responsible for implementing the works; f) initial aftercare and long-term maintenance (where relevant); g) disposal of any wastes arising from the works. The works shall be carried out in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To protect species from adverse impacts during construction and to avoid an offence under the Wildlife and Countryside Act 1981, as amended and the Conservation of Habitats and Species Regulations 2017, as amended.

11. Prior to occupation, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the planning authority.

Reason: Many species active at night (e.g. bats) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and /or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.

12. No development shall take place until an ecological design strategy (EDS) addressing compensation, mitigation and enhancement measures has been submitted to and approved in writing by the local planning authority. The EDS shall include the following: a) purpose and conservation objectives for the proposed works; b) review of site potential and constraints; c) detailed design(s) and/or working method(s) to achieve stated objectives including confirmation of saturated loading capacity of the biodiverse green roof structure; d) extent and location /area of proposed works on appropriate scale maps and plans; e) type and source of materials to be used where appropriate, e.g. native species of local provenance; f) timetable for implementation demonstrating that works are aligned with the proposed phasing of development; g) persons responsible for implementing the works; h) details of initial aftercare and long-term maintenance; i) details for monitoring and remedial measures; j) details for disposal of any wastes arising from works. The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure that any adverse environmental impacts of development activities can be mitigated, compensated and restored and that the proposed design, specification and implementation can demonstrate this, and to provide a net gain for biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006, paragraphs 180 and 186 of the National Planning Policy Framework and LLP1 policy CP10

13. Prior to the first occupation of the development hereby approved, information signage to promote awareness of the historic environment surrounding the site shall be erected in accordance with details to be submitted to and approved by the Local Planning Authority and shall thereafter be retained in place for the lifetime of the development.

Reason: In order to promote understanding of surrounding heritage assets in accordance with LLP1 policy CP11, LLP2 policy DM33 and para. 196, 203 and 212 of the NPPF.

14. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing by the local planning authority: a) Additional site investigation scheme, based on preliminary investigations already undertaken to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. b) The results of the site investigation and the detailed risk assessment referred to in (a) and based on these, an options appraisal and remediation strategy giving full

details of the remediation measures required and how they are to be undertaken. c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, para 180.

15. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall include any plan (a 'long term monitoring and maintenance plan) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that any remediation, if deemed necessary, is satisfactorily completed

16. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that any contamination identified during the construction works is fully characterised and assessed.

17. 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.

Reason: To enable the recording of any items of historical or archaeological interest in accordance with LLP1 policy CP11 coupled with the requirements of paragraphs 200-211 of the NPPF.

18. No phase of the development hereby permitted shall be brought into use until the archaeological site investigation and post - investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) for that phase has been completed and approved in writing by the Local Planning Authority. The archaeological site investigation and post - investigation assessment will be undertaken in accordance with the programme set out in the written scheme of investigation approved under condition

Reason: To enable the recording of any items of historical or archaeological interest in accordance with LLP1 policy CP11 coupled with the requirements of paragraphs 200-211 of the NPPF.

19. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters:-

- The anticipated number, frequency and types of vehicles used during construction,
- The method of access and egress and routeing of vehicles during construction,
- Measures to control noise, dust, and light emissions during works.
- Measures to prevent discharge of dirt/mud onto the public highway
- Measures to prevent flood risk both on and off-site during construction works.
- Site waste management plan
- Parking arrangements for site operatives and visitors
- The loading and unloading of plant, materials, and waste,
- Details of the location and appearance of the site offices and storage area for materials, including a bunded area with solid base for the storage of liquids, oils, and fuel.
- Details of any external lighting.
- The erection and maintenance of security hoarding,
- The provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- Precautionary measures to protect wildlife in compliance with the recommendations of the submitted Preliminary Ecological Appraisal.
- Details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with LLP1 Policy CP11, LLP2 policies DM20 and DM23, the LDC Circular Economy Technical Advice Note and para. 114, 116 and 180 and 191 of the NPPF.

20. Construction work and deliveries in association with the development hereby permitted shall be restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays. No works in association with the development hereby permitted shall be carried out at any time on Sundays or on Bank/Statutory Holidays.

Reason: In the interests of the residential amenities of the neighbours having regard to LLP1 policy CP11, LLP2 policies DM20 and DM23 and para. 180 and 191 of the NPPF.

21. Prior to the occupation of the development hereby approved, a scheme for landscaping shall be submitted to and approved by the Local Planning Authority. The scheme shall include: - a) details of all hard surfacing; b) details of all boundary treatments; c) details of all proposed planting, including quantity, species, and size (including for green roof) All soft landscaping shall be carried out, at the latest, during the first planting season following the first occupation of the building. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interest of visual amenity and biodiversity in accordance with LLP1 policies CP10 and CP11, LLP2 policy DM24 and DM27 and para. 135 of the NPPF.

22. The mitigation measures set out in the submitted Noise Impact Assessment (J3763 Rev. P01) shall be adhered to at all times during the construction and operational phases of the development.

Reason: In the interest of environmental, and residential amenity in accordance with LLP1 policy CP11, LLP2 policies DM23 and DM25 and para.180 and 191 of the NPPF.

23. Prior to the first occupation of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the Local

Planning Authority in consultation with the Sussex Police Designing Out Crime Officers. Once approved, the development shall be carried out in accordance with the agreed details.

Reason: In order to ensure existing and future occupants live in a safe environment in accordance with LLP1 policy CP11, LLP2 policy DM25 and para. 135 of the NPPF

24. Prior to the first occupation of any part of the development, full details of all sustainability measures to be provided as part of the development, following the principles set out in the submitted Energy and Sustainability Strategy, shall be submitted to, and approved by the Local Planning Authority and the development carried out and maintained in full accordance with the approved details.

Reason: In order to ensure suitable sustainability measures are incorporated into the development and maintained in accordance with LLP1 policy CP14, LLP2 policy DM20 and para. 157 of the NPPF.

25. Prior to the first use of the development a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Waste Management Plan shall demonstrate how the procurement of materials for the development would promote sustainability. It shall also show how waste associated with the development will be reused or recycled wherever practicable and measures taken to minimise and manage waste generated during the operation of the development. It shall also include details of litter picking arrangements within and around the site area.

Reason: In the interest of achieving sustainable development in accordance with LLP1 policies CP13 and CP14 and the LDC Sustainability in Development Technical Advice Note.

26. Prior to the first use of the development, the accessible/changing places wc facilities shall be installed and operational. These facilities shall thereafter be maintained in place for the lifetime of the development. Suitable wayfinding signage directing to the facilities and other parts of the development shall also be in place.

Reason: To ensure that the building is accessible to all members of the public in accordance with LLP1 policy CP11, LLP2 policy DM25 and para. 135 of the NPPF.

27. Prior to the first use of the development hereby approved, an operational management plan to include, but not be limited to, the following information shall be submitted to and approved by the Local Planning Authority:- • Deliveries management; • Servicing management; • Hours of operation (including any operations outside of general opening hours); • Anti-social behaviour management/deterrents; • Pollution controls; • Maintenance programmes; • Access arrangements for toilet/changing places facilities including hours of access The approved management plan shall thereafter be adhered to throughout the lifetime of the development unless an alternative is submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual, residential and environmental amenity in accordance with LLP1 policies CP10 and CP11, LLP2 policies DM20 and DM23 and para. 180 of the NPPF.