



PLANNING & DEVELOPMENT COMMITTEE

Minutes of the Planning & Development Committee meeting
held at Meeching Hall, Fort Road, Newhaven
on **Tuesday 21st October 2025 at 8:29pm.**

PRESENT: Councillors Steve Saunders (Chair)
Krissy Taylor (Vice Chair)
Jessa Chapman
Kim Bishop

ALSO ATTENDING: Ken Dry, Town Clerk

P038/25 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.

P039/25 **APOLOGIES FOR ABSENCE**

Cllr. Amy

P040/25 **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.

P041/25 **TO CONSIDER WHETHER THE MINUTES OF THE MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON TUESDAY 23RD SEPTEMBER 2025 ARE AN ACCURATE RECORD OF THE MEETING.**

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

P042/25 **PETITIONS/PUBLIC QUESTIONS**

The Town Clerk confirmed that no Petitions or Public Questions had been received.

P043/25 **TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS.**

LW/25/0525

Flat 27 Bridge Court Bridge Street
Conversion of internal car port to single storey infill extension.

Following discussion, the committee, unanimously,

RESOLVED that they had no objection to this application.

LW/25/0529

National Coastwatch Institution (Newhaven Lookout)

Replacement 29m high galvanised steel lattice radio mast upon which 7 folded dipole antennas and 2 x 0.6m diameter dish antennas will be mounted.

Following discussion, the committee, unanimously,

RESOLVED that they had no objection and supported this application.

LW/25/0472

Robinson Road Depot Robinson Road Newhaven

Demolition of existing welfare facilities, office space, maintenance workshop, vacant storage sheds and former dairy building, partial demolition and extension of the existing vehicle repair workshop, repair and replacement of retaining walls and boundary fencing and erection of new welfare and office building. The site will also see changes in parking layout and the new EV charging points - AMENDED PROPOSAL.

Following discussion, the committee, unanimously,

RESOLVED that they had no objection to this application.

LW/25/0586

45 Claremont Road Newhaven

Erection of a detached side garage in the garden.

Following discussion, the committee, unanimously,

RESOLVED that they had no objection to this application, however they would like planning officers to ascertain if this is indeed a standalone Garage or an Outbuilding as the submitted drawings were entitled differently to each other.

LW/25/0557

Land Adjacent to Barley Cottage Ringmer Road

Outline application with all matters reserved, except Access for erection of 2.no self-build dwellings.

Following discussion, the committee, unanimously,

RESOLVED That the committee strongly objected to this application for the following reasons;

1. The Ecological Survey supporting this application follows a significant vegetation clearance of the site under consideration.
2. This site and all land north of The Highway is cited as Article IV land, and on 7/10/1976 the Lewes District Council Legal Department stated inter alia "...the Council feels the area forms an essential green break between the two intensively developed towns of Peacehaven and Newhaven and it has been designated as being of great landscape value..." As such, this designation removes any Class II and/or Class VI development rights, so that "...complete control should be exercisable over all forms of activity likely to give rise to the enclosure of the land or the erection of buildings upon it in view of the importance of keeping this area as an open amenity feature."
3. The application is contrary to the Newhaven Neighbourhood Plan (Policy H1) being outside of the Planning Boundary and not meeting a necessary local-community facility need.
4. The topography and apparent soil make-up of the area make it wholly unsuitable for any form of development and are likely to exacerbate both surface water and potentially foul water/sewage run-off.
5. The site is accessed via a single track unadopted road which is increasingly utilised by local schoolchildren and would serve as the only route for any construction traffic.
6. It is noted that previous planning applications for this same location (LW/22/0635, LW/23/0834) list variations of the same address each time.

TW/25/0096/TCA

62 Denton Road Newhaven

T1 - Cherry Tree - fell to ground level - interfering with overhead cables and blocking light.

Following discussion, the committee, unanimously,

RESOLVED that in light of no documentation being available regarding this application, any decision should be taken by the Principal Authority's Arboriculturist.

P044/25

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

Noted.

There being no further business, the Meeting closed at 20:55Hrs.

Date:

Chair



NEWHAVEN TOWN COUNCIL

Ken Dry
Town Clerk

TOWN COUNCIL OFFICES
18 FORT ROAD
NEWHAVEN
EAST SUSSEX

BN9 9QE

Tel: (01273) 516100

Email: admin@newhaventowncouncil.gov.uk

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

Date: 25th November 2025

Contact for this report: Ken Dry - Town Clerk

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

LEWES DISTRICT COUNCIL PLANNING DECISIONS

PLANNING APPLICATIONS APPROVED

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

- LW/25/0520** **41 Valley Close Newhaven**
Demolition of rear conservatory and replace with single storey extension

Considered by this committee 23rd September 2025. The committee had no objection and supported this application.
- LW/25/0529** **National Coastwatch Institution (Newhaven Lookout)**
Replacement 29m high galvanised steel lattice radio mast upon which 7 folded dipole antennas and 2 x 0.6m diameter dish antennas will be mounted

Considered by this committee 21st October 2025. The committee had no objection and supported this application.
- LW/25/0446** **Land at First 4 Logistics Beach Road**
The proposed installation of a telecommunications base station comprising a 25m monopole with headframe supporting 6no. antennas and 2no. dishes, together with 4no. ground-based equipment cabinets and ancillary development thereto including compound fencing

Not considered by this committee.

LW/25/0525

Flat 27 Bridge Court Bridge Street

Conversion of internal car port to single storey infill extension

Considered by this committee 21st October 2025. The committee had no objection to this application.

LW/25/0472

Robinson Road Depot Robinson Road

Demolition of existing welfare facilities, office space, maintenance workshop, vacant storage sheds and former dairy building, partial demolition and extension of the existing vehicle repair workshop, repair and replacement of retaining walls and boundary fencing and erection of new welfare and office building. The site will also see changes in parking layout and the new EV charging points - AMENDED PROPOSAL

Considered by this committee 21st October 2025. The committee had no objection to this application.

LW/25/0009

Land Opposite Newhaven Town Railway Station Railway Road

Outline application for removal of all existing structures, relocation of vehicle entrances and construction of 33 self-contained flats with associated parking and cycle parking

Considered by this committee 25th February 2025. The committee objected to this application for the following reason:

- *They find it wholly unacceptable due to the affordable homes being removed from the application.*

PLANNING APPLICATIONS REFUSED

LW/25/0462

62 Meeching Road Newhaven

Change of use from existing 6-bed, 6-person HMO (C4) into a 9-bed, 9-person HMO (Sui Generis) with associated refuse and cycle storage provisions

Considered by this committee 26th August 2025. The committee unanimously resolved that they, in parallel to the 4 objections raised by other residents, objected to this application for the following reasons;

- *The change of use to a 6-person HMO (C4) had not been before this committee,*
- *Overdevelopment,*
- *Additional and more acute pressure for on-street parking,*
- *Concern surrounding Fire Regulations/Safety,*
- *The risk of increased likelihood of Anti-Social Behaviour and*
- *Lack of information/evidence in support of housing needs for local people ('Local Need First')*

LW/25/0557

Land Adjacent To Barley Cottage Ringmer Road

Outline application with all matters reserved, except Access for erection of 2.no self-build dwellings

Considered by this committee 21st October 2025. The committee strongly objected to this application for the following reasons;

- *The Ecological Survey supporting this application follows a significant vegetation clearance of the site under consideration.*
- *This site and all land north of The Highway is cited as Article IV land, and on 7/10/1976 the Lewes District Council Legal Department stated inter alia "...the Council feels the area forms an essential green break between the two intensively developed towns of Peacehaven and Newhaven and it has been designated as being of great landscape value..." As such, this designation removes any Class II and/or Class VI development rights, so that "...complete control should be exercisable over all forms of activity likely to give rise to the enclosure of the land or the erection of buildings upon it in view of the importance of keeping this area as an open amenity feature."*
- *The application is contrary to the Newhaven Neighbourhood Plan (Policy H1) being outside of the Planning Boundary and not meeting a necessary local-community facility need.*
- *The topography and apparent soil make-up of the area make it wholly unsuitable for any form of development and are likely to exacerbate both surface water and potentially foul water/sewage run-off.*
- *The site is accessed via a single track unadopted road which is increasingly utilised by local schoolchildren and would serve as the only route for any construction traffic.*
- *It is noted that previous planning applications for this same location (LW/22/0635, LW/23/0834) list variations of the same address each time.*

Appendix 1

Planning Conditions for Approved Applications.

LW/25/0520

41 Valley Close Newhaven

Radon Protection

The site lies within a radon affected area. Appropriate radon protective measures must be included in any future built structures to mitigate the ingress of radon gas.

Asbestos Regulations

The applicant is reminded of the Control of Asbestos Regulations 2012 when carrying out demolition and other works associated with the development. Further guidance is available at:
www.hse.gov.uk/asbestos/regulations.htm

Waste Disposal

All waste material arising from site clearance, demolition, preparation and construction activities should be stored, removed from the site and disposed of in an appropriate manner.

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

The development hereby permitted shall be carried out in accordance with the ecological mitigation measures set out in the Preliminary Ecological Appraisal prepared by Tetra Tech, dated June 2025 (ref: 784-B068256).

These measures shall include but not be limited to:

- Avoidance of vehicle access and construction activity on areas of priority lowland meadow grassland identified in the PEA.
- Use of construction matting over lower-value grassland to protect underlying vegetation.
- A two-stage vegetation clearance protocol around the mast base to safeguard reptiles, comprising an initial cut to 30cm followed by a second cut to ground level, with all arisings removed and clearance undertaken by hand.
- Timing of dismantling and erection of the mast between September and February to avoid the nesting bird season.
- Twice-yearly cutting of scrub and grassland around the car park and mast base in July and September to reduce encroachment and enhance floristic diversity.

The approved mitigation measures shall be implemented in full prior to and during the construction phase of the development.

Reason: To ensure the protection of priority habitats and protected species in accordance with Policy DM24 of the Lewes District Local Plan Part 2, Core Policy 10 of the Lewes District Local Plan Part 1, and Paragraphs 180-186 of the National Planning Policy Framework.

The equipment shall be removed from the land as soon as reasonably practicable after it is no longer required for electronic communications purposes, and the land shall be restored to its condition before the development took place.

Reason: in the interest of visual amenity having regard to policies DM25 and DM32 of the LDLP Part 2

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development and to comply with Policies CP11 of LLP1 and DM25 of LLP2.

Prior to their application, details and photographs of all external materials, including paving, and boundary treatment 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 para. 135 the NPPF.

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1) A preliminary risk assessment which has identified:

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

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

3) The results of the site investigation and the detailed risk assessment referred to in 2) 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.

4) 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 (3) 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 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 LLP2 policies DM20 and DM21 and para. 187 of the NPPF.

Prior to any part of the permitted development being occupied, a verification report demonstrating the 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.

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 LLP2 policies DM20 and DM21 and para. 187 of the NPPF.

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 a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority.

The remediation strategy 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 LLP2 policies DM20 and DM21 and para. 187 of the NPPF.

Prior to the commencement of any development, a maintenance and management plan for the entire drainage system should be submitted to and approved by the local planning authority in conjunction with the Lead Local Flood Authority in order to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan should cover the following:

- a) Clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, interceptors and the appropriate authority should be satisfied with the submitted details.
- b) Provide evidence that these responsibility arrangements will remain in place throughout the lifetime of the development should be provided to the Local Planning Authority.

Reason: In order to ensure surface water is managed effectively in accordance with LLP1 policy CP12, LLP2 policy DM22 and para. 161 and 181 of the NPPF.

Prior to occupation of the development, evidence (including surveys, as built plans, site records and photographs as necessary) should be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs.

Reason: In order to ensure surface water is managed effectively in accordance with LLP1 policy CP12, LLP2 policy DM22 and para. 161 and 181 of the NPPF.

Prior to demolition, a full asbestos survey must be carried out on the buildings to be demolished. Any asbestos containing materials (ACMs) must be removed by a suitable qualified contractor and disposed off-site to a licenced facility. A copy of the report should be provided to the local planning authority together with a mitigation plan that removes the risk to future occupiers of exposure to asbestos.

Reason: To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with LLP2 policy DM20 and para. 187 of the NPPF.

The development shall not be occupied until secure and covered cycle and bin storage facilities have been provided in accordance with plans which have been submitted to and approved in writing by the Planning Authority. The approved facilities shall thereafter be retained for the approved uses only.

Reason: In order that the development site is accessible by non- car modes, to control environmental impact and pollution and to meet the objectives of sustainable development in accordance with LLP1 policies CP11 and CP13, LLP2 policies DM20 and DM25 and para. 117 and 196 of the NPPF.

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 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. 161 of the NPPF.

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

- Any temporary arrangements required to maintain support for the Waste and Recycling service during construction works,
- The anticipated number, frequency and types of vehicles used during construction,
- The method of access and routing of vehicles during construction,
- The parking of vehicles by site operatives and visitors,

- The loading and unloading of plant, materials and waste,
- The storage of plant and materials used in construction of the development,
- The erection and maintenance of security hoarding,
- Details of public engagement both prior to and during construction works.
- Demonstrate that best practicable means have been adopted to mitigate the impact of noise and vibration from construction activities;
- Include details of the use of protective fences, exclusion barriers and warning signs;
- Provide 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.
- Measures to prevent discharge of surface water onto the public highway and neighbouring land
- Construction hours
- Structural support during external wall works
- Site Waste Management Plan

Reason: In order to safeguard environmental and residential amenity and in the interests of highway safety and the wider amenities of the area having regard to LLP1 Policy CP11, LLP2 policies DM20 and DM21 and para. 135 and 196 of the NPPF.

Prior to the first occupation of the welfare building hereby permitted all first floor windows in the western elevation (facing towards rear of properties on Elphick Road) shall be fitted with obscure glazing and shall be no opening below 1.7 metres from the finished floor level of the room in which the window is installed. The windows shall be permanently retained as such thereafter.

Reason: In order to prevent intrusive overlooking of neighbouring properties in accordance with LLP1 policy CP11, LLP2 policy DM25 and para. 135 of the NPPF.

Notwithstanding the approved plans, 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
- d) Details of all retained landscaping and measures to protect it during construction works;
- e) Planting and maintenance details for green and blue roofing
- f) Details of biodiversity enhancements and measures;

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. All hard surfacing and boundary treatment shall be in place prior to the first use of the site and retained in place thereafter.

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 and 185 of the NPPF.

Prior to the first occupation of the development, details of all external lighting shall be submitted to an approved by the Local Planning Authority. Details provided shall confirm all external lighting is 'bat friendly' in specification as well as positioning. No additional external lighting shall be added unless agreed in writing with the Local Planning Authority.

Reason: In the interest of biodiversity and the amenities of neighbouring residents in accordance with LLP1 policy CP11, LLP2 policy DM20 and DM24 and para. 135 and 187 of the NPPF.

The buildings and facilities hereby approved shall be used only for purposes associated with the established use of the site as a waste and recycling services support facility, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to control the use of the site in the interests of the amenities of neighbouring residents and the character of the surrounding area in accordance with LLP1 policy CP11, LLP2 policies DM20 and DM25 and para. 135 of the NPPF.

All structural repair and replacement works carried out on the retaining wall shall use matching materials and shall not result in any increase to the dimensions of the wall.

Reason: In the interest of visual amenity in accordance with LLP1 policy CP11, LLP2 policy DM25 and para. 135 of the NPPF.

LW/25/0009

Land Opposite Newhaven Town Railway Station Railway Road

No development shall commence until details of the:

- a) Layout (including site levels)
- b) scale
- c) appearance
- d) landscaping

(Hereinafter called "the Reserved Matters") have been submitted to and approved in writing by the Local Planning Authority. Application for the approval of the Reserved Matters shall be made within three years of the date of this permission. The development shall accord with the approved details.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

Prior to the commencement of any development a detailed surface water drainage plan shall be submitted to and approved by the Local Planning Authority in conjunction with the Lead Local Flood Authority.

The plan must respond to the following requirements:-

1. Surface water discharge rates not exceeding 1.2l/s for all rainfall events, including those with 1 in 100 (+45% for climate change) annual probability of occurrence. Evidence of this (in the form of hydraulic calculations) should be submitted with the detailed drainage drawings. The hydraulic calculations should take into account the connectivity of the different surface water drainage features.
2. The details of the outfall of the proposed attenuation and how it connects into the sewer should be provided as part of the detailed design together with an offsite sewer or diversion works which are necessary.
3. The detailed design should include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.
4. The detailed design of the below ground attenuation should be informed by findings of groundwater monitoring between autumn and spring. The design should leave at least 1m unsaturated zone between the base of the storage the highest recorded groundwater level. If this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the drainage system should be provided including calculations for potential floatation due to high groundwater. For this site we could also accept a robust approximation of high ground water level with reference to the adjacent river.

Reason: In order to ensure surface water is managed effectively in accordance with LLP1 policies CP10 and CP12, LLP2 policy DM22 and paras. 163 and 165 of the NPPF.

The access shall not be used until visibility splays of 2.4m by 43m are provided in both directions and maintained thereafter.

Reason: 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.

The development shall not be occupied until the parking area has been provided in accordance with plans which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the area shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

Reason: 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.

Parking spaces shall measure at least 2.5m by 5m (add an extra 50cm where spaces abut walls).

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.

The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with plans which shall have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the turning space shall thereafter be retained for that use and shall not be obstructed.

Reason: 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.

The development shall not be occupied until a cycle parking area has been provided in accordance with plans which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the 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.

Prior to the commencement of any development, a maintenance and management plan for the entire drainage system should be submitted to and approved by the local planning authority in conjunction with the Lead Local Flood Authority in order to ensure the designed system takes into account design standards of those responsible for maintenance.

The management plan should cover the following:

- a) Clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and the appropriate authority should be satisfied with the submitted details.
- b) Provide evidence that these responsibility arrangements will remain in place throughout the lifetime of the development should be provided to the Local Planning Authority.

Reason: In order to ensure surface water is managed effectively in accordance with LLP1 policies CP10 and CP12, LLP2 policy DM22 and paras. 163 and 165 of the NPPF.

Before the development proceeds past dampproof course level, evidence (including photographs) shall be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs.

Reason: In order to ensure surface water is managed effectively in accordance with LLP1 policy CP12, LLP2 policy DM22 and paras. 163 and 165 of the NPPF.

Construction of the development shall not commence until details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

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.

No buildings or structures within the development shall exceed four storeys in height.

Reason: In order to control the scale of the development in the interest of visual amenity and landscape impact in accordance with LLP1 policy CP11, LLP2 policy DM25 para. 135 of the NPPF and NNP policies D1 and H3.

The development shall be carried out in accordance with the submitted flood risk assessment (ref - Flood Risk Assessment & Surface Water Drainage Strategy 082023/MC0304 Railway Road FRA SWDS) and the following mitigation measures it details:

- o All habitable rooms and sleeping accommodation will be raised to a minimum of 5.89mAOD to be above the 1 in 200 year defended tidal event level of 5.38mAOD. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and maximise the safety of future occupants The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Piling using penetrative methods can result in risks to potable supplies from, for example, pollution/turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Groundwater is particularly sensitive in this location because the proposed development site is located upon principal aquifer.

In light of the above, the proposed development will only be acceptable if a planning condition controlling disturbance of the aquifer is imposed. Without this condition we would object to the proposal in line with paragraph 174 of the National Planning Policy Framework because it cannot be guaranteed that the development will not present unacceptable risks to groundwater resources. Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed construction does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework and Position Statement A4 of the 'The Environment Agency's approach to groundwater protection'.

Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority.

This strategy will include the following components:

1. A preliminary risk assessment which has identified:

- o all previous uses

- o potential contaminants associated with those uses

- o a conceptual model of the site indicating sources, pathways and receptors

- o potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) 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.
4. 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 (3) 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 written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework

Prior to any part of the permitted development being occupied, a verification report demonstrating the 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.

Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.

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 a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 174 of the National Planning Policy Framework.

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,

- o The anticipated number, frequency and types of vehicles used during construction,
- o The method of access and egress and routeing of vehicles during construction,
- o Measures to control noise, dust, and light emissions during works.
- o Measures to prevent discharge of dirt/mud onto the public highway
- o Measures to prevent flood risk both on and off-site during construction works.
- o Site waste management plan
- o Parking arrangements for site operatives and visitors
- o The loading and unloading of plant, materials, and waste,
- o 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.
- o Details of any external lighting.
- o The erection and maintenance of security hoarding,
- o 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),

- o Precautionary measures to protect wildlife in compliance with the recommendations of the submitted Preliminary Ecological Appraisal.
- o 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 policies CP10 and CP12, LLP2 policies DM20, DM22, DM23 and DM25 and paras. 108, 109, 110 and 174 of the National Planning Policy Framework (NPPF).

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. 174 of the NPPF.

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
- d) details of biodiversity enhancements, achieving a minimum of 10% biodiversity net gain.

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. 130 of the NPPF.

Prior to the construction of the residential development, a scheme of glazing and ventilation shall be submitted to and approved in writing by the Local Planning Authority, to achieve internal noise levels recommended in BS 8233 and WHO for habitable rooms. The development shall be implemented in accordance with the approved details. The proposed residential units shall not be occupied until a validation report has been provided by a suitably qualified acoustic consultant to demonstrate that the required internal noise levels requirements have been achieved.

Reason: In the interest of environmental, and residential amenity in accordance with LLP1 policy CP11, LLP2 policies DM23 and DM25 and para.174 and 185 of the NPPF.

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

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. 152 of the NPPF.

The building to be demolished may contain asbestos. Accordingly, prior to demolition, a demolition asbestos survey should be undertaken by a competent person in accordance with the current guidance and practice. A copy of the report should be provided to the local planning authority together with a mitigation plan that removes the risk to future occupiers of exposure to asbestos.

Reason: To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors having regard to policy DM21 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

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 200211 of the NPPF.

No part of the development hereby permitted shall be occupied 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 approved written scheme of investigation.

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 200211 of the NPPF.