



## NEWHAVEN TOWN COUNCIL

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

Date: 28<sup>th</sup> April 2026

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/25/0705**

**29 High Street Newhaven**

Change of use from Class E (Premises, Ground Floor Only) to Sui Generis (hot food takeaway) with minor internal layout changes

*Considered by this committee 24<sup>th</sup> February 2026. The committee unanimously had no objection to this application. Members wished it to be noted that they were pleased to see another new independent business opening on the High Street and fully supported the new venture*

**LW/26/0068**

**7 Norton Terrace Newhaven**

Addition of 1no. rear dormer and 2no. front roof lights to create a habitable space

*Not considered by this committee*

**LW/26/0090**

**Land South of Ringmer Road Newhaven**

Temporary use of land under Permitted Development for up to 28 days a year

*Not considered by this committee*

LW/24/0706

**Transit Road Car Park Transit Road**

Outline application for the demolition of existing buildings and erection of 17 dwellings and 6 self-contained flats

*Considered by this committee 17<sup>th</sup> December 2024. The committee objected to this development for the following reasons,*

- *Overdevelopment*
- *Places further pressure upon street parking which is already an acute issue in this road*
- *The idea of Bus access along Transit Road and a turnaround was not credible*
- *Similarly, access for emergency vehicles was very doubtful*
- *Lack of building details in the application with no statement regarding EV charging or PV provision to the properties*
- *Overshadowing of existing properties.*

**PLANNING APPLICATIONS REFUSED**

LW/25/0726

**62 Meeching Road Newhaven**

Change of use from existing 6-bed, 6-person HMO (C4) into a 8-bed, 8-person HMO (Sui Generis) with associated refuse and cycle storage provisions

*Considered by this committee 27<sup>th</sup> January 2026. The committee objected to this application for the following reasons;*

- *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')*
- *This appears to be a further iteration of a previous application LW/25/0462*



The development shall not be occupied until a turning space on Transit Road (as shown illustratively on plan no. 774 PP04 revision M) for vehicles has been provided and constructed in accordance with the details 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. 117 of the NPPF.

Piling and/or investigation boreholes 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: In order to prevent transmission of contaminants and to protect controlled waters and the primary aquifer in accordance with LLP2 policies DM20 and DM22 and para. 187 of 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:

- a) 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.
- b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite.
- c) The results of the site investigation and the detailed risk assessment referred to in (b) 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.
- d) 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 (c) 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 contamination is not mobilised during construction in order to prevent the pollution of controlled waters in accordance with LLP2 policies DM20, DM21 and DM22 and para. 187 of the NPPF. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a Principal Aquifer.

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, in accordance with LLP2 policies DM20, DM21 and DM22 and para. 187 of the NPPF.

The development hereby permitted shall not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.

Reason: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures in accordance with LLP2 policies DM20, DM21 and DM22 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 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 in accordance with LLP2 policies DM20, DM21 and DM22 and para. 187 of the NPPF.

Prior to the commencement of development, full details of the surface water drainage scheme shall be submitted to and approved by the Local Planning Authority. These detailed plans and supporting information shall demonstrate the following:-

- a) Surface water discharge rates not exceeding greenfield runoff 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). The hydraulic calculations should take into account the connectivity of the different surface water drainage features.
- b) The details of the outfall of the proposed attenuation storage and how it connects into the sewer. These should include cross sections and invert levels.
- c) An investigation of the condition of the sewer which will take surface water runoff from the development. Any required improvements to the condition of the sewer shall be carried out prior to construction of the outfall.
- d) Information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.
- e) The detailed design of the attenuation storage, informed by findings of groundwater monitoring between autumn and spring.

The design should leave at least 1m unsaturated zone between the base of the ponds and the highest recorded groundwater level. Alternatively, or if this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the drainage system shall be provided.

The development shall thereafter be carried out in accordance with the approved details and maintained as such for its lifetime.

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 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 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. 161, 196 and 198 of the NPPF.

Prior to demolition, a full asbestos survey must be carried out on the building 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,

- 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,
  - The provision 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),
  - 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
- 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 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 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.187 and 198 of the NPPF.

Prior to the commencement of development, a full mitigation strategy in respect of the Minerals Consultation Area, comprising any potential constraints on its operation and its impact upon

residential amenities of the dwellings hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Minerals and Waste Planning Authority (East Sussex County Council).

The Mitigation Strategy shall include (but not be limited to) full mitigation measures relating to:

- Noise
- Dust
- Air Quality
- Traffic
- Lighting; and
- Visual Impact

The Minerals Consultation Area Mitigation Strategy shall thereafter be implemented and maintained as approved in perpetuity.

Reason: To safeguard existing minerals infrastructure/activities and to protect the residential amenity of future occupiers of the development. In accordance with Policies RM5 and RM6 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Revised Policies Document 2024, and the Agent of Change principle Paragraph 200 of the National Planning Policy Framework 2024.