

Mr Kenneth Dry
Newhaven Town Council
18 Fort Road
Newhaven
BN99QE

Housing and Development

my ref: APPEAL/26/0013
planning LW/26/0179
ref:
date: 27 July 2026

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER S78

Planning Inspectorate Ref: 6012995

Appeal Starting Date:

Appeal by: Mr M Millwood

Proposal: Conversion of existing Chapel into between 5-7 dwellings

Site: The Old Chapel, Church Hill, Newhaven, East Sussex, BN9 9LN

An appeal has been made to the Secretary of State against the Refusal to Grant planning consent, details shown above.

The appeal will be determined on the basis of written representations. This means that the appeal will be decided on written statements of the parties concerned and that no public local inquiry will be held. This may be subject to review at a later date.

The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

Lewes District Council
6 High Street
Lewes
East Sussex
BN7 2AB

Eastbourne Borough Council
1 Grove Road
Eastbourne
East Sussex
BN21 4TW

In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your comments can address such matters.

The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

All representations must be received by 25th August 2026. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The appeal documents are available for inspection via the Council's website at <http://planningpa.lewes-eastbourne.gov.uk/online-applications/> by searching using the planning application reference LW/26/0179 or at the Council's office at 6 High Street, Lewes, BN7 1AD, **by appointment only**.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from the GOV.uk at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>

Yours faithfully

Mr James Emery
Planning Officer
Phone: 01273 471600
Email: Customerfirst@lewes-eastbourne.gov.uk

Website: lewes-eastbourne.gov.uk

COMMUNICATING WITH THE INSPECTORATE

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal

<https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>

If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

To be received not later than: 25th August 2026



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 August 2026

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.

SDNP/25/03072/FUL

Lewes Road Cemetery Lewes Road

Conversion of former mortuary building into two bedroom dwelling

Considered by this committee 23rd September 2025. Whilst an 'objection' from the Environment Agency (EA) has been raised on a technical matter, they hoped that the Planning Committee would likewise support this application. The Town Councils Architects and Drainage Consultants are currently in dialogue with the EA to address any issues.

SDNP/26/02086/TPO

11 Piddinghoe Mead Newhaven

T1 - Sycamore - Crown Reduction by 2 meters; T2 - Sycamore - Crown Reduction by 2 meters; T3 Sycamore - Crown Reduction by 3 meters

Not considered by this committee

PLANNING APPLICATIONS REFUSED

SDNP/26/00511/FUL

Land to The North of The Crescent Newhaven

Retrospective use of land as a private Gypsy/Traveller site, provision of landscaping and rearrangement of caravans (Resubmission of application SDNP/25/02709/FUL)

Appendix 1

Planning Conditions for Approved Applications.

SDNP/25/03072/FUL

Lewes Road Cemetery Lewes Road

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

Prior the first use of the development hereby permitted, one bird box and one bat box shall be installed on site and shall thereafter be retained in perpetuity.

Reason: To ensure the development delivers a positive impact on the natural environment and is in accordance with South Downs Local Plan Policies SD2 and SD9.

Prior to the first use of the development hereby permitted, the rooflights as specified on the approved plans shall be fitted with automatic black out blinds linked to a timer that closes them between dusk and dawn and shall be permanently retained in that condition thereafter.

Reason: Having regard to South Downs Local Policy Plan SD8.2, development proposal must demonstrate that all opportunities to reduce light pollution have been taken and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected.

No external lighting shall be installed to the building or anywhere within the site. This exclusion shall not prohibit the installation of internal lighting or of sensor-controlled security lighting of 1,000 lumens or less, which shall be designed and shielded to minimise upwards light spillage.

Reason: To enable the Local Planning Authority to control the development in the interests of amenity and protect the South Downs International Dark Night Skies Reserve in accordance with South Downs Local Plan policy SD8.

Prior to the commencement of the development hereby permitted, a comprehensive scheme to address the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

i) Site Investigation Scheme

A scheme for site investigation, based on any preliminary investigations already undertaken, to provide sufficient information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

ii) Risk Assessment and Remediation Strategy

The results of the site investigation and detailed risk assessment, together with an options appraisal and a remediation strategy giving full details of the remediation measures required and how they are to be implemented.

iii) Verification Plan

A verification plan providing details of the data to be collected in order to demonstrate that the remediation works set out in (ii) have been completed, including any requirements for longer term monitoring, maintenance, and contingency measures.

The development shall thereafter be carried out in full accordance with the approved details. Any amendments to the approved scheme shall be agreed in writing with the Local Planning Authority.

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 the National Planning Policy Framework.

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

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.

No development shall commence until the vehicular access serving the development has been constructed in accordance with plans and details that shall have been submitted to and approved in writing by the Local Planning Authority. The access shall not be used until visibility splays of 2.4m by 120m 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

The development shall not be occupied until a parking area has been provided in accordance with the approved plans/details which have been submitted to and approved in writing by the Planning 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

The development shall not be occupied until the cycle parking area has been provided in accordance with the approved 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

The development shall be carried out in accordance with the submitted flood risk assessment (ref 95939-HmpsnArch-NwhvnCmt, dated July 2025) and the following mitigation measures it details:
All bedrooms will be situated no lower than the first floor
First floor finished levels shall be set no lower than 6.76 metres above Ordnance Datum (AOD)
Ground floor finished levels shall be set no lower than 4.18 metres above Ordnance Datum (AOD)
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 future occupants.

Notwithstanding the bin shelter details submitted, the dwelling shall not be occupied until details of the refuse and recycling storage arrangements have been submitted to and approved in writing by the Local Planning Authority. The details include proposed materials and shall demonstrate that sufficient external storage space is provided to accommodate the refuse, recycling and food waste containers required to serve each dwelling, comprising a minimum capacity of 1 x 240 litre refuse bin, 1 x 240 litre recycling bin and 1 x 23 litre food waste caddy per dwelling. The approved refuse and recycling storage arrangements installed prior to first occupation and retained thereafter.

Reason: To ensure that adequate refuse and recycling storage facilities are provided for future occupiers in the interests of residential amenity, highway safety and the proper management of waste.

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, structures or works as defined within Part 1 of Schedule 2, classes A-G inclusive of that Order, shall be erected or undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To enable the Local Planning Authority to regulate and control the development of land.

SDNP/26/02086/TPO

11 Piddinghoe Mead Newhaven

The tree works hereby permitted shall be completed within two years from the date of this consent. Any Trees which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the work is completed within a reasonable time scale.

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

The works hereby permitted shall be carried out in accordance with British Standard 3998: 2010 Tree Work.

Reason: In the interests of the amenity and the landscape character of the area.