

Tim Cookson, Head of Planning  
Planning & Environmental Services  
Hastings Borough Council  
Century House, 100 Menzies Road  
ST LEONARDS ON SEA TN38 9BB  
Fao Ms K Philips

date  
14 December 2006

please contact  
Amanda Parks  
Lewes (01273) 481846  
Direct Fax (01273) 479040

our ref  
HS/2504/CC  
AR/AP

your ref  
HS/06/536

Dear Mr Cookson

**TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992**  
**HS/2504/CC - 48 BED RESIDENTIAL UNIT WITH DAY THERAPY SUITE, OUTREACH**  
**AND CONSULTING ROOMS.THE AGE WELL SITE, THE RIDGE WEST, ST LEONARDS**  
**ON SEA (Within land edged red on applicants plan no. ESC2258-1 A)**

Under the powers delegated to me by the Planning Committee on 25 October 2006, I have issued a Written Notice dated *14 December '06* authorising the carrying out of the above development pursuant to Regulations 3 of the Town and Country Planning General Regulations 1992. Planning Permission is now granted. A copy of the Written Notice is attached hereto.

Therefore, in accordance with Regulation 3 would you please accept this letter in conjunction with the plans shown as formal notification of the development for the purpose of your Register of Planning Applications and Decisions.

Approved Plan(s) numbered:

ESC2258-1 A - Site Location Plan

Yours sincerely

  
Alistair Robson  
Assistant Director - Policy

Copies to: Highway Authority - f.a.o. L Stringer  
T Brown – Corporate Resources - Property  
D Sanders – Children's Services Dept  
J White – AJK Architects – Agent  
K Wood, Central Services, Hastings Borough Council  
E Winchester – Environment Agency

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**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992**

**Written Notice Pursuant to Regulation 6 (1) of the 1992 Regulations of development authorised by the Director of Transport and Environment.**

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To :- East Sussex County Council  
c/o John White  
AJK Architects  
Hanover House  
Marine Court  
St Leonards on Sea  
East Sussex, TN38 0DX

County Ref. No. HS/2504/CC  
Borough Ref. No. HS/06/536

TAKE NOTICE that under the powers delegated to me by the Planning Committee meeting held on 25 October 2006 I have authorised the development described in Schedule 1 hereto, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the conditions set out in Schedule 2 hereto.

**SCHEDULE 1**

48 bed residential unit with day therapy suite, outreach and consulting rooms. The Age Well Site, The Ridge West, St Leonards on Sea (Within land edged red on applicants plan no. ESC2258-1 A)

**SCHEDULE 2**

1. (a) Application for approval of any reserved matter shall be made to the County Planning Authority before the expiration of three years from the date of this permission.

(b) The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 Town and Country Planning Act 1990.

2. Approval of the details of the layout including siting, scale, appearance, access including car and cycle parking, and landscaping (including wildlife mitigation) of the site (hereinafter called 'the reserved matters') shall be obtained from the Director of Transport and Environment in writing before any development is commenced.

Reason: To comply with Section 92 Town and Country Planning Act 1990.

3. Construction of the development shall not commence until details of the proposed means of foul and surface water disposal have been submitted to, and approved in writing by the Director of Transport & Environment. The approved details shall form part of the development as constructed.

Reason: To ensure appropriate provision is made for foul and surface water disposal in accordance with Policies

4. Before development commences a Waste Minimisation Plan shall be submitted to and approved in writing by the Director of Transport & Environment and the development constructed in accordance with the approved Plan.

Reason: To minimise the amount of construction waste to be removed from site for final disposal in accordance with policy W10 of the East Sussex and Brighton and Hove Structure Plan 1991 2011 and WLP11 of the East Sussex and Brighton and Hove Waste Local Plan 2006.

5. Prior to occupation of the development a lighting scheme shall be submitted to and approved in writing by the Director of Transport & Environment and the approved details will be implemented as part of the built scheme.

Reason: To ensure an appropriate level of lighting to ensure security and safety of the site whilst remaining sensitive to its location in accordance with Policy DG6 of the Hasting Local Plan 2004.

6. The development of the proposal shall be located in a position, and undertaken in a manner which retains the open public vista across the site from The Ridge West towards the English Channel.

Reason: To maintain the visual quality of the area, protect an important view of the setting of the town and to achieve a satisfactory standard of development in accordance with Policies S1, S6 and EN1 of the East Sussex and Brighton and Hove Structure Plan 1991 2011 and Policies DG7 and DG 8 of the Hastings Local Plan 2004.

7. Before the first occupation of the development hereby permitted, a Travel Plan, in accordance with the aims and objectives of PPG13 (March 2001) and the Government White Paper (July 1998), shall be submitted to and approved in writing by the Director of Transport and Environment. The Travel Plan shall be implemented and thereafter maintained and/or developed in accordance with the approved details.

Reason: To increase awareness and use of alternative modes of transport for school journeys in accordance with policy TR2 in the East Sussex and Brighton & Hove Structure Plan 1991 – 2011.

8. Prior to commencement of development a scheme for the provision of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be supported by detailed calculations and include a maintenance programme and establish ownership of the drainage system. The approved scheme shall be carried out in accordance with the details and timetable agreed.

Reason: To reduce the risk of flooding in accordance with Policy DG27 of the Hasting Local Plan 2004.

#### APPROVED PLANS

ESC2258-1 A - Site Location Plan

## INFORMATIVE

1. A formal application for connection to the public sewerage is required in order to service this development. Please contact Southern Water Network Development Team (Wastewater) based in Otterbourne, Hampshire or via [www.southernwater.co.uk](http://www.southernwater.co.uk)

### The policies relevant to this Decision are:-

Regional Planning Guidance for the South East (RPG9) 2001: Policy H4 (provision of a range of dwelling types and sizes)

East Sussex and Brighton & Hove Structure Plan 1991-2011: Policy S1 (sustainability), S6 (development within towns), EN1 (environment), TR3 (accessibility), TR16 (parking standards for development), H6 (local housing requirements), W10 (construction waste management)

Hastings Local Plan 2004: Policy CN9 (nursing homes, rest homes and hostels), NC8 (nature conservation), NC11 (preserved woodland), DG1 (development form), DG2 (access and parking), DG6 (external lighting), DG7 (high or visually prominent buildings), DG8 (protection of views), DG27 (surface water)

East Sussex and Brighton & Hove Waste Local Plan 2006: Policy WLP11 (construction waste management)

### Reasons for approval

The proposal is considered to comply with Policies S1 (sustainability), S6 (development within towns), EN1 (environment); TR3 (accessibility), TR16 (parking standards for development), H6 (local housing requirements), W10 (construction waste management) of East Sussex and Brighton & Hove Structure Plan 1991-2011, with Policy WLP11 of the East Sussex and Brighton and Hove Waste Local Plan 2006 and with Policies CN9 (nursing homes, rest homes and hostels), NC8 (nature conservation), NC11 (preserved woodland), DG1 (development form), DG2 (access and parking), DG6 (external lighting), DG7 (high or visually prominent buildings), DG8 (protection of views) and DG27 (surface water) of the Hastings Local Plan 2004.

**All enquiries should be addressed to:**  
Director of Transport and Environment,  
Transport & Environment Department,  
County Hall, St Anne's Crescent,  
Lewes, East Sussex BN7 1UE.

Signed:

  
Alistair Robson  
Assistant Director - Policy  
Transport and Environment Department

Date: 14.12.2006

Copies to: Highway Authority - f.a.o. L Stringer  
T Brown – Corporate Resources - Property  
D Sanders – Children's Services Dept  
Ms K Philips – Hastings Borough Council – for Statutory Planning Register  
Mr K Wood, Central Services, Hastings Borough Council  
E Winchester – Environment Agency