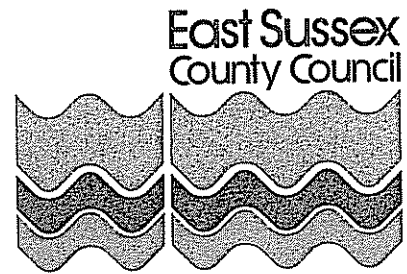


Transport and Environment

Robert E Wilkins  
Director

County Hall  
St Anne's Crescent  
Lewes  
East Sussex  
BN7 1UE

Tel: 01273 481000  
Fax: 01273 479536  
www.eastsussex.gov.uk



Frank Rallings, BA, MRTPI  
Head of Planning  
Rother District Council  
Town Hall  
BEXHILL  
TN39 3JX

date  
26.5.2006

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

our ref  
RR/2477/CC  
AR/AP

your ref

Dear Mr Rallings

**TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992  
APPLICATION NO. RR/2477/CC – PROVISION OF NEW SCHOOL/COMMUNITY SPORTS  
HALL, SCHOOL KITCHEN FACILITIES, ADDITIONAL 6 CAR PARKING SPACES (13 TOTAL)  
AND WIDENING OF VEHICLE ACCESS. NORTHAM CE PRIMARY SCHOOL, MAIN STREET,  
NORTHAM. (WITHIN LAND EDGED RED ON APPLICANTS PLAN NO. SU1045 A-001  
REVISION A)**

At their meeting on 24 May 2006 the Planning & Highways Sub-Committee of the Regulatory Committee on behalf of the County Council resolved, for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992 to grant planning permission for the development referred to above, and a copy of the Decision Notice is attached.

Therefore, in accordance with Regulation 2 would you please accept this letter, in conjunction with the Plan(s) shown below, as formal notification of the development for the purpose of your Register of Planning Applications and Decisions.

Approved Plans:-

SU1045 A-001 Revision A	SU1045 A110 Revision A
03-002/S/1	SU1045 A202 Revision B
SU1045 A-101 Revision B	SU1045 A201 Revision B
SU1045 A-121 Revision B	Waste Minimisation Statement
SU1045 A-304	

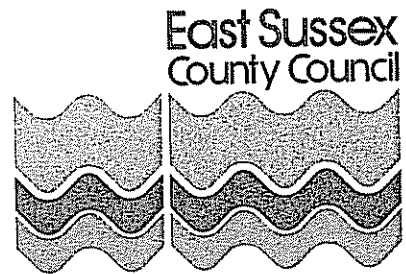
Yours sincerely

  
  
Alistair Robson  
Assistant Director - Policy

Copies to: L Stringer, Highway Authority  
T Brown, Corporate Resources Property  
G Coll – Sport England  
Ray Finch – NPS Property Consultants - Agents  
D Sanders – Children's Services Department

May146-DN-RR2477-L.cf





**EAST SUSSEX COUNTY COUNCIL**

**TOWN AND COUNTRY PLANNING ACT, 1990**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)  
ORDER 1995**

**REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL  
REGULATIONS 1992**

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To :- East Sussex County Council  
c/o Ray Finch  
NPS Property Consultants  
Castle House  
Sea View Way  
Woodingdean  
Brighton, BN2 6NT

County Ref. No. RR/2477/CC

In pursuance of their powers under the above-mentioned Act, Order and Regulations, the Council as the local planning authority hereby GRANT PLANNING PERMISSION for provision of new School/Community Sports Hall, School Kitchen facilities, additional 6 car parking spaces (13 total) and widening of vehicle access. Northiam CE Primary School, Main Street, Northiam (within land edged red on applicants plan no. SU1045 A-001 Revision A) in accordance with your application validated by the Director of Transport and Environment of East Sussex County Council on 20 March 2006 and the plans and particulars submitted in connection therewith and listed below, and subject also to due compliance with the condition(s) specified hereunder:-

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

Reason: To comply with Section 91 of the Town & Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Director of Transport and Environment. Development shall be carried out in accordance with the approved details.

Reason: To ensure the appearance of the development is appropriate in its surroundings in accordance with policy SI (f) of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and policy GD1 (iv) of the Rother District Local Plan, Revised Deposit, November 2003.

3. Before development commences there shall be submitted to and approved in writing by the Director of Transport & Environment a scheme for landscaping. This shall include the location and details of all existing trees and hedgerows within the development site indicating those to be retained together with measures for their protection while development is being carried out. The landscaping scheme shall also include the following matters:

a) Implementation Programme indicating management and maintenance of the approved landscaping for a minimum period of 3 years.

Proposed Soft Landscaping

b) trees, shrubs, hedges and other planting indicating the position of trunks or stems, the spread (shown to scale) and species;

c) written specification (including cultivation and other operations associated with plant and grass establishment);

d) schedules of plants (noting species), plant sizes and numbers / density proposed.

Proposed Hard Landscaping

e) footways, slopes, grassed areas, bunds, earthworks, embankments and walls;

f) paved, hard surfaces and parking areas.

All works shall be carried out in accordance with the approved scheme in accordance with the implementation programme as part of the approved scheme.

Reason: To enhance the appearance of the development in the neighbourhood in accordance with Policy EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and with Policy GD1(v) of the Rother District Local Revised Deposit, November 2003.

4. No development shall take place until wheel washing facilities have been installed on the site in accordance with details submitted to and approved in writing by the Director of Transport and Environment. The facilities shall be maintained in working order at all times during construction of the school and shall be used by any vehicle carrying mud, dust or other debris on its wheels before leaving the site. No vehicle shall leave the site carrying mud, dust or debris.

Reason: To minimise transfer of mud, dust or other debris from site to the public highway in order to maximise safety for users of the public highway.

5. Prior to commencement of development a scheme for provision of foul and surface water drainage works shall be submitted to and approved in writing by the Director of Transport and Environment and the approved details provided before the development is occupied.

Reason: To prevent pollution of the water environment in accordance with Policy EN11 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011 and Policy GD1(x) of the Rother District Local Revised Deposit, November 2003.

6. Prior to occupation of the development for educational purposes a lighting scheme shall be submitted to and approved in writing by the Director of Transport & Environment and the approved details form 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 GD1 (viii) of the Rother District Local Revised Deposit, November 2003.

7. The hall shall not be used at any time other than between 0730 and 2200 hours on Mondays – Fridays inclusive and between 1000 and 2200 hours on weekends, Bank and Public Holidays.

Reason: To minimise the impact of the development on the amenities of the locality in accordance with Policy GD1 (ii) of the Rother District Local Revised Deposit, November 2003.

8. Before the development is occupied for educational purposes the widened access and additional parking spaces shown on drawing SU1045 A-121 Rev. B shall be provided and made available for use in connection with the development unless varied in writing by the Director of Transport & Environment.

Reason: To ensure the highway alterations proposed are implemented in accordance with Policy TR3 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011 and Policy TR3 of the Rother District Local Revised Deposit, November 2003.

9. 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

#### APPROVED PLANS

SU1045 A-001 Revision A  
03-002/S/1  
SU1045 A-101 Revision B  
SU1045 A-121 Revision B  
SU1045 A-304

SU1045 A110 Revision A  
SU1045 A202 Revision B  
SU1045 A201 Revision B  
Waste Minimisation Statement

#### INFORMATIVE

1. A formal application for connection to the public sewerage is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development contact Southern Water Network Development Team (Wastewater) based in Otterbourne, Hampshire or via [www.southernwater.co.uk](http://www.southernwater.co.uk).
2. The applicant is requested to consider whether the existing cycle parking facilities used by the school will be adequate in terms of location, numbers and security, for community users of the hall.

The Development Plan policies of relevance to this decision are:

East Sussex Brighton & Hove Structure Plan 1991-2011: Policy S1 (sustainability), S8 & S9 (villages), TR3 (accessibility), TR16 (parking standards for development), EN2 (Areas of Outstanding Natural Beauty), LT11 (b & d) (Sporting Facilities and Activities), W10 (construction industry waste)

Rother District Local Plan: Policy DS1 (development principles), DS3 (proposals within development boundaries), GD1 (general development criteria), CF1 (new community facilities), TR3 (provision of parking facilities)


East Sussex and Brighton and Hove Waste Local Plan 2006: WLP11 (waste minimisation)  
The East Sussex and Brighton and Hove Waste Local Plan was adopted and came into force on 21 February 2006. Currently there is a High Court challenge to parts of the Plan.

### Reasons for Approval

The proposal is considered to enhance community facilities in the area, in a well designed scheme that will not harm the character or appearance of the Northiam Conservation Area, the High Weald Area of Outstanding Natural Beauty or neighbouring residential amenities. It will not cause traffic congestion in the surrounding area nor add to any traffic hazards that may exist. The proposal therefore complies with Policy S1, S8, S9, EN2, TR3, TR16, LT11 and W10 of East Sussex and Brighton & Hove Structure Plan 1991-2011, with WLP11 of the East Sussex and Brighton and Hove Waste Local Plan 2006 and with Policies DS1, DS3, GD1, CF1 and TR3 of the Rother District Local Plan Initial Revised Deposit Draft 2003.

#### **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: 26.5.06

Copies to: L Stringer – Highway Authority  
T Brown – Corporate Resources - Property  
Mr Rallings – Rother District Council  
David Sanders – Children's Services Department  
G Coll – Sport England

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