



**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 :-County Engineer  
East Sussex County Council  
Highways & Transportation Department  
Sackville House  
Brooks Close  
Lewes  
(f.a.o. J Robbins)

County Ref. No. LW/1751/CC  
District Ref. No. LW/96/0505CC

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 construction of a new road between the A259 Drove Road roundabout and the proposed Port development south of the Newhaven to Seaford railway and creek, including an environment buffer and landscaping. Newhaven Eastside, Newhaven (within land edged red on Director of Technical Services Plan No. 5A928/13/2) in accordance with your application received by the County Planning Officer of East Sussex County Council on 1 April 1996 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 permitted shall be begun before the expiration of five years from the date of this permission.
2. Development shall not commence until arrangements for landscape, drainage and habitat enhancement for land in the Ouse Estuary have been progressed sufficiently to satisfy the County Planning Officer that the planning requirements in respect of these matters will be met. These arrangements which shall apply to land to the east of the application site extending, as appropriate, to the A259, shall include:-
  - (i) the means of managing that land in the future;
  - (ii) the design of enhancements;
  - (iii) the securing of any necessary consents; and
  - (iv) funding arrangements and timetable for implementation.
3. Development shall not commence prior to planning consent being granted for the development of the port expansion area to the south of Mill Creek.

4. Development shall not commence until plans at a scale of not less than 1:200, showing the detailed design of the proposed bridge over the railway and creek and details of the surface materials for the bridge structure have been submitted to and approved by the County Planning Officer. Thereafter the bridge shall be built in accordance with the approved design and materials.
5. The proposed lighting of the carriageway and of the combined footway and cycle way shall use lanterns which are of the full cut-off variety. Development shall not commence until drawings to show the appearance and dimensions of the lamp standards at not less than 1:500 scale have been submitted to and approved by the County Planning Officer. Thereafter the installation of the lighting of the scheme shall be fully in accordance with the approved drawings.
6. No development shall take place until there has been submitted to and approved by the County Planning Officer a scheme of landscaping and other ancillary works which comprise a contour plan to a minimum scale of 1:500 showing the existing features to be retained, new features proposed and the treatment thereof. The features to be shown shall include:-
  - (a) all trees, shrubs, hedges or other planting (including off-site planting), indicating the position of trunks or stems, the spread (shown to scale) and the species;
  - (b) footpaths, steps, slopes, grass and paved areas;
  - (c) earthworks, embankments, walls and bunds;
  - (d) watercourses, water features, ponds and flood storage areas;
  - (e) fencing and other accommodation works; and
  - (f) habitat enhancing landscape features.
7. All planting, seeding or turfing comprised in the above scheme of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development; and any trees or 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, unless the County Planning Officer gives prior written consent to any variation.
8. All aspects of the landscaping scheme other than those in (7) above shall be completed before the development is brought into use unless the prior written agreement of the County Planning Officer is obtained to any longer period.
9. No development shall take place until there has been submitted to and approved by the County Planning Officer, a management plan for land within the application site and details of the arrangements for its implementation. The plan shall be implemented following the development.
10. Development shall not commence until details of measures to protect the Great Crested Newt population throughout the period of construction works have been submitted to and approved by the County Planning Officer and the scheme shall be constructed only in accordance with the approved details.

11. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the County Planning Officer. This shall allow for an assessment to be undertaken ahead of construction and a recording brief to be carried out during the actual works.
12. Development shall not commence until details of surface water drainage works have been submitted to and approved by the County Planning Officer and the development shall not be brought into use until the approved details have been carried out.
13. No development approved by this permission shall be commenced until a scheme for maintaining the flood defences has been approved by the County Planning Officer. The scheme shall be constructed and completed in accordance with the approved plans.
14. No development approved by this permission shall be commenced until provision has been approved for access to the watercourses known as the Newhaven Sewer and Tide Mill Creek. Such access shall be constructed and completed in accordance with the approved plans.
15. No development shall commence until a scheme has been approved by the County Planning Officer for the provision and implementation of works to prevent pollution of the water environment.
16. No development shall take place until an adequate investigation has been undertaken to assess the degree of contamination of the site and to determine its water pollution potential. The methods and extent of this investigation shall be agreed with the County Planning Officer before any work commences. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for implementations and monitoring, shall be submitted to and approved in writing by the County Planning Officer.
17. No development shall take place until the arrangements for the disposal of any spoil generated during construction have been approved by the County Planning Officer. Thereafter, the development shall proceed only in accordance with the approved arrangements.
18. Development shall not commence until a scheme setting out the arrangements for the construction of the road and ancillary works have been submitted to and approved by the County Planning Officer. This shall include the routing of construction traffic and hours of working. Thereafter, the development shall be carried out in accordance with the approved scheme.

The reason(s) for the conditions above are :-

1. To comply with Section 91 of the Town and Country Planning Act 1990.
2. To enhance the general appearance of the development and to ensure satisfactory drainage on land to the east of the application site.
3. To enable the County Planning Authority to regulate and control the development of the site.

4. To enable the County Planning authority to regulate and control the development of the site and to provide for the proper integration of the development into the area.
5. To enable the County Planning Authority to regulate and control the development of the site.
6. To enhance the general appearance of the development.
7. To enhance the general appearance of the development.
8. To enhance the general appearance of the development.
9. To enable the County Planning Authority to regulate and control the development of the site.
10. To comply with the Wildlife and Countryside Act 1981.
11. In order to provide a reasonable opportunity to record the history of the site.
12. To ensure satisfactory drainage of the site and to prevent water pollution.
13. To safeguard against flood and to ensure adequate drainage of the site.
14. To ensure that a satisfactory access is provided.
15. To prevent water pollution.
16. To prevent pollution of ground water and surface water.
17. To enable the County Planning Authority to regulate and control the development of the site.
18. To safeguard the amenities of adjoining residents and in the interests of public and highway safety.

#### APPROVED PLANS

5A928/13/2  
5A928/08/2  
5A928/09/2  
5A928/012/1  
5A928/14/2  
5A0928/102/1  
5A928/29/2  
5A928/28/2

INFORMATIVE

The Highways and Transportation Committee is reminded of the need to conform with statutory species protection measures affecting the application site.

All enquiries should be addressed to

The County Planning Officer,  
County Planning Department,  
Southover House, Southover Road,  
Lewes, East Sussex BN7 1YA.

Signed   
(County Planning Officer)

Date ..... 22/7/96 .....

**IMPORTANT** - Please read notes attached.

Copies to : County Engineer - f.a.o. P Rayner  
County Secretary - f.a.o. R Haworth  
Mr S Howe - Lewes District Council  
Local Land Charges Section - Lewes District Council