

Communities Economy and Transport

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Steve Howe/Andrew Hill
Interim Heads of Development Management
Lewes District Council,
Southover House, Southover Road
LEWES BN7 1AB
Fao Rachel Richardson

Date: 16 March 2015

please contact

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

our ref

LW/748/CM
AP

your ref

LW/14/0828

Dear Messrs Howe/Hill

TOWN AND COUNTRY PLANNING ACT 1990

LW/748/CM - VARIATION OF CONDITION 38 OF PLANNING PERMISSION LW/462/CM(EIA), IN ORDER TO REMOVE THE CATCHMENT BOUNDARY RESTRICTION FOR WASTE IMPORTATION TO THE ENERGY RECOVERY FACILITY.VEOLIA ENVIRONMENTAL SERVICES (UK) PLC, ENERGY RECOVERY FACILITY, NORTH QUAY ROAD, NEWHAVEN, EAST SUSSEX, BN9 0AB. (WITHIN LAND EDGED RED ON APPLICANTS PLAN NO. VES_TD_NHAV_100_005)

At their meeting on 11 March 2015 the Planning Committee of the Regulatory Committee on behalf of the County Council resolved, to authorise the carrying out of the above development. Planning Permission is now granted. A copy of the Decision Notice is attached hereto.

Therefore, in accordance with the above Act 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: Application Boundary VES_TD_NHAV_100_005

Yours sincerely

Tony Cook

Tony Cook
Head of Planning and Environment

Copies to: Planning Liaison Officer - Environment Agency – for Information
Mr Dimond, Veolia Environmental Services - Agent
Local Land Charges – Lewes District Council by email



EAST SUSSEX COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

To :- Mr Dimond
Veolia Environmental Services
Poles Lane
Otterbourne
Winchester
Hampshire, SO21 2EA

County Ref. No. LW/748/CM
District Ref. No.:-LW/14/0828

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 Variation of Condition 38 of Planning Permission LW/462/CM(EIA), in order to remove the catchment boundary restriction for waste importation to the Energy Recovery Facility. Veolia Environmental Services (UK) Plc, Energy Recovery Facility, North Quay Road, Newhaven, East Sussex, BN9 0AB (Within land edged red on applicants plan no. VES_TD_NHAV_100_005) in accordance with your application validated by the East Sussex County Council on 31.10.14 and the plans and particulars submitted in connection therewith 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 and Country Planning Act 1990.

2. Notwithstanding the provisions of Parts 4, 8 and 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order):

(a) Additional external fixed plant or machinery, buildings, structures and erections shall not be erected, installed or replaced at the site without the prior written agreement of the Head of Planning and Environment;

(b) No Telecommunications antenna shall be installed or erected without the prior written consent of the Head of Planning and Environment.

Reason: In the interests of amenity in the area and to comply with Policies WMP23a and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy ST3 of the Lewes District Local Plan 2003.

3. The development shall accord with the following drawings:

2GB5 001 5 Site Plan and Layout
2GB5 010 5: Horizontal Section 1-1 and 2-2
2GB5 011 5: Horizontal Section 3-3 and 4-4

2GB5 020 4: West Facade
2GB5 021 4: Long Section 5-5
2GB5 022 4: East Facade
2GB5 023 4: South and North Facades
2GB5 024 4: Cross Sections 1-1 and 2-2
2GB5 025 4: Cross Sections 3-3 and 4-4
2GB5 033 4: Gate House Plan
2GB5 040 5: Circulation Plan and Visitors Route
157812C/05/03: Flood Defences and Flow Velocity Reduction Wall

VES TD NHAV 100 005: Application Boundary

NHTPVAD 00201 15: Plan View Level (Admin Building)
NHTELADN0 309 05: Elevations East & North (Admin Building)
NHTELADS0 310 05: Elevations South-west & South-east (Admin Building)

NHTCTEFSTCW130: (External Illumination]
NHTPVAD0020114: (Cycle parking)
NHTSPST0017013: (Flood protection bund)
NHTSCST0017113: (Flood protection bund & bulk earthwork sections)
NHTSP0015019: (Boundary fence)
NHTDDST0018011: (Retaining wall plans & sections)

NHTSPST0030017: External Drainage Plan
NHTDDST0031214: External Drainage General Details

Technical Note: Chimney Stack Diameter, AE&E

300 Rev P: Landscape Proposals
302 Rev J: Landscape Proposals Entrance/Car Park Area

CS/021055/H1/311 Rev A: Mini Roundabout Setting
CS/021055/H1/321 Sheet 1: Proposed Mini Roundabout Spot Levels
CS/021055/H1/322 Rev A Sheet 2: Proposed Mini Roundabout Spot Levels
CS/021055/H1/326: Proposed Mini Roundabout Longitudinal Cross Sections
CS/021055/H1/331 Rev A: Proposed Mini Roundabout Road Signs & Road

Markings

CS/021055/H1/332 Rev A: Proposed Mini Roundabout Road Sign Schedules
CS/021055/H1/341 Rev A: Proposed Mini Roundabout Vehicle Swept Path Plans

Sheet 1

CS/021055/H1/342 Rev A: Proposed Mini Roundabout Vehicle Swept Path Plans

Sheet 2

CS/021055/H1/216: Vehicle Track Movements
CS/021055/H1/121: Proposed Improvement Works Drg 1 of 3
CS/021055/H1/122: Proposed Improvement Works Drg 2 of 3
CS/021055/H1/123: Proposed Improvement Works Drg 3 of 3
CS/021055/H1/125: Vehicle Track Movements - Rigid Trucks
CS/021055/H1/101 Rev B: Proposed Un-segregated Footway/Cycleway
CS/021055/H1/130: Footway/Cycleway Construction Details
CS/021055/H1/010: Pavement Repair Sheet 1 of 2
CS/021055/H1/011: Pavement Repair Sheet 2 of 2
CS/021055/DR/002 Rev A: Proposed Drainage Improvement Works
CS/021055/L1/001 Rev C: Conceptual Lighting Design

unless otherwise agreed in writing by the Head of Planning and Environment.

Reason: In the interests of the amenity of the area, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

4. The height of the different parts of the building and the chimneys shall accord with the dimensions shown on approved Drawing No. 2GB50214 (under permission LW/462/CM(EIA)) and Drawing No. NHTELADS031005 (under approval LW/462/CMNM1).

Reason: To ensure the development is implemented in accordance with the approved drawings, in the interests of the amenity of the area and to comply with Policies WMP23a and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

5. The materials used in the external surfaces of the buildings shall accord with the details approved in East Sussex County Council's letters dated 4th November 2009, 25th June 2010, 13th September 2010 and 20th September 2010.

Reason: To ensure the appropriate appearance of the development in the area and to comply with Policies WMP23a and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy ST3 of the Lewes District Local Plan 2003.

6. The hard and soft landscaping works carried out as part of the development shall accord with the details approved in East Sussex County Council's letter dated 20th December 2011, namely Drawing Nos. 300 Rev P and 302 Rev J.

Reason: To integrate the development effectively into the surrounding environment and to comply with Policy WMP23a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policies ST3 and ST11 of the Lewes District Local Plan 2003.

7. The construction of the flood defences carried out as part of the development shall accord with the approved details in East Sussex County Council letter dated 19th June 2009, namely:

- (i) The Civil Infrastructure works flood protection bund plan no. NHTSPST0017013; &
- (ii) The Civil Infrastructure works flood protection bund and bulk earthwork sections plan no. NHTSCST0017113,

and shall be maintained thereafter.

Reason: To reduce flood risk and to comply with Policy WMP28a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

8. The surface water drainage works carried out as part of the development shall accord with the details approved in East Sussex County Council letter dated 19 June 2009, namely Drawing Nos. NHTSPST0030017 and NHTDDST0031214 and the Buro Happold Surface Water Drainage Report, dated February 2009, and shall be maintained thereafter.

Reason: To ensure the development does not increase the risk of flooding and water pollution and that there is a satisfactory means of surface water disposal and drainage of the site in accordance with Policies WMP28a and WMP28b of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

9. The illumination of the external faces of the buildings shall accord with the approved details in East Sussex County Council letter dated 19th January 2010

including plan no. NHTCTEFSTCW130.

Reason: In the interests of the amenity of the area adjacent to a countryside location, to limit light pollution and to comply with Policies WMP23a and WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

10. The Travel Plan dated April 2011 and approved in East Sussex County Council letter dated 26th May 2011 shall be updated in accordance with the details set out in the Plan and to meet the requirements of the new planning permission. The updated Travel Plan shall be submitted in writing to the Head of Planning and Environment for approval within 3 months of the date of this permission. The updated Travel Plan shall be implemented and thereafter monitored in accordance with the approved details.

Reason: To increase awareness and use of alternative modes of transport for employee and visitor journeys in accordance with Policies WMP25 and WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

11. The highway works carried out as part of the development shall accord with the approved details set out in East Sussex County Council letter dated 23rd September 2009, namely:

- CS/021055/H1/311 Rev A: Mini Roundabout Setting
- CS/021055/H1/321 Sheet 1: Proposed Mini Roundabout Spot Levels
- CS/021055/H1/322 Rev A Sheet 2: Proposed Mini Roundabout Spot Levels
- CS/021055/H1/326: Proposed Mini Roundabout Longitudinal Cross Sections
- CS/021055/H1/331 Rev A: Proposed Mini Roundabout Road Signs & Road

Markings

- CS/021055/H1/332 Rev A: Proposed Mini Roundabout Road Sign Schedules
- CS/021055/H1/341 Rev A: Proposed Mini Roundabout Vehicle Swept Path Plans

Sheet 1

- CS/021055/H1/342 Rev A: Proposed Mini Roundabout Vehicle Swept Path Plans

Sheet 2

- CS/021055/H1/216: Vehicle Track Movements
- CS/021055/H1/121: Proposed Improvement Works Drg 1 of 3
- CS/021055/H1/122: Proposed Improvement Works Drg 2 of 3
- CS/021055/H1/123: Proposed Improvement Works Drg 3 of 3
- CS/021055/H1/125: Vehicle Track Movements - Rigid Trucks
- CS/021055/H1/101 Rev B: Proposed Un-segregated Footway/Cycleway
- CS/021055/H1/130: Footway/Cycleway Construction Details
- CS/021055/H1/010: Pavement Repair Sheet 1 of 2
- CS/021055/H1/011: Pavement Repair Sheet 2 of 2
- CS/021055/DR/002 Rev A: Proposed Drainage Improvement Works
- CS/021055/L1/001 Rev C: Conceptual Lighting Design

Reason: To ensure a satisfactory road access for vehicular, pedestrian and cycle users and to protect local amenity in accordance with Policies WMP25 and WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy T8 of the Lewes District Local Plan 2003.

12. The installation of the cycle parking facilities carried out as part of the development shall accord with the approved details in East Sussex County Council letter dated 24th June 2010, namely plan no. NHTPVAD0020114.

Reason: To comply with Policy WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

13. No waste or reclaimed materials or residues shall be imported or removed from the site other than between the hours of 07.00 to 19.00 on Mondays to Fridays inclusive and the hours of 07.30 to 18.00 on Saturdays. On Sundays, Public and Bank Holidays, street sweepings and no more than 10 deliveries of household waste shall be delivered to the site between 08.00 and 17.00, and not outside these hours, unless with the prior written approval of the Head of Planning and Environment.

Reason: To safeguard the amenities of the occupiers of properties and houseboats in the vicinity and to comply with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

14. Between the hours of 07.00 and 23.00 the level of noise emitted from the operational Energy Recovery Plant, as measured in accordance with BS 4142:1997, shall not exceed a level of 53 dB LAeq, 5mins (free field) at any time, except in the case of emergencies, as measured at any part of the planning site boundary as shown on the approved plan 2GB5 001 5. For the avoidance of doubt this excludes any contribution from vehicular transport onto and off the site.

Reason: To protect the amenity of the area to comply with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

15. Between the hours of 23.00 and 07.00 the level of noise emitted from the operational Energy Recovery Plant, as measured in accordance with BS 4142:1997, shall not exceed a level of 49 dB LAeq 5mins (free field) at any time, except in the case of emergencies, as measured at any part of the planning site boundary as shown on the approved plan 2GB5 001 5.

Reason: To protect the amenity of the area to comply with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

16. Between the hours of 23.00 and 07.00 the level of noise emitted from the operational Energy Recovery Plant, as measured in accordance with BS 4142:1997 shall not exceed a rating level of 35 dB LATr 5mins (free field) at any time, except in the case of emergencies, as measured at any of the residential uses situated at Lee Court, Elphick Road, No 1 New Road, 13 Powell Gardens, 23 Glynde Close and Piddinghoe Mead and the nearest houseboat at Ordnance Survey location TQ44443-01872 and any noise shall be free from low frequency noise.

Reason: To protect the amenity of the area to comply with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

17. To avoid the use of intrusive reversing beepers, all mobile wheeled plant used at the site shall only be fitted and operated with a 'smart' reversing device, or such other reversing device, as may be agreed in writing by the Head of Planning and Environment.

Reason: To protect the residential and general amenity of the area to comply with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

18. All areas where waste is stored, handled or transferred shall be underlain by impervious hardstanding with dedicated drainage to foul sewer or sealed tank.

Reason: To prevent pollution of the water environment which could pose a threat to the chalk aquifer that underlies the site and to comply with Policy WMP28b of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

19. There shall be no sorting or treatment of waste other than within the Energy Recovery Facility building and the unloading, loading and storage of recyclable materials shall only take place within the storage bays shown on approved Drawing No. 2GB5 001 5 or immediately adjacent thereto.

Reason: In the interests of amenity to comply with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

20. Waste imported to the Energy Recovery Facility shall be restricted to waste collected by the Waste Collection Authorities in the administrative areas of East Sussex County Council and Brighton & Hove City Council, and any other suitable waste arising in these areas, up to a maximum of 242,000 tonnes of waste combusted in any one year (recognising that the nominal capacity of the plant will be below this under normal operating conditions taking account of its annual average availability due to planned maintenance events and other plant shutdowns), and, to other appropriate municipal and commercial waste from outside these areas in the event that the plant has capacity in excess of that required to meet the needs of locally sourced waste.

Reason: To ensure that the management of waste at the facility conforms with the principles of the Waste Hierarchy and the Proximity Principle in line with the National Planning Policy for Waste.

21. The amount, source and type of waste imported to the Energy Recovery Facility from outside the administrative areas of East Sussex County Council and Brighton & Hove City Council shall be reported annually and in writing to the Head of Planning and Environment.

Reason: To assist the County Council as Waste Planning Authority in the monitoring of waste movements and in meeting the policy objectives of net self sufficiency, as set out in the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

22. The site shall not provide car parking for more than 36 vehicles.

Reason: To ensure the development does not provide an excessive number of spaces in respect to its needs which discourage more sustainable options of transport and to comply with Policy WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

23. Following the initial receipt of municipal or household waste, no storage container, skip, sorted or unsorted waste material or residue of recycled materials or any other items shall be stored outside the building, other than within the designated bays or on operational vehicles. That material within the storage bays on the eastern boundary of the site shall not exceed a height of 5.5 metres above the adjacent hardstanding.

Reason: In the interests of amenity of the area in compliance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

24. The connection from the plant to the local electrical transmission system shall be by underground line only.

Reason: In the interests of the amenity on the area to comply with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

25. Following the decommissioning of the facilities a scheme and timetable for the demolition of the building and plant shall be submitted to the Head of Planning and Environment for approval in writing. The scheme shall be implemented as approved within the agreed timetable.

Reason: To ensure the land is capable of beneficial use in the future to comply with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

26. The construction of the site boundary fence including the retaining 'push' wall on the length of the boundary between the existing riverside wharf and the bund to the Energy Recovery Facility shall accord with the approved details set out in the East Sussex County Council letter dated 19th January 2010 including plan nos. NHTSP0015019 and NHTDDST0018011 and as amended by East Sussex County Council letter dated 25th January 2011.

Reason: In the interests of amenity and to retain acceptable facilities for the landing and storage of aggregates to comply with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy NH24 of the Lewes District Local Plan 2003.

Schedule Of Approved Plans

Application Boundary VES_TD_NHAV_100_005

INFORMATIVES

1. The applicant is requested to keep under review the use of hot water from the plant to maximise the recovery of energy in the local area.
2. The applicant is requested to keep under review the potential to transport waste and residual materials by rail and or water.
3. The applicant is requested to maintain a regular Local Liaison Group involving representatives from relevant regulatory bodies and members of the local community throughout the duration of the development.
4. It should be noted that a separate planning permission LW/641/CM, granted in September 2010, is relevant to the ERF development in that it allowed for the construction of the transformer housing and the provision of an additional landscaping area to the north-eastern boundary, incorporating drawings: 300 Rev M, 302 Rev G, 303 Rev J, 304 Rev D, 305 Rev B & 306 Rev C.
5. The application site continues to be bound by the provisions of the s106 Legal Agreement dated 3rd March 2008 attached to planning permission LW/462/CM(EIA).

The policies relevant to this decision are:

East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013: Policies: WMP3b (turning waste into a resource); WMP5 (provision of waste facilities to ensure net self-sufficiency); WMP6 (safeguarding waste sites); WMP7a (sustainable locations for waste development); WMP22 (increased operational capacity within the site boundary of existing waste facilities); WMP25 (general amenity); WMP26 (traffic impacts).

East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan – Consultation Draft June 2014: Reference WCA/V Newhaven (Map 42) identifies the existing approved Energy Recovery Facility as a safeguarded site.

Lewes District Local Plan 2003 Saved Policy: NH24 (North Quay, Newhaven).

Lewes District Council Proposed Submission Core Strategy 2013: Saved Policy NH24 has been retained as part of the Core Strategy. In September 2014, the Core Strategy was submitted for Examination to the Secretary of State and the Examination commenced in January 2015.

National Planning Policy Framework 2012 (NPPF): The core planning principles apply.

National Planning Policy for Waste 2014 (NPPW).

For Note

In determining this planning application, the County Council has worked with the applicant and agent in a positive and proactive manner. The Council has also sought views from consultees and neighbours and has considered these in preparing the recommendation. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, and as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Signed *Tony Cook*
Date 16 March 2015
Tony Cook
Head of Planning and Environment

All enquiries should be addressed to:

Director of Communities Economy and Transport,
Communities Economy and Transport Department,
County Hall, St Anne's Crescent,
Lewes, East Sussex, BN7 1UE.

IMPORTANT - Please read notes attached.

Copies to: Planning Liaison Officer - Environment Agency - for information
Rachel Richardson – Lewes District Council for Statutory Planning Register
Local Land Charges – Lewes District Council by email

dncmgrac.doc

NOTIFICATION AS REQUIRED BY THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

Appeals to the Secretary of State

- o If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- o If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk.pcs.
- o The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- o The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- o In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by the Secretary of State.

Purchase Notices

- o If either the local planning authority or the Secretary of State refuses planning permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor can the owner render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- o In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

NOTES

- (1) This permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act, 1990, otherwise than under Section 70-76 or which may be required under any other Acts, including any Byelaws, Orders or Regulations made under such other Acts: e.g. Building Regulations approval may be required from the relevant District/Borough Council for the construction of a building granted planning permission by East Sussex County Council.
- (2) Developers are reminded that the grant of this permission does not permit the obstruction of a right of way and that, if it is necessary to stop up or divert a public right of way to enable the development to be carried out, they should apply without delay:-
 - (a) in the case of a footpath or bridleway, to the County Council for an order under Section 257 of the Town and Country Planning Act, 1990;
 - (b) in any other case to the Secretary of State for an Order under Section 247 of the Town and Country Planning Act, 1990.
- (3) The applicant is recommended to retain this form with the title deeds of the property.
- (4) The grant of planning permission under Section 73 of the Town & Country Planning Act does not prevent the implementation of the previous planning permission, subject to the previous conditions.

IMPORTANT

Any failure to adhere to the details of the plans hereby approved or to comply with any conditions detailed in this notice constitutes a contravention of the provisions of the Town and Country Planning Act, 1990, in respect of which enforcement action may be taken.

If it is desired to depart in any way from the approved proposals, you should consult the Planning Policy & Development Management Team, Communities Economy and Transport Department, County Hall, St Anne's Crescent, Lewes, East Sussex BN7 1UE before carrying out the development.