



Director of Regeneration and Planning
Lewes District Council
Southover House, Southover Road
LEWES
East Sussex BN7 1AB
FAO Andrew Hill

Date:
15 August 2018

please contact
Mrs Sarah Iles
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our ref
LW/799/CM(EIA)
SLI

your ref
LW/17/0940

Dear Mr Hill

LW/799/CM(EIA) - The construction and use of plant, namely aggregate processing plant, aggregate bagging plant, concrete batching plant and buildings, ancillary offices and stores for processing and utilising aggregates landed at Newhaven Port and distribution of the products by road and rail together with access to the public highway and the extension of an existing rail siding. Fisher's Wharf, Newhaven Port, Newhaven.

I refer to Regulation 30 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and would ask you to add the following to the statutory register:

- Statement of determination for the grant of planning permission LW/799/CM(EIA), including copies of the Decision Notice, Committee Report, NPPF 2018 and South Marine Plan 2018 conformity statement and Public Notice dated 24 August 2018.

This is in order that these documents can be viewed together to meet the publicity requirements of these Regulations.

Yours sincerely

Sarah Iles

Sarah Iles
Team Manager – Planning Policy and Development Management

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TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 REGULATION 30

STATEMENT OF DETERMINATION

Planning Application LW/799/CM(EIA) - The construction and use of plant, namely aggregate processing plant, aggregate bagging plant, concrete batching plant and buildings, ancillary offices and stores for processing and utilising aggregates landed at Newhaven Port and distribution of the products by road and rail together with access to the public highway and the extension of an existing rail siding. Fisher's Wharf, Newhaven Port, Newhaven.

An Environmental Impact Assessment was required as it was considered that the scheme would have the potential for significant environmental effects. The applicant undertook the assessment and completed an Environmental Statement which seeks to explain the need for the proposal and the consideration of alternative courses of action, to assess the impact of the scheme on the environment and to describe the measures proposed to minimise the environmental impacts of the scheme.

At their meeting on 25 July 2018, Members of the County Council's Planning Committee received a detailed report on this planning application which set out the Development Plan policies and other documents relevant to its consideration. Following the completion of a Planning Obligation, planning permission for the above development was granted on 15 August 2018.

Attached to this statement of determination is:

- i) The decision notice, which sets out the content of the decision and conditions to which the planning permission is subject;
- ii) The officer's report to the Planning Committee dated 25 July 2018. This sets out the main reasons and considerations upon which the decision is based, and a description of the main measures to avoid, reduce and off-set any major adverse effects of the development including information about the participation of the public and a summary of consultation responses received;
- iii) A statement of conformity with the National Planning Policy Framework 2018 and the South Marine Plan 2018; and
- iv) A copy of the Notice to be placed in the Sussex Express on 24 August 2018.

It is considered that the proposal accords with the relevant Development Plan policies, specifically:

- Policies: WMP4 (Sustainable provision and use of minerals in the Plan Area); WMP15 (Safeguarding railheads and wharves); WMP18 (Transport – Road, rail and water); WMP20 (Community involvement and benefits); WMP23a (Design principles for built and minerals waste facilities); WMP23b (Operation of sites); WMP25 (General amenity); WMP26 (Traffic impacts); WMP27 (Environment and environmental enhancement); WMP28a (Flood

risk) in the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013.

- Core Policies: 4 (Encouraging economic development and regeneration) 9 (Air quality); 10 (Natural environment and landscape character); 12 (Flood risk and sustainable drainage) in the Lewes District Local Plan Part 1, Joint Core Strategy 2010-2030, 2016.
- Saved Policies: ST3 (Design, form and setting of development); ST30 (Protection of air and land quality); NH20 (Upgrading and expansion of the Port); NH22 (Rail transport links to the Port) in the Lewes District Local Plan 1998.
- National Planning Policy Framework 2018.
- South Marine Plan 2018.

A copy of the planning application, including the Environmental Statement, which sets out, inter alia, measures for mitigation, which seek to offset the adverse effects of the development, in conjunction with the conditions contained in the Decision Notice can be viewed on the Council's website at:

www.eastsussex.gov.uk/environment/planning/applications

There is a legal right to challenge the validity of this planning decision, in the High Court, on matters of procedure or law within 6 weeks of the date of the decision. This should be undertaken by way of an application for judicial review, and must be done promptly.

Sarah Iles
Team Manager – Planning Policy and Development Management
East Sussex County Council
Date: 15 August 2018