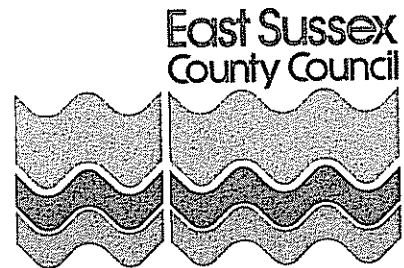


Transport and Environment

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



Ian Kay
Development and Building Control
Wealden District Council
Council Offices, Pine Grove
CROWBOROUGH
TN6 1DH Fao Mrs C McIntyre

date

12.10.06

please contact

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

our ref

WD/426/CM
AR/AP

your ref

WD/05/6000

Dear Mr Kay

TOWN AND COUNTRY PLANNING ACT 1990
WD/426/CM – REDEVELOPMENT OF SITE TO PROVIDE A HOUSEHOLD WASTE RECYCLING SITE, WASTE TRANSFER STATION AND ANCILLARY INFRASTRUCTURE, INCLUDING HIGHWAY IMPROVEMENTS. PART OF FORMER MARESFIELD CAMP, OFF A272, MARESFIELD NEAR UCKFIELD (Within land edged red on applicants plan no. MARE/04/010Rev.2.)

Under the powers delegated to me by the Planning & Highways Sub Committee on 22 February 2006, I have issued a Written Notice dated 12.10.2006 authorising the carrying out of the above development. Planning Permission is now granted. A copy of the Written 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:

60400/MAR/SK4Rev.D
60400/MAR/SK2Rev.E
D107599/M/05D
CS1254/T/113-7

A4620 203B
D105558/01
A4620 201D

A4620 202C,
MARE/04/010Rev.2
MARE/05/300Rev.2

Yours sincerely

Alistair Robson
Assistant Director - Policy

Copies to: Highway Authority - f.a.o. L Stringer
B Humphrey – Wealden District Council for Statutory Planning Register
E Winchester – Environment Agency
N Hollands – Veolia (Applicant)

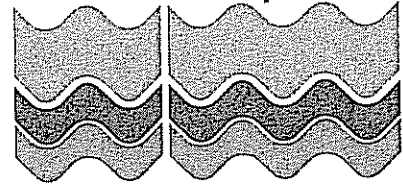
CL-CMDEL-DN4



INVESTOR IN PEOPLE



recycled paper



EAST SUSSEX COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

To :- Veolia Environmental Services
c/o Nick Hollands
Freeman House
Ellen Street
Portslade
East Sussex
BN41 1DW

County Ref. No. WD/426/CM
District Ref. No. WD/05/6000

In pursuance of the powers delegated to me by the Planning & Highways Sub Committee on behalf of the County Council on 22 February 2006 I hereby GRANT PLANNING PERMISSION for Redevelopment of site to provide a Household Waste Recycling Site, Waste Transfer Station and ancillary infrastructure, including highway improvements. Part of former Maresfield Camp, off A272, Maresfield, near Uckfield in accordance with your application validated by the East Sussex County Council on 24 December 2004 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. No development shall take place until there has been submitted to and approved in writing by the Assistant Director - Policy, Transport and Environment a scheme of landscaping which shall include details of the measures for the protection of retained trees while development is being carried out and shall include the following matters:

- (i) The trees, shrubs, hedges or other planting indicating the species and their positions;
- (ii) Written specifications, including cultivation and other operations associated with plant and grass establishment;
- (iii) The schedules of trees and shrubs to be planted, noting species, plant sizes and proposed numbers; and
- (iv) Details of earthworks, including bunds and mounds.

All works shall be carried out in accordance with the approved scheme in the first planting season following commencement of development.

The landscaped areas shall be maintained thereafter in accordance with the approved management plan.

Reason: To integrate the development effectively into the surrounding environment in accordance with Policy EN14 of the Wealden Local Plan 1998.

3. No development shall take place until a scheme to control the emission of dust during both construction and operations has been submitted to and approved in writing by the Assistant Director – Policy, Transport and Environment and has been fully implemented. The approved equipment shall be maintained in accordance with the manufacturer's instructions at all times.

Reason: In the interests of the amenity of adjoining occupiers and the locality.

4. Prior to the commencement of any development a scheme for the provision and implementation of surface water limitation incorporating sustainable drainage principles and including a timetable for the construction and completion of the works, shall be submitted to and approved in writing by the Assistant Director – Policy, Transport and Environment. The works shall be constructed and completed in accordance with the approved timetable.

Reason: To minimise the risk of flooding in accordance with Policy WLP37 of the East Sussex and Brighton & Hove Waste Local Plan, Second Deposit, April 2002, as modified.

5. No development shall be commenced until a scheme for the provision of foul water drainage works, which shall include provision for the prevention of pollution of any bore hole, well spring or watercourse, has been submitted to and approved in writing by the Assistant Director – Policy, Transport and Environment. The scheme shall be carried out in accordance with the approved details.

Reason: To prevent pollution of the water environment in accordance with Policy WLP38 of the East Sussex and Brighton & Hove Waste Local Plan, Second Deposit, April 2002, as modified.

6. Prior to being discharged into any watercourses surface water sewer or soakaway system all surface water drainage from parking areas, roads, hardstandings and high risk polluting areas shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment in accordance with Policy WLP38 of the East Sussex and Brighton & Hove Waste Local Plan, Second Deposit, April 2002, as modified.

7. No development shall take place until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Assistant Director – Policy, Transport and Environment.

Reason: To ensure that the proposed site investigations and remediation works adequately deal with any contamination found on site.

8. The scheme referred to in Condition 7 shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the ground and surface waters associated on and off site when the site is developed. The investigation shall be taken at such points

and to such depth as the Assistant Director may stipulate. No development shall take place until the measures approved in the scheme have been implemented.

Reason: To ensure that the proposed site investigations and remediation works adequately deal with any contamination found on site.

9. Any oil, fuel, lubricant and other potential pollutants shall be handled on the site in such a manner as to prevent pollution of any watercourse or aquifer. For any liquid other than water, this shall include the storage in suitable tanks and containers which shall be housed in an area surrounded by bund walls of sufficient height and construction so as to contain the equivalent of 110% of the total contents of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both water and oil. The pipes should vent downwards into the bund.

Reason: To minimise the risk of pollution to watercourses in accordance with Policy WLP38 of the East Sussex and Brighton & Hove Waste Local Plan, Second Deposit, April 2002, as modified.

10. No materials shall be used for infilling works except for clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic.

Reason: To prevent pollution of controlled waters in accordance with Policy WLP38 of the East Sussex and Brighton & Hove Waste Local Plan, Second Deposit, April 2002, as modified.

11. No development shall commence until a scheme has been submitted to and approved in writing by the Assistant Director – Policy, Transport and Environment for the protection and relocation at a suitable habitat of reptiles and amphibians at the site. The approved scheme shall be carried out in full.

Reason: To ensure the protection of protected species.

12. No development shall take place until wheel washing facilities have been installed at the site for the duration of construction works in accordance with details first submitted to and approved in writing by the Assistant Director – Policy, Transport and Environment. The facilities shall be maintained in working order at all times 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: In the interests of highway safety and the amenity of the locality.

13. No works shall be carried out on site including the carrying out of any works of demolition until a detailed strategy and method statement for securing and demonstrating that the amount of construction waste resulting from the development has been reduced to the smallest amount possible has been submitted to and approved in writing by the Assistant Director – Policy, Transport and Environment. The statement shall include details of the extent to which waste materials arising from the demolition and construction activities will be reused on site and demonstrating that maximum use is being made of these materials. If such reuse on site is not practicable then details shall be given to the extent to which the waste material will be disposed of for reuse, recycling, composting or other method in accordance with the best practicable environmental option. All waste materials from the demolition and construction

associated with the development shall be reused, recycled and dealt with in accordance with the approved strategy and method statement.

Reason: To minimize the amount of construction waste to be removed from site for final disposal in accordance with Policy W10 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, Second Deposit, April 2002, as modified.

14. No artificial lighting shall be installed or used in relation to the works other than in accordance with details which have been first submitted to and approved in writing by the Assistant Director – Policy, Transport and Environment.

Reason: To protect residential amenity in accordance with Policy EN14 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

15. The uses hereby permitted shall not be carried on other than between the hours of 0700 and 1830 Mondays to Fridays inclusive and between the hours of 0800 and 1800 on Saturdays and Sundays except for works of essential maintenance or which are to respond to an emergency. No later than one week after the carrying out of such works full details of the time, date, reason and nature of the works shall be given in writing to the Assistant Director – Policy, Transport and Environment. There shall be no working on Christmas Day, Boxing Day and New Year's Day.

Reason: To safeguard the amenity of the occupiers of properties in the vicinity of the site.

16. Construction activities shall not be carried out except between the hours of 0700 and 1900 Mondays to Fridays inclusive except for the use of power driven machinery which shall not be used except between the hours of 0730 and 1830 Mondays to Fridays inclusive and construction activities shall only be carried out between the hours of 0800 and 1300 on Saturdays and no site activities shall take place on Sundays and Public and Bank Holidays except those which are to respond to an emergency. No later than one week after the carrying out of such activities full details of the time, date, reason and nature of the works shall be given in writing to the Assistant Director – Policy, Transport and Environment.

Reason: To safeguard the amenity of the occupiers of properties in the vicinity of the site.

17. Before the commencement of any works on site and before the submission of a scheme of works to attenuate noise the subject of condition 20, background noise levels at Queens Drive shall be carried out at a location to be agreed first in writing with the Assistant Director – Policy, Transport and Environment and thereafter the results shall be submitted in writing to the Assistant Director.

Reason: To enable an assessment to be made as to whether adequate noise mitigation is proposed at Queens Drive during operations.

18. Before the commencement of any works on site and before the submission of a scheme of works to attenuate noise the subject of condition 20, noise modeling of a 3 metre high acoustic fence along the boundary of the Fire Service Training Centre shall be carried out and thereafter the results shall be

submitted in writing to the Assistant Director – Policy, Transport and Environment.

Reason: To enable an assessment to be made as to whether adequate noise mitigation is proposed at the Fire Service Training Centre during operations.

19. No development shall take place until a noise attenuation scheme for the period of construction works has been submitted to and approved in writing by the Assistant Director – Policy, Transport and Environment. The approved scheme shall be fully implemented before the construction works commence and the plant and equipment used and the attenuation works carried out shall be retained for the duration of the construction works.

Reason: To safeguard the amenity of occupiers of properties in the vicinity of the site.

20. A scheme of works to attenuate noise from operational plant and machinery shall be submitted to and approved in writing by the Assistant Director – Policy, Transport and Environment before the commencement of any works on site. The approved scheme shall be fully implemented before the commencement of the use of the site and the plant and equipment used and the attenuation works carried out shall be retained for the duration of the development unless any commensurate alternative arrangement is agreed in writing by the Assistant Director – Policy, Transport and Environment.

Reason: To safeguard the amenity of occupiers of properties in the vicinity of the site.

21. No alterations to the structure, roof, doors, windows, external facades, or any acoustic treatment or enclosure shall be undertaken to the waste transfer station building without first receiving approval in writing by the Assistant Director – Policy, Transport and Environment.

Reason: To safeguard the amenity of occupiers of properties in the vicinity of the site.

22. The noise level emitted from the site between the hours of 0730 and 1830 Mondays to Fridays inclusive and between the hours of 0800 and 1800 on Saturdays and Sundays relating to the uses hereby permitted shall not exceed a rated level of 50 dB on the LAeq 1hour index at the western boundary of the site identified as point A on ESCC Plan 1 attached to this permission.

Reason: To safeguard the amenity of occupiers of properties in the vicinity of the site.

23. The noise level emitted from the site between the hours of 0730 and 1830 Mondays to Fridays inclusive and between the hours of 0800 and 1800 on Saturdays and Sundays relating to the uses hereby permitted shall not exceed a rated level of 56 dB on the LAeq 1hour index adjacent to the boundary of the Fire Service Training Centre site identified as point B on ESCC Plan 1 attached to this permission.

Reason: To safeguard the amenity of occupiers of premises in the vicinity of the site.

24. No development shall take place until details of the external finishes and colours of the buildings hereby permitted have been submitted to the Assistant

Director – Policy, Transport and Environment for approval in writing. The approved details shall be implemented in full.

Reason: To enable the County Planning Authority to control and regulate the development in the interests of the amenity of the locality.

25. There shall be no storage of waste or recycled materials or any processing by hand or machine in the area between the Waste Transfer Station building and the northern, western and southern boundaries of the application site.

Reason: To safeguard the amenity of the occupiers of the Batts Bridge Road Caravan Site.

26. The doors to the vehicle loading and unloading areas on the southern and northern elevations of the Waste Transfer Station building shall not be opened except when a vehicle is entering or leaving the building through those doors.

Reason: To safeguard the amenity of the occupiers of the Batts Bridge Road Caravan Site.

27. The uses hereby permitted shall not commence until a scheme for the collection and management of litter and other waste materials arising from the activities on the site outside of the Waste Transfer Station building and any dedicated containers for the collection or disposal of waste materials has been submitted to and approved in writing by the Assistant Director – Policy, Transport and Environment. The approved scheme shall be carried out in full.

Reason: In the interests of the amenity of adjoining occupiers and to minimise the risk of vermin proliferating on site.

APPROVED PLANS

60400/MAR/SK4Rev.D
60400/MAR/SK2Rev.E
D107599/M/05D
CS1254/T/113-7

A4620 203B
D105558/01
A4620 201D

A4620 202C,
MARE/04/010Rev.2
MARE/05/300Rev.2

THE POLICIES RELEVANT TO THIS DECISION ARE:

Regional Planning Guidance for the South East (RPG9), March 2001: Policy INF3 (provision for waste management facilities).

East Sussex and Brighton & Hove Structure Plan 1991-2011: Policies: S1 (d), (o), (s) (sustainable development); S10 (countryside); E5 (safeguarding existing land and premises); E6 (regeneration of existing industrial/commercial land & premises); E11 (business parks); TR3 (accessibility); EN14 (lighting); EN15 (noise); EN17 (nature conservation); W1 (sustainable approach to waste planning); W2 & W3 (general strategy for waste); W9 (strategic development criteria); W13 & W14 (household waste).

Wealden Local Plan 1998: GD2 (development outside development boundary); EN12 (trees and woodland); EN14 (landscaping of development); EN16 (nature conservation); EN27 (layout and design of development); BS10 (business park at Maresfield Camp); TR3 (traffic impact of new development).

East Sussex and Brighton & Hove Waste Local Plan, Second Deposit, April 2002, as modified: WLP1 (general strategy); WLP8 (MRF/WTS at Bellbrook Industrial Estate); WLP13 (recycling, transfer and materials recovery facilities); WLP16 (new household waste sites); WLP35 (general amenity); WLP36 (transport considerations); WLP37 (surface water runoff); WLP38 (surface and groundwater); WLP39 (design considerations). The Council has resolved to move towards adopting this Plan.

Inspector's Report into the Waste Local Plan (June 2004): The Inspector recommended in his Report following the Public Inquiry into objections to the draft Waste Local Plan that a new policy (Policy WLP8X) should be included, which would identify additional locations which would have the potential for waste management uses, subject to further consideration. Although such locations would not be given the status of formal allocation in the Plan, they would be considered for inclusion in its first review and in the meantime safeguarded under Policy WLP5 (Safeguarding Sites). One of these sites was identified as Maresfield Camp for possible materials recycling, composting, mechanical biological treatment, anaerobic digestion and thermal treatment, subject to feasibility with regard to the current status of the land.

However, the Councils' response to this recommendation was to reject it. This is because none of the sites listed, including Maresfield Camp, were included in the Waste Local Plan first or second deposit drafts and have not been appropriately assessed for their suitability for the proposed uses, nor adequate consultation had been carried out on those uses. The Councils considered therefore that it would be inappropriate to put the sites forward in the Plan at this stage. Instead, the Councils' review of the Plan to produce a Waste Development Framework will provide an opportunity to re-appraise and consult on this matter. In the meantime any new proposals for waste management facilities are to be considered in relation to the criteria based policies in the Plan.

Supplementary Planning Guidance: Ashdown Business Park Planning and Development Brief, 2000. This document was published by Wealden District Council following the allocation of land adjoining the A22/A272 junction for a high quality Business Park in the Wealden Local Plan 1998 (Policy BS10). It amplifies the development principles for the site, clarifies the developable areas and provides certainty as to what is likely to be approved. It is a material consideration in the determination of this application.

Non-Statutory Wealden Local Plan, December 2005: This Plan has been adopted by the District Council as a 'non-statutory' Plan. Although it is a material consideration for development control purposes, the 1998 Plan remains the adopted statutory plan, thereby comprising part of the Development Plan. The relevant policies are similar to those in the 1998 Plan and do not need to be duplicated here. However, Policy BS2 is of particular relevance as it refers to the main business areas, which includes the proposed Ashdown Business Park.

REASONS FOR APPROVAL

There is a recognised need for the development of waste management facilities in the Plan area and their provision is supported by Policy INF3 in Regional Planning Guidance for the South East 2001, Policies S1 (o), W2, W3, W13 and W14 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policy WLP1 of the East Sussex and Brighton & Hove Waste Local Plan, Second Deposit, April 2002, as modified.

The proposal is considered to be the Best Practicable Environmental Option for the management of municipal waste in the northern part of the Plan area and, therefore, accords with Policy W2 of the East Sussex and Brighton & Hove Structure Plan

1991-2011, and Policy WLP1 of the East Sussex and Brighton & Hove Waste Local Plan, Second Deposit, April 2002, as modified.

Although a site at Bellbrook Industrial Estate in Uckfield is allocated for waste uses in the Waste Local Plan, I accept the applicant's argument that it is not adequate to accommodate all the facilities that would be required to manage waste in this part of the Plan area and statement that, in any case, the site is unavailable for re-development. The applicant has identified the former Maresfield Camp as a more suitable site, which has also been identified by the Inspector into the Waste Local Plan Inquiry as having potential to accommodate waste related development. In these circumstances, it is not felt that the proposed development at the former Maresfield Camp site will prejudice the Waste Local Plan.

The Maresfield Camp site is allocated for business purposes in the Wealden Local Plan as the proposed Ashdown Business Park, although no business development has yet come to fruition. Although it is considered that the proposed development does not accord with this allocation and therefore represents a departure from the Development Plan, I consider that it would be an acceptable form of development, in line with Policy W9 (a) of the East Sussex and Brighton & Hove Structure Plan 1991-2011, which could encourage further development on the Maresfield Camp site and would not compromise the achievement of any business development, and Policy WLP13 of the Waste Local Plan.

A Planning and Development Brief for the site for business purposes has been produced setting out various criteria and recommendations for any future business park development. Although the proposed waste development has difficulty in meeting some of the criteria, a balance needs to be struck between what is reasonably required for the waste development to operate effectively and what can be achieved on the site to mitigate the potential effects. Consequently, I consider that the applicant has achieved a satisfactory landscaping arrangement with regard to the frontages along the A272 and the Travellers' site. I also consider that the main WTS building is acceptable in design terms given the nature of its function. Therefore, I consider that the proposal does not conflict with Policies EN12, EN14 and EN27 of the Wealden Local Plan 1998 and Policies WLP35 and WLP39 of the East Sussex and Brighton & Hove Waste Local Plan, Second Deposit, April 2002, as modified.

The residents of the Travellers' site are vulnerable to disturbance given the proximity of the proposed development. However, I am satisfied that providing the proposed measures for landscaping and noise attenuation are carried out in full, I do not anticipate that the potential loss of amenity would be significant and I do not consider that there would be a conflict with Policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan, Second Deposit, April 2002, as modified.

The revised new access to the Travellers' site would be able to both accommodate towing vehicles and provide a reasonable level of safety for residents and animals within the site in relation to the A272. However, I am mindful that a barrier should be provided to stop children and animals entering the access leading to the road to further reduce the safety risk.

I do not anticipate any proliferation of vermin resulting from the proposed development.

Providing appropriate measures are undertaken regarding noise mitigation and dust control, I do not envisage that there would be any undue adverse effects to adjoining occupiers. The proposed hours of construction and operations should be amended to seek to take into account the requirements of the applicant in managing waste while attempting to offer some respite to adjoining occupiers.

The Highway Authority considers that the submitted traffic predictions are acceptable and that the proposed access arrangements to the main site and the Travellers' site are also acceptable. Detailed designs for these accesses will need to be addressed through a legal agreement.

Reptiles and nesting birds are present on site and providing appropriate measures are undertaken to protect these species, the loss of habitat is considered acceptable given the need for the proposal.

In accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, the decision on this application should be taken in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, it is felt that there are acceptable reasons why the Sub-Committee should be minded to approve the application despite being contrary to Policy BS10 of the Wealden Local Plan 1998 and Policy E11 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

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:

12 October 2006

IMPORTANT - Please read notes attached.

Copies to: L Stringer - Highway Authority
E Winchester - Environment Agency - for information
Mrs C McIntyre - Wealden District Council
B Humprey - Wealden District Council - for statutory register

CMDEL- DN4

NOTIFICATION AS REQUIRED BY THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

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 First Secretary of State at the office of the Deputy Prime Minister 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 Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- o The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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 him.

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 he can neither put the land to a reasonably beneficial use in its existing state nor can he 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 his/her 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 East Sussex County Council, Development, Minerals & Waste Group, Transport & Environment Department, County Hall, St Anne's Crescent, Lewes, East Sussex BN7 1UE before carrying out the development.