



Lewes District Council

Planning Services

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Ian Fitzpatrick - Director of Regeneration and Planning

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Plumpton Parish Council
c/o Mr G Pottinger
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58 Oldaker Road
Newick
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LW/24/0565

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

Notice of Planning Permission

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that it **GRANTS PERMISSION** for the following development.

Planning Application for Demolition of existing sports pavilion and pre-school building and construction of new and enlarged building for the same purposes

At Pavilion King George V Recreation Ground Station Road Plumpton Green

Parish: Plumpton

to be carried out in accordance with Plan and Application No. LW/24/0565 submitted to the Council on 27 August 2024.

By virtue of Section 91 of the Town and Country Planning Act 1990, the development to which this permission relates shall be begun not later than the expiration of **three years** beginning with the date on which this permission is granted.

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	27 August 2024	Location Plan
Proposed Elevation(s)	27 August 2024	20438 - P107 - Proposed Elevations and

		Section
Proposed Section(s)	27 August 2024	20438 - P107 - Proposed Elevations and Section
Proposed Elevation(s)	27 August 2024	20438 - P106 - Proposed Elevations
Proposed Roof Plan	27 August 2024	20438 - P105 - Proposed Roof Plan
Proposed Layout Plan	27 August 2024	20438 - P104 - Proposed Layout Plan
Proposed Layout Plan	27 August 2024	20438 - P103 - Proposed Pre-school Layout
Proposed Floor Plan(s)	27 August 2024	20438 - P102 - Proposed Pre-school Ground Floor Plan
Proposed Layout Plan	27 August 2024	20438 - P101 - Proposed Site Layout Plan
Existing Floor Plan(s)	27 August 2024	20438 - P002 - Existing Ground Floor Plan
Proposed Block Plan	27 August 2024	20438 - P100 - Location and Proposed Block Plan
Location Plan	27 August 2024	20438 - P100 - Location and Proposed Block Plan
Existing Elevation(s)	27 August 2024	20438 - P003 - Existing Elevations
Location Plan	27 August 2024	20438 - P001 - Location and Existing Block Plan
Existing Block Plan	27 August 2024	20438 - P001 - Location and Existing Block Plan
Design & Access Statement	27 August 2024	DESIGN & ACCESS STATEMENT
Flood Risk Assessment	27 August 2024	Drainage Strategy and Flood Risk (Low 0.1%)
Additional Documents	27 August 2024	Drainage Strategy with
Flood Risk Assessment	27 August 2024	Drainage Strategy and Flood Risk (Medium 1%)
Additional Documents	27 August 2024	Drainage Strategy
Flood Risk Assessment	27 August 2024	Flood Risk and Drainage Strategy Report
Transport Assessment	27 August 2024	Transport Statement
Additional Documents	27 August 2024	Preliminary Ecological Appraisal (PEA) & Preliminary Roost Assessment (PRA)
Biodiversity Checklist	4 September 2024	Biodiversity Net Gain (BNG) Assessment Report
Additional Documents	4 September 2024	Preliminary Ecological Appraisal (PEA) & Preliminary Roost Assessment (PRA)
Sustainability	4 September	Sustainability Checklist

Checklist/Energy Stmt	2024	
Additional Documents	4 September 2024	Biodiversity Metric

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Details of parking spaces

The development shall not be occupied until parking areas for a minimum of 30 vehicles have been provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The parking spaces shall measure at least 2.5m by 5m (adding an extra 0.5m where abutting walls/fences). The parking area shall thereafter be retained for the parking of vehicles associated with the development.

Reason To ensure the safety of people and vehicles entering and leaving the access and proceeding along the highway, in accordance with paragraphs 110 and 112 of the NPPF.

3. Details of cycle parking/storage

The development shall not be occupied until details of the cycle parking/storage, demonstrating that they are secure, accessible, covered, and available for both pavilion and pre-school use, have been submitted to and approved in writing by the Local Planning Authority, according with the approved plan (ref. 20438-P101). This will include the additional provision of parking/storage of 2 cargo bikes. The approved details shall be implemented prior to first use of the development hereby approved and retained thereafter.

Reason: in order that the development is accessible by non-car modes and to meet the objectives of sustainable development, in accordance with paragraphs 110 and 112 of the NPPF.

4. Details of materials

Notwithstanding any details shown on the approved plans, no development above ground floor slab level of any part of the development hereby permitted shall take place until samples/details of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

- a) Details of all cladding to be used, including details of their treatment to protect against weathering
- b) Details of the proposed window and door treatments
- c) Details of all other materials to be used externally.

Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with Policies CP11 of LLP1 and DM25 of LLP2.

5. Landscaping scheme

Notwithstanding the submitted details, no development above ground floor slab level of any part of the development hereby permitted shall take place

until a scheme for landscaping has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:

- a. details of all hard and soft surfacing to include the type, position, design, dimensions and materials and any sustainable drainage system used;
- b. a schedule detailing sizes and numbers/densities of all proposed trees/plants, and details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period;
- c. details of all boundary treatments to include type, position, design, dimensions and materials;
- d. 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.

Reason: To enhance biodiversity and the appearance of the development in the interest of the visual amenities of the area, in accordance with Policy DM27 and DM30 of LLP2.

6. CEMP

No development shall take place, including any ground works or works of demolition, until a Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters,

- o The anticipated number, frequency and types of vehicles used during construction,
- o The method of access and egress and routeing of vehicles during construction,
- o The parking of vehicles by site operatives and visitors,
- o The loading and unloading of plant, materials, and waste,
- o The storage of plant and materials used in construction of the development,
- o The erection and maintenance of security hoarding,
- o Other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders, temporary diversion or protection of public rights of way),
- o Arrangement of holding areas for construction vehicles,
- o Details of public engagement both prior to and during construction works.
- o Details of measures to prevent surface water flooding during construction works
- o Hours of working

- o Details of the use of protective fences, exclusion barriers and warning signs.
- o Details of the location and appearance of the site offices and storage area for materials, including a bunded area with solid base for the storage of liquids, oils, and fuel.
- o Details of any external lighting.
- o Construction management contact officer details for general public.
- Traffic (including works travel plan)
- Noise, vibration, dust, air pollution and odour

Reason: In the interests of highway safety and the amenities of the area in accordance with LLP2 policies DM20, DM22 and DM23 and para. 110 and 112 of the NPPF.

7. Drainage Strategy Plan

Prior to the commencement of development, a drainage scheme based on the details set out in the approved Drainage Strategy plan (ref. 15297-TUL-XX-DR-C-51001) and report (ref. 15297) shall be submitted based on the approved drainage details, setting out:

- The responsibilities of each party for the implementation of the SuDS scheme;
- A timetable for the implementation of the SuDS scheme;
- A management and maintenance plan for the lifetime of the development;

The approved details shall be implemented prior to first use of the development hereby approved and retained and maintained thereafter.

Reason: To ensure increased run-off is managed within the site so flood risk is not increased elsewhere in accordance with Policy DM22 of the Lewes Local Plan Part 2.

8. Details of green roofs

No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roofs shall then be constructed in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy DM24 of Lewes Local Plan Part 2.

9. Badger inspection

No development shall take place on site including demolition until an inspection has been undertaken by a qualified expert to ensure that no new badger activity has taken place. If it has, works shall cease until appropriate licences have been secured.

Reason: To ensure badgers are not trapped or harmed on site and to prevent delays to site operation.

10. Lighting Design Strategy

Prior to first use of the development hereby approved, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the local planning authority. The strategy shall show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent sensitive species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Reason: Many species active at night (e.g. bats and badgers) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and /or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.

11. Land contamination

(1) Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

(a) A preliminary risk assessment which has identified:

(i) all previous uses

(ii) potential contaminants associated with those uses

(iii) a conceptual model of the site indicating contaminants, pathways and receptors

(iv) potentially unacceptable risks arising from contamination at the site.

(b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(c) The site investigation results and the detailed risk assessment (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

12. Unsuspected contamination

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

13. Verification report

Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason (for all) : To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, para 170, 174, 178 and 179].

14. Asbestos Survey

Prior to demolition, a full asbestos survey must be carried out on the building to be demolished. Any asbestos containing materials (ACMs) must be removed by a suitable qualified contractor and disposed off-site to a licenced facility. A copy of the report should be provided to the local planning authority together with a mitigation plan that removes the risk to future occupiers of exposure to asbestos.

Reason: To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework].

15. Details of solar panels

Notwithstanding the approved plans, prior to the first use of the development hereby approved, details of the proposed solar panels shall be submitted to and approved in writing by the LPA. These solar panels shall be retained as such thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of sustainability in accordance with LLP1 policy CP14 and para. 157 of the NPPF.

16. Energy efficiency measures


Prior to the first use of the development full details of measures incorporated to improve energy efficiency, reduce carbon emissions and increase water efficiency/rainwater storage shall be submitted to and approved by the local planning authority. The development shall thereafter be carried out in accordance with those approved details.

Reason: In the interest of sustainability in accordance with LLP1 policy CP14 and para. 157 of the NPPF.

17. Ecology and BNG

The mitigation measures set out at section 5 of the approved Preliminary Ecological Appraisal received on 27 August 2024, as well as the recommendations set out in the approved Biodiversity Net Gain Assessment Report received on 27th August 2024, shall be implemented in full.

Reason: to prevent impact on protected species and habitat and to provide a net gain for biodiversity in accordance with the policies CP10 of the Lewes Local Plan Part 1 and DM24 of Lewes Local Plan Part 2 and as required by Section 40 of the Natural Environment and Rural Communities Act 2006, paragraphs 170 and 175 of the National Planning Policy Framework.



Ian Fitzpatrick
Director of Regeneration and Planning
Lewes District Council and Eastbourne Borough Council

Date: 6 December 2024

Please read the attached notes.

Informative(s)

1.

(a) The applicant is hereby reminded of the Control of Asbestos Regulations 2012 when carrying out demolition and other works associated with the development hereby permitted. For more information please visit <http://www.hse.gov.uk/Asbestos/regulations.htm>

(b) All waste material arising from any site clearance, demolition, preparation and construction activities should be stored, removed from the site and disposed of in an appropriate manner

2. Biodiversity Net Gain

Following amendments to the Town and Country Planning Act made through the Environment Act of 2021, and enacted on minor development on 2nd April 2024, there is a mandatory requirement for the development to deliver a minimum of 10% biodiversity net gain over the site baseline level. A Biodiversity Gain Plan will be required to be submitted prior to the commencement of development to accord with these requirements.

3. Birds

The applicant is advised that under Part 1 of the Wildlife and Countryside Act 1981 disturbance to nesting wild birds, their nests and eggs is a criminal offence. The nesting season is normally taken as being from 1st March - 30th September. The developer should take appropriate steps to ensure nesting birds, their nests and eggs are not disturbed and are protected until such time as they have left the nest.

Bats

The applicant is advised of the possible presence of bats on the development site. All species of bat are protected by law. It is a criminal offence to kill bats, to intentionally or recklessly disturb bats, damage or destroy a bat roosting place and intentionally or recklessly obstruct access to a bat roost. If bats are seen during construction, work should stop immediately and Natural England should be contacted on 0300 060 0300.

Notes to applicant

a) Discharge of conditions – It is advised that some conditions may require details to be submitted and approved by the Local Planning Authority prior to commencement of works. The details should be submitted using an Approval of Details Reserved by Conditions form available from our website. Please note there may be a fee payable for this type of application and that the Local Planning Authority has up to 8 weeks from the date of application(s) to advise the applicant of discharge of conditions or refusal of the details.

b) Amendments – Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the

Town & Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

c) Building Regulations – Your attention is drawn to the need for compliance with Building Regulations and the general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance and shall not be taken as granting any licence or approval for any other purposes whatsoever. Your attention is drawn to the Party Wall Act 1996 and your responsibilities to your neighbours under this legislation. Your attention is drawn to the provisions of Section 35 of the East Sussex Act 1981 regarding Access for Fire Brigade.

Note

Appeals to the Secretary of State

- 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.
- If this is a householder application or minor commercial development, and you want to appeal against your local planning authority's decision, then you must do so within 12 weeks of the date of this notice. For all other types of development you must appeal within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>
- 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.
- 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 they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses 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 render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- 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 interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

East Sussex Act 1981

Your attention is drawn to the provisions of Section 35 of this Act concerning access for the Fire Brigade, as follows,

- (1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a District Council in accordance with Building Regulations, the District Council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
 - (b) that the building or, as the case may be, the extension of the building, will not render inadequate any existing means of access for the fire brigade to a neighbouring building.
- (2) no requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990 unless notice of the provisions of this section is endorsed on or accompanies the planning permission.
- (3) Section 64 (2) and section 65 (2) to (5) of the Act of 1936, (Notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the Act of 1936.
- (4) Any person aggrieved by the action of the District Council in rejecting plans under this section may appeal to a Magistrates' Court.
- (5) In this section references to the adequacy of means for the fire brigade shall be construed as references to a means of access adequate, or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.