



Lewes District Council



Mr K Roger-Jones
Albion House
Albion Street
Lewes
East Sussex
BN7 2NF

Our Ref: SDNP/15/01146/FUL
Contact Officer: Stephen Cantwell
Tel. No.: 01730 819271
25th May 2016

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure)
(England) Order 2015

Proposal: Hybrid planning application (being a full application as to Phase 1 and an outline application as to the remainder being Phases 2 & 3) for the demolition of existing buildings and the redevelopment of the North Street Industrial Estate, North Street, Lewes for a mixed use development.

Full planning application (Phase 1) for the demolition of existing buildings, provision of infrastructure, construction of access off Phoenix Causeway and associated highway improvements, flood defences, erection of new buildings of up to 4 storeys, comprising 243 residential units (Class C3) [including 51 extra care units (Class C2/C3)]; 4185m² (Class B1 and A1, A2, A3, A4 and D2 uses) [Flexible work space including creative community space, assembly and leisure uses and restaurant]; Class D1 medical and health services [Health Hub including pharmacy]; creation of areas of public realm, cycle and car parking provision, including public parking, riverside pedestrian route, footbridge over the River Ouse and associated landscaping.

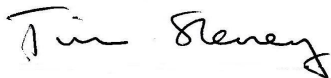
Outline application (Phases 2 & 3) for the demolition of existing buildings, construction of flood defences, provision of infrastructure, enhancements to recreational facilities at Malling Fields and Pells Park, the erection of new buildings of up to 3 storeys comprising up to 173 residential units (Class C3) with details relating to access, layout and scale for approval and details relating to appearance and landscaping reserved for subsequent approval

Site Address: North Street Industrial Estate, Lewes, East Sussex

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

Yours faithfully

A handwritten signature in black ink that reads "Tim Slaney". The signature is written in a cursive style with a large initial 'T' and a long, sweeping underline.

TIM SLANEY

Director of Planning

South Downs National Park Authority



Lewes District Council



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National Park Authority

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Outline application (Phases 2 & 3) for the demolition of existing buildings, construction of flood defences, provision of infrastructure, enhancements to recreational facilities at Malling Fields and Pells Park, the erection of new buildings of up to 3 storeys comprising up to 173 residential units (Class C3) with details relating to access, layout and scale for approval and details relating to appearance and landscaping reserved for subsequent approval

Site Address: North Street Industrial Estate, Lewes, East Sussex

GRANT OF PLANNING PERMISSION

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Planning Permission for the above

development in accordance with the plans and particulars submitted with your application received on 6th March 2015.

This permission is subject to the following conditions:-

A) Conditions Applicable to Full & Outline Parts of the Permission

General

1. The development hereby permitted will be carried out in full accordance with the approved drawings and documents which are attached to this decision notice at Appendix 1
Reason: for the avoidance of doubt and in the interests of proper planning.
2. The development hereby approved shall only be implemented in conformity with the Environmental Statement P1-2-3 16 and addendum P1-2-3 16A submitted as part of the current application.
Reason: To accord with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as amended.
3. The development hereby approved shall be carried out in three Phases, in accordance with the phasing plan drawing no. P1-2-3. 65 Rev 01, and Phase 1 shall be commenced first.
Reason: In the interests of clarity and to ensure that appropriate access, flood defences and other infrastructure and parking and a mixed range of uses and dwellings are provided at an early stage in the development in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, ST2, E1, E6, , T8, T13 and LW10 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Construction – Environmental Management Plan

4. A Construction and Environmental Management Plan (CEMP) for each of:
 - i) Phase 1 and
 - ii) Phase 2 and
 - iii) Phase 3 andrespectively, or for any combination of these Phases shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on each respective Phase. The CEMP (s) should:
 - i) Address noise impacts arising out of the construction of that Phase (s);
 - ii) Address vibration impacts arising out of the construction of that Phase (s);
 - iii) Provide evidence that the developer has submitted a Section 61 Notice under the Control of Pollution Act to Lewes District Council.
 - iv) Demonstrate that best practicable means have been adopted to mitigate the impact of noise and vibration from the demolition and construction activities during that Phase (s), including the control of hours during which such activities are to take place

- v) Include arrangements to manage the routing of deliveries and construction traffic according to the routing plan drawing P1-568-00, (' Proposed Site Access and Restrictions')) unless otherwise agreed in writing by the Local Planning Authority
- vi) Provide full details of the wheel washing facilities for that Phase (s) and details of any site hoardings and dust netting to be erected along site boundaries to reduce the dust emissions from the construction of that Phase (s), with reference to national best practice guidance for the assessment of dust from demolition and construction site, such as that published by the Institute of Air Quality Management.
- vii) Include a risk assessment of potentially damaging construction activities for that Phase (s).
- viii) Identify "biodiversity protection zones" for that Phase (s).
- ix) Include practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction, including silt interception (may be provided as a set of method statements).
- x) Specify the location and timing of sensitive works to avoid harm to biodiversity features, including potential effects of underwater noise from piling on migratory fish
- xi) Specify the times during construction when specialist ecologists need to be present on site to oversee works.
- xii) Include details of responsible persons and lines of communication.
- xiii) Specify the role and responsibilities on site of an ecological clerk of works, (who should be a registered chartered ecologist with the Chartered Institute of Ecology and Environmental Management (CIEEM) or an equivalently qualified expert).
- xiv) Include details of the use of protective fences, exclusion barriers and warning signs.
- xv) Provide 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
- xvi) Parking area for construction and contractor vehicles
- xvii) Details of external lighting
- xviii) Include arrangements for monitoring and arrangements to ensure compliance with all measures for the control of noise, vibration and other pollution and nuisance within the CEMP.

The approved CEMP for each Phase shall be adhered to throughout the construction of that Phase in strict compliance with the approved details unless otherwise agreed in writing by the Local Planning Authority. This condition shall apply notwithstanding the construction management plan (P1-2-3 25 Rev 00) submitted with the current application.

Reason: To ensure that the impact of development works are managed and minimised in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, ST2, E1, E6, T8, T13 and LW10 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Construction – Hours

5. No construction works shall take place outside of 07:00 hours to 19:00 hours Monday to Friday and on Saturday 08:00 to 13:00 hours. The following construction activities may only take place between 08:00 hours and 18:00 hours Monday to Friday and 09:00 hours and 13:00 hours on Saturday: piling, demolition earth moving, use of heavy plant.

Reason: As condition 4

Construction – Hours for Deliveries

6. Delivery to site of materials and heavy plant should not occur before 08:00 hours or after 20.00 hours.

Reason: As condition 4

Noise & Vibration

7. Prior to the installation of any external mechanical plant on any part of the site, a noise and anti-vibration scheme shall be agreed in writing, with the Local Planning Authority to ensure that the rating level is no greater than 10 dB below the representative background noise level at 1m from the closest façade of the existing or proposed sensitive receptor. The method of rating shall have regard to BS 4142 (2014). Within 1 month of installation any person installing such plant shall submit in writing to the Local Planning Authority evidence of compliance with this condition. Thereafter the plant shall be maintained to ensure that it does not exceed the noise and vibration levels within the agreed noise and anti-vibration scheme for the lifetime of its use.

Reason: As condition 4

Land Remediation

8. Prior to the commencement of each of

- i) Phase 1 and
- ii) Phase 2 and
- iii) Phase 3 and

respectively, or for any combination of these Phases of the development approved by this planning permission (or such other date or stage in development as may be agreed in writing by the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of each respective Phase of development on the site shall each be submitted to and approved, in writing, by the Local Planning Authority and adhered to in the development:

- a) A preliminary risk assessment for that Phase (s) which has identified:
 - All previous uses
 - Potential contaminants associated with those uses
 - A conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site
- b) A site investigation scheme for that Phase (s) 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 for that Phase (s) based on (b) and options appraisal and remediation strategy for that Phase (s) giving full details of the remediation measures required and how they are to be undertaken.
- d) A verification plan for that Phase (s) 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.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that any remediation if deemed necessary, is satisfactorily completed. This is in accordance with and Saved Policy ST30 of the Lewes District Local Plan and paragraph 109 of the National Planning Policy Framework 2012

9. Prior to occupation each of i) Phase 1, ii) Phase 2 and iii) Phase 3 respectively, or for any combination of these Phases, a verification report demonstrating completion of the works set out in the approved remediation strategy for each respective Phase (s) and the effectiveness of the remediation for that Phase (s) 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 for that Phase (s) 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 for that Phase (s), and for the reporting of this to the Local Planning Authority.

Reason: As condition 8

10. Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan (defined in conditions 8 & 9 above) for each Phase of the development hereby approved shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme for that Phase (s) a final report demonstrating that all long-term site remediation criteria that Phase (s) have been met and documenting the decision to cease monitoring for that Phase (s) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: As condition 8

11. If, during development of any Phase of development hereby approved, contamination not previously identified is found to be present then no further development of that Phase (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy for that Phase detailing how this unsuspected contamination shall be dealt with. The amended remediation strategy for that Phase shall be implemented as approved.

Reason: As condition 8

Flood-risk Defence and Management

12. i) Each Phase of development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) P1-2-3- 21 Rev 01 dated October 2015, (subject first to the approval of detailed designs, including engineer’s calculations, for all flood defence walls, embankments and gates, also details of materials, textures, colours and finishes, including decorative or art elements, which shall be submitted to and approved in writing by the Local Planning Authority). The following mitigation measures detailed within the FRA, shall be included in each respective Phase of development:

- a) Limiting the surface water run-off from each Phase generated by the 1 in 100 year critical storm (including allowances for climate change) so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site in accordance with Section 9 of the FRA.
- b) The construction of new flood defences for each respective Phase, to a minimum level of 6.1 metres above ordnance datum (Phase 1 to include all flood defences at Pells Park and Talbot Terrace), as detailed in Sections 8 and 11 of the FRA.

- c) A full, detailed management plan for the flood defences listed in b) above over the lifetime of the development, be agreed in writing with the Local Authority prior to commencement of works. The management plan shall include details of how and when the temporary defences will be installed, maintained and operated. The plan shall include the identification of preferred site access route(s) and means of escape during an extreme flood event and arrangements for the updating of this plan including frequency of updating, how flood defence and escape information is to be communicated to residents and other occupiers of the site and identification of the person or entity which shall be responsible for this plan, updating and communication thereof.
- d) That there shall be no sleeping accommodation below 6.1mAOD in accordance with Section 8 of the FRA.
- e) That the phasing of the works be in accordance with Section 11.2.11 of the FRA. All mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the FRA, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.
 - ii) Furthermore, details, including a timetable for temporary flood defence measures to be provided and maintained during the carrying out of each development Phase, shall first be submitted to and approved in writing by the Local Planning Authority and these shall be installed and maintained and subsequently removed in accordance with those details and timetable

Reason: To reduce the risk of flooding to the proposed development and future occupants and during the period of construction works and in accordance with the emerging policy SP3 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

Access

- 13. Unless the Local Planning Authority gives prior written approval for any variation:
 - i) All Carriageways, footways, cycleways and bridges shall be built to adoptable standards
 - ii) All pedestrian routes shall be at least 2m wide, and not exceed a maximum gradient of 1 in 10.
 - iii) All shared pedestrian/cycling routes must be at least 3m wide and not exceed a maximum gradient of 1 in 15

Reason: To ensure the provision of adequate access and parking for a range of users and in the interests of highway safety, in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, ST2, T8, and T13 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

- 14. Prior to the commencement of development, a plan shall be submitted to and approved in writing by the Local Planning Authority, to identify all shared pedestrian / cycling routes, including measures which are to cater for people with disabilities and safety. The development shall be carried out only in accordance with the plan and stated measures thereby approved. This condition shall apply notwithstanding any information contained in the current application, including drawing P1-2-3 63 Rev 01.

Reason: For the sake of clarity and to ensure that reasonable provisions are made for the safety of highway users, including people with disabilities, in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, ST2 and T13 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Access and Parking

15. No building hereby approved, shall be occupied until:
- Access to it, including any vehicular, pedestrian, cycle and or disability access to it has been constructed in accordance with the approved plans, and
 - Parking space, including any cycle parking or cycle storage facilities, for it have been provided in accordance with the approved plans, and
 - Related vehicle turning and manoeuvring space has been provided in accordance with the approved plans

Reason: To ensure the provision of adequate access and parking for a range of users and in the interests of highway safety, in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, ST2, T8, and T13 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

16. On site car and cycle parking for each Phase shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall be permanently retained thereafter.

Reason: As condition15

Tree Protection

17. In this condition 'retained tree' means an existing tree or hedge, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development.
- No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning shall be carried out in accordance with British Standard 3998 (tree work) and in accordance with any supplied arboricultural method statement.
 - If any retained tree or a tree planted as part of the approved planting for this development is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the LPA.
 - Tree protection shall be provided in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' and maintained in-situ and not moved or removed until all construction has finished and equipment, materials, or machinery are removed from site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular

- access be made within those areas, without the written consent of the Local Planning Authority,
- d) Details of tree protection and foundation designs to be implemented at The Pells and Pelham Terrace, in connection with the construction of flood defence works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works, and be fully adhered to during the course of those works,
 - e) Any arboricultural protection information and plans submitted as part of the application, and listed in the approved plans at Appendix 1, shall be implemented and adhered to at all times during the construction process unless otherwise agreed in writing with the LPA. This shall include any requirement for arboricultural supervision,
 - f) In the event of the death or destruction of any tree, shrub, hedge to which this condition relates on the site, within two years of occupation due to felling, cutting down, uprooting, ill health or any other manner, then there shall be replanted in its place another tree, shrub or hedge within the next available planting season and of a size and species approved in writing by the Local Planning Authority, and carried out in accordance with that approval.

Reason: To safeguard trees during development in the interests of the appearance of the site in the interests of visual amenity safeguard the landscape character of the South Downs National Park in accordance with Saved Policies ST3 & ST11 of the Lewes District Council Local Plan 2003 and the National Planning Policy Framework 2012.

Materials and detailed design

18. For the avoidance of doubt, no development on any Phase shall be commenced unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the proposed building(s) and surfaces, including rainwater good; cills, railings, street furniture, ground-coverings and surfacings, paving, kerbs, edges trims and thresholds to be used in that Phase have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those thereby approved.
- Reason:** In the interests of visual amenity, to ensure a high standard of appearance in accordance with the Saved Policies of the Lewes District Local Plan 2003, including ST3 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.
19. Notwithstanding the information contained in the current application, no Phase of development shall commence until the following details for that Phase (including designs materials, colours and finishes), have been submitted to and approved in writing by the Local Planning Authority of:
- i. Balustrade detailing on terraces, balconies, and roof terraces, and
 - ii. Window reveals and sill details, and
 - iii. Doorway reveals and building thresholds, and
 - iv. Eaves and gable verge details, and
 - v. Road and direction signage, and
 - vi. Lamp columns and other street furniture (such as utility cabinets, rails or barriers, seating, bins and bin stores, CCTV or other cameras
- Each Phase of the development shall be implemented in strict accordance with these approved details.

Reason: To ensure a good and coherent standard of appearance in order to achieve, in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003 and the emerging policy SP3 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

20. Unless otherwise approved in writing no Phase of development shall commence until details of decorative and art features in the public realm, which may include provision within building elevations, (including designs materials, colours and finishes), have been submitted to and approved in writing by the Local Planning Authority. Each Phase of the development shall be implemented in strict accordance with these approved details.
Reason: As condition 20 and to allow a degree of flexibility regarding the timing of this provision if appropriate.

Levels

21. Site levels shall not be raised or lowered unless and until details of existing and proposed levels have been submitted to and approved in writing by the Local Planning Authority.
Reason: Unplanned changes in levels may materially affect the impact of the development and its impact on the surroundings. To accord with the Saved Policies of the Lewes District Local Plan 2003, including ST3 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Boundaries

22. The boundary treatments shall be completed in accordance with a scheme first to be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include a plan indicating the positions, type, design of and materials for all boundary treatments and gates and gate features (such as non-functional gates) and means of support and any locking mechanisms. The development shall be implemented in strict accordance with these approved details.
Reason: In the interests of visual amenity, to ensure a high standard of appearance in accordance with the Saved Policies of the Lewes District Local Plan 2003, including ST3 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Lighting

23. Before development commences details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority. Such details shall include a layout plan with the position and design of lighting, including supporting structures or columns, beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. This condition shall apply notwithstanding any information contained in the current application, including drawing P1-2-3 538 Rev 01.
Reason: In the interests of visual amenity, to ensure a high standard of appearance in accordance with the Saved Policies of the Lewes District Local Plan 2003, including ST3

and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Permitted Development

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 ('the GPDO', parts of which are indicated in brackets below), or any Order revoking or re-enacting that Order the following shall not take place within the development hereby approved, without the prior written approval of the Local Planning Authority:
- A) Development within the Curtilage of a Dwellinghouse:
(GPDO Schedule 2, Part 1 Classes A, D, E, F & H)
 - i) the enlargement of any dwellinghouse or construction of any porch or erection of any outbuilding within its curtilage or the construction of any hard-surface, any of which would extend beyond or be situated on land forward of a wall which either forms the principal elevation of any dwellinghouse or fronts a highway and forms a side elevation of the dwellinghouse; or
 - ii) the installation of a microwave antenna on any part of the dwelling house above ground floor level

 - B) Minor operations
(GPDO Schedule 2, Part 2 Class A)
The erection of any gate, fence, wall or other means of enclosure on any land which is adjacent to or across any highway or footpath used by the public, (other than any which is expressly approved as part of the scheme of boundary treatments pursuant to condition 22 of this planning permission)

 - C) Changes of Use
(GPDO Schedule 2, Part 3 Classes L, M, O)
 - i) From Use Classes A1 Shops; A2 Financial and Professional Services; A3 Restaurants and Cafes; A4 Drinking Establishments; B1 Business (Offices, Research and Development or Light Industry), to a use including any residential flat or dwellinghouse; or
 - ii) (Units 4 & 10 only) From Class A3 Restaurants and Cafes or Class A4 Drinking Establishments to Class A1 Shops
(Units numbers are as shown on the drawing no. D08 26623 (00) 21L – Titled 'The Yards Area Plan – Commercial Uses at L1')
 - iii) From a use falling within Class C3 (dwellinghouses), to a use falling within Class C4 (houses in multiple occupation)

Classes of Use are as defined in the Town and Country Planning (Use Classes) Order 1987, as amended and this condition shall also apply notwithstanding any Order revoking or re-enacting the provisions of that Order.

Reason: In the interests of visual amenity, to ensure a high standard of appearance in accordance with the Saved Policies of the Lewes District Local Plan 2003, including ST3 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Sustainability

25. Prior to the commencement of each Phase of development a revised Assessment of Sustainability shall be submitted to and approved in writing by the Local Planning Authority ('the Authority'). Details of the scope and methodology of the assessment shall first be submitted to and approved in writing by the Authority before each Assessment is undertaken. Each completed Assessment shall also be submitted to and approved in writing by the Authority and development shall be carried out in accordance with the Assessment of Sustainability thereby approved.

Reason: To ensure that an independent assessment is made of the sustainability of buildings and design, in accordance with in accordance with the Saved Policies of the Lewes District Local Plan 2003, including ST3 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Play and Recreation

26. Unless otherwise approved in writing no Phase of development shall commence until details of play and recreation facilities within the public realm and streets of each Phase (such as doorstep play) have been submitted to and approved in writing by the Local Planning Authority. Each Phase of the development shall be implemented in strict accordance with these approved details. This condition shall apply notwithstanding any information contained in the current application.

Reason: To ensure the provision of adequate recreational facilities in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, ST2 and RES19 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Archaeology

27. Unless otherwise agreed in writing by the Local Planning Authority, no development of any Phase shall take place until a Written Scheme of Investigation (WSI) covering all Phases has been submitted to and approved in writing by the Local Planning Authority (in respect of Phase 1 this shall include the recording of existing buildings and structures). No development of each Phase 1-3 respectively shall take place until the developer has secured the implementation of a programme of archaeological work for that particular Phase in accordance with the WSI approved under this condition. Development shall only proceed in accordance with that WSI.

Reason: To ensure that a WSI is produced in accordance with the Environmental Statement Addendum document P1-2-3 16A 'Consideration of Consultee Comments Regarding the Heritage Aspects of the NSQ Development – Jessop Consultancy October 2015 Reference TJC2014.32' and is agreed and adhered to so that the archaeological interest of the site is properly safeguarded in accordance with the emerging policy SP3 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

28. No development of each Phase shall be brought into use until the archaeological site investigation and post investigation assessment for each respective Phase has been completed in accordance with the programme for each Phase set out in the Written Scheme of Investigation (WSI) approved under condition 27, and that provision for

analysis, publication and dissemination of results and archive deposition has been secured in accordance with the approved scheme.

Reason: As condition 27

B) Full Consent - Phase 1: Conditions

Time limit

29. The Phase 1 part of the development hereby permitted shall be commenced before the expiration of three years from the date of this permission but no part of that development shall be implemented within 21 days of the date of this notice of permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended) and Section 51 of the Planning and Compulsory Purchase Act 2004 and s.281 of the Wildlife & Countryside Act 1981.

Uses

30. The following units (as numbered in the drawing no. D08 26623 (00) 21L – Titled: ‘The Yards Area Plan – Commercial Uses at L1’), shall only be used for any of the following range of uses only (as currently defined by the Town and Country Planning (Use Classes) Order 1987, as amended, unless otherwise approved in writing by the Local Planning Authority:

Unit Number:	Range of Uses
1 – 3, 6-9, 11-20 & 29	A1, A2, A3, A4 or B1.
4 & 10	A3 or A4
5 & 26	D2 or B1 (subject to B1 uses not exceeding 50% of the total floorspace)
21	D1
22	D1, A1, A3 or A4
23	D1
28	A1, A2, A3, A4, B1 or D1
Use Classes are (in summary): A1 Shops; A2 Financial and Professional Services; A3 Restaurants and Cafes; A4 Drinking Establishments; B1 Business – Offices, Research and Development or Light Industry; D1 Non-residential institutions and D2 Assembly and Leisure. Note: The D2 uses referred to above shall be those which are available for use by the public.	

Reason: To allow flexibility in accordance with the application and to ensure diversity and vitality, in accordance with Saved Policy E6 of the Lewes District Local Plan 2003 and the emerging policy SP3 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

Retail Floorspace

31. The amount of floorspace used for non-ancillary retail purposes (as currently defined by Class A1 of the Town and Country Planning (Use Classes) Order 1987, shall not exceed 750sqm at any time.

Reason: In order to ensure that the impact of new retail development does not detract from the existing town centre, in accordance with Saved Policy E6 of the Lewes District

Local Plan 2003 and the emerging policy SP3 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

Extra Care / Older Person Accommodation

32. Each of the 51 no. units in the 'Extra Care' premises, shown on drawing P1.410 Rev 01, shall only be occupied by households comprising at least one permanently-resident member who is 50 years of age or older.

Reason: In order to contribute to the of a mix of housing for the needs of different groups to create a mixed and balanced community, in accordance the National Planning Policy Framework 2012 and the emerging policies SP3 and CP2 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015.

Sound Insulation

33. Prior to the construction of the flexible workspace permitted as part of Phase 1, a scheme shall be agreed in writing with the Local Planning Authority, to ensure that there is adequate insulation to protect residential properties within Phase 1 from airborne, structural and impact noise from the flexible workspace units. Unless otherwise approved in writing by the Local Planning Authority, prior to occupation of the flexible workspace units 20% of flexible workspace units shall be tested to demonstrate compliance with the approved scheme. Development shall be implemented and maintained in full accordance with the approved scheme.

Reason: To protect the amenities of future residents in accordance with Saved Policy ST3 of the Lewes District Council Local Plan 2003 and the National Planning Policy Framework 2012.

34. Prior to occupation of Phase 1 the applicant shall agree in writing with the Local Planning Authority a scheme to ensure that all habitable rooms within Phase 1 that face onto Phoenix Causeway have been provided with suitable glazing and ventilation to ensure that a good indoor ambient noise level is achieved. The scheme shall demonstrate that these levels have been achieved by sampling 20% of the habitable rooms that face onto Phoenix Causeway. The scheme shall also demonstrate that the ventilation rates will be suitable for the room's occupation. Development shall be implemented and maintained in full accordance with the approved scheme

Reason: As condition 33

Construction – Piling

35. Piling or any other foundation designs using penetrative methods required for Phase 1 shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that any piling operations that affect the River Ouse:
- i. Will not result in unacceptable risks to groundwater or migratory fish
 - ii. Will use silent or vibrational piling methods
 - iii. Will not take place at night
 - iv. Will take place during low tide (if the works are located within the intertidal zone)
 - v. Any Impact piling must be justified and carried out within specified months of the years as agreed with the Local Planning Authority in writing

The development of Phase 1 shall be carried out in accordance with the approved details.

Reason: To safeguard water quality and biodiversity in accordance with the emerging policy SP3 and CP10 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

Drainage – Infiltration

36. No infiltration of surface water drainage into the ground is permitted from Phase 1 other than in strict accordance with the approved plans or with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has first been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: As condition 35

Drainage – diversions

37. Phase 1 of the development shall not be commenced until details of sewer diversions and written confirmation of the agreement of Southern Water, has been submitted to and approved in writing by the Local Planning Authority. Development shall proceed only in accordance with those details. This condition shall apply notwithstanding any information contained in the current application, including drawing P1-2-3 184 Rev 00.

Reason: To ensure that drainage infrastructure is maintained during the development hereby approved in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Drainage – foulwater

38. Phase 1 of the development shall not be commenced until such time as a fully detailed scheme to dispose of foul drainage has been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The scheme as approved shall be implemented and maintained throughout the life of the development.

Reason: To ensure that drainage infrastructure is provided in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Drainage – surface water (SUDS)

39. Phase 1 of the development shall not be commenced until details of the proposed surface water infrastructure plans for Phase 1, (which shall comprise a sustainable drainage system), including hydrology calculations and pollution interception features, have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water, development shall proceed only in accordance with those details and the surface water infrastructure / system shall be maintained throughout the life of the development. This condition shall apply notwithstanding any information contained in the current application, including drawings P1-2-3 185 Rev 00 and P1-2-3 186 Rev 00.

Reason: To ensure that drainage infrastructure is provided in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Surface Water (SUDS) - Management and Maintenance Plan

40. Phase 1 of the development shall not be occupied until a detailed surface water management and maintenance plan for the entire surface water drainage (SUDS) system in Phase 1, from inputs to outlets, has been agreed in writing with the Local Planning Authority. The surface water management and maintenance shall be implemented for the lifetime of the development.

Reason: To ensure that drainage infrastructure is provided and permanently maintained in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Biodiversity – habitat creation

41. No development of Phase 1 shall take place until a scheme for the provision and long-term management of compensatory habitat creation associated with the construction of floodwalls and works to the riverbanks, has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be implemented in full accordance with the approved scheme.

Reason: To compensate for the impact of development of river edges and beds and to maximise opportunities for the formation of new habitat in the development, in accordance with the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and paragraph 118 of the National Planning Policy Framework 2012.

Biodiversity – water quality

42. No development of Phase 1 shall take place until an ecological design strategy (EDS) for Phase 1 addressing mitigation and compensation for changes to the hydrological regime which impact on the Offham Marshes SSSI; any impacts to protected species, and enhancement of the site for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The EDS shall include the following.

- i. Purpose and conservation objectives for the proposed works
- ii. Review of site potential and constraints
- iii. Detailed design(s) and / or working method(s) to achieve stated objectives
- iv. Extent and location/area of proposed works on appropriate scale maps and plans.
- v. Type and source of materials to be used where appropriate, e.g. native species of local provenance;
- vi. Timetable to implementation demonstrating that works are aligned with the proposed phasing of development.
- vii. Persons responsible for implementing the works.
- viii. Details of initial aftercare and long-term maintenance.
- ix. Details for monitoring and remedial measures.
- x. Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: As condition 41

43. If Phase 1 of development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 1 year from the date of this hybrid planning consent, the approved ecological measures secured through the EDS shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of bats, and ii) identify any likely new ecological impacts that may arise from any changes
Reason: As Condition 41
44. Where the results of a review under condition 43 indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable
Reason: As Condition 41

Design Code – Commercial Frontages and Advertisements

45. The design of all shop-fronts and all other commercial frontages and advertisements within Phase 1 shall comply with the provisions of a Design Code for Commercial Frontages and Advertisements, which shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development. The detailed design of each shop-front and each commercial frontage shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of each such frontage. This condition shall apply notwithstanding any information or plans submitted with the current application.
Reason: To ensure a good and coherent standard of appearance, in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003 and the emerging policy SP3 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

Significant Features

46. The Chimney feature structure on the Ironworks building shall be fully completed provided before the building it directly relates to is occupied.
Reason: To ensure that this important feature is completed in the interests of good design and place-making in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003 and the emerging policy SP3 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

47. Prior to the commencement of the development at Phase 1, a method statement to describe and explain part of the existing Unit 1a (as identified in the historic OS plans within the Heritage Statement submitted with this application) is to retained and integrated within the new development, hereby approved shall be submitted to and approved in writing by the Local Planning Authority and it shall be fully adhered to in the implementation of the development.

Reason: In the interests of clarity and to ensure a good and coherent standard of appearance in order to achieve, in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003 and the emerging policy SP3 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

Landscape – Details

48. Prior to commencement of Phase 1 a detailed scheme of landscape works shall be submitted to and approved by the Local Planning Authority in writing. The agreed scheme shall be carried out in full. The details shall include:

- (i) plans and cross sections of the existing and proposed ground and finished floor levels;
- (ii) hard landscaping including surfacing materials, kerbing details, edges and profiling;
- (iii) plans and written specification of proposed schedules of plants, noting species, planting sizes and proposed numbers/densities, nursery stock types and topsoil specification;
- (iv) details of green roofs and terraces;
- (v) a schedule of landscape establishment and maintenance including details of the arrangements for its implementation.

This condition shall apply notwithstanding any landscape plans or information contained in the current application.

Reason: To ensure a satisfactory relationship between the new development and listed parkland and to improve the appearance of the site in the interests of visual amenity and to accord with Saved Policy ST3 of the Lewes District Local Plan 2003 and the emerging policy SP3 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

Landscape – Planting & Irrigation

49. No development of Phase 1 shall take place until:

- i) A scheme of detailed design for irrigation of the podium planters as shown on the approved drawings and set out in the performance specification, and
- ii) A scheme of detailed design for individual podium planters,

have been submitted to and approved in writing by the Local Planning Authority, and thereafter shall be carried out in accordance with the details thereby approved. This condition shall apply notwithstanding any landscape plans or information contained in the current application, including the document P1-2-3 46 Rev 00 'Landscape, Soils and Water Requirements' .

Reason: To ensure successful implementation of new planting in the interests of good design and place-making in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003 and the emerging policy SP3 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

Landscape – topsoils

50. Prior to the commencement of planting operations within the podium planters and SUDS features, samples of the topsoil to be used in each planter have been submitted to the Local Planning Authority for testing and subsequently approved in writing by the Authority, and thereafter shall be carried out in accordance with the details thereby approved.

Reason: As condition 49

Landscape – Management

51. Phase 1 of the development shall not be occupied until a detailed long-term Landscape Management Plan for Phase 1 has been submitted to and approved in writing by the Local Planning Authority. Thereafter all trees and other planting shall be permanently managed and maintained in full accordance with the long-term Landscape Management Plan thereby approved.

Reason: To ensure long term maintenance of tree and planting in the interests of visual amenity safeguard the landscape character of the South Downs National Park in accordance with Saved Policies ST3 & ST11 of the Lewes District Council Local Plan 2003 and the National Planning Policy Framework 2012.

Landscape – Implementation

52. The approved landscaping scheme under condition 48 above shall be implemented concurrent with, or not later than the next planting season following the substantial completion of Phase 1 and thereafter shall be maintained in accordance with the Landscape Management Plan approved under condition 51. If within a period of five years after planting any tree or plant is removed, dies or becomes seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To improve and mitigate the appearance of the site in the interests of visual amenity safeguard the landscape character of the South Downs National Park in accordance with Saved Policies ST3 & ST11 of the Lewes District Council Local Plan 2003 and the National Planning Policy Framework 2012.

Details of Tree Planting

53. No works or development shall take place until full details of all proposed tree planting and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times. This condition shall apply notwithstanding any information contained in the current application.

Reason: In the interests of the appearance of the site in the interests of visual amenity and the character of the area in accordance with Saved Policies ST3 & ST11 of the

Tree Planting

54. No development of Phase 1 shall take place until:
- i) the detailed design of all specific tree pits including a provision of services layout in relation to proposed tree pit locations and,
 - ii) a scheme for the selection of and approval for specific semi mature trees for installation as part of the permitted scheme as shown on the approved drawings have been submitted to and approved in writing by Local Planning Authority and all tree planting shall be carried out in accordance with those details. This condition shall apply notwithstanding any information contained in the current application.

Reason: To safeguard trees during development in the interests of the appearance of the site in the interests of visual amenity safeguard the landscape character of the South Downs National Park in accordance with Saved Policies ST3 & ST11 of the Lewes District Council Local Plan 2003 and the National Planning Policy Framework 2012.

Replacement of Trees

55. If within a period of five years from the date of the planting any tree, or any tree planted in replacement for it, is removed, uprooted destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: As condition 54

Foot and Cycle Bridge

56. No development above foundation level on any part of the site shall take place until a fully detailed design for the foot and cycle bridge hereby approved, including levels and clearance, elevations, abutments, supports, fixings, engineering details, materials, textures, colours and finishes, including decorative elements and ecological mitigation, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. Unless otherwise agreed in writing in advance by the Local Planning Authority. The bridge shall be constructed prior to completion of 230 dwellings in Phase 1 and made permanently available for public use in full accordance with the details thereby approved and this condition shall apply notwithstanding any information contained in the current application, including drawings P1-2-3 238 Rev 00 and P1 501 Rev 01.

Reason: To ensure a good standard of appearance and design in this highly prominent location, also to ensure that the structure is suitable for its intended purpose, does not interfere with the function of the river, its banks and bed, drainage or any made ground and safeguards biodiversity in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003 and the emerging policy SP3 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

Construction Access

57. No development of Phase 1 shall take place until the detailed design of the construction access design from Phoenix Causeway, shown indicatively on plan no P1 573 Rev 03 and P1 569 Rev 00, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure the provision of adequate access and detailed plans in the interests of highway safety during construction, in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, ST2 and T13 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

58. No development of Phase 1 shall take place until the construction access from Phoenix Causeway approved under condition 57 has been completed in accordance with the approved details.

Reason: As condition 57

Phoenix Causeway and North Street Access and Public Realm

59. During Phase 1 of the development hereby approved details, including the extent of works and interfaces with adjoining thresholds, of the following highway improvement works, shown indicatively on plan no P1 573, Rev 03 (including areas A – D thereof) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority

- i) (A) Works to Phoenix Causeway (western section) including: a signalised junction providing site access onto Phoenix Causeway from the development; public realm and highway improvements and crossings and provision of cyclist facilities, and
- ii) (B) Works to Phoenix Causeway (eastern section) including: a gateway feature and highway and bus stop improvements and informal crossings, and
- iii) (C) Access via North Street including alterations at the junction with Market Street & Little East Street, and
- iv) (D) Pedestrian improvements at the junction of East Gate Street and High Street ('Boots Corner'), and
- v) Traffic management measures in Lancaster Street and The Pells area (Brook Street, St Johns Hill, St John's Terrace), Abinger Place, Sun Street and St John Street.

All of the works i) – iii) & v) above shall be completed prior to the occupation of 200 dwellings in accordance with the details thereby approved. The works iv) above shall be completed prior to the occupation of 230 dwellings in accordance with the details thereby approved. These requirements shall apply unless otherwise agreed in writing in advance by the Local Planning Authority.

Reason: To ensure the provision of adequate access and high quality public realm for a range of users and in the interests of visual amenity and highway safety, in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, ST2, ST3 and T13 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Extra-Care outdoor space.

60. Phase 1 of the development shall not commence until full details of the external space associated with the extra care units shown on drawing P1.410 Rev 01, have been submitted to and approved in writing by the Local Planning Authority and thereafter shall be implemented in accordance with those approved details prior to the occupation of the extra care units. This condition shall apply notwithstanding any details contained in the current application.

Reason: In order to provide a suitable design of outdoor space for those residents of the extra care building, in accordance with biodiversity in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003 and the emerging policy SP3 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

Under-croft car park – Design detail

61. Prior to the commencement of the development at Phase 1, details of the internal surfacing and finishes, (including designs, materials, textures and finishes) and lighting for the under-croft car parking, including its entrances, exits, lifts and stairways shall be submitted to and approved in writing by the Local Planning Authority and it shall be fully adhered to in the implementation of the development.

Reason: in the interests of clarity, safety and to ensure a good and coherent standard of appearance in order to achieve, in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003 and the emerging policy SP3 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

Recreation Pells Park

62. Phase 1 of the development shall not commence until full details of additional recreation facilities at Pells Park have been submitted to and approved in writing by the Local Planning Authority and thereafter shall be fully implemented before the occupation of the 200th dwelling hereby approved.

Reason: To ensure the provision of adequate recreational facilities in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, ST2 and RES19 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

C) Outline Consent – Phases 2 and 3: Conditions

Time limit

63. The parts of the development hereby permitted in outline shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last reserved matters as defined in condition 64 (below) whichever is the later
Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

Reserved matters

64. Details of the reserved matters set out below (the ‘reserved matters’) shall be submitted to the Local Planning Authority for approval within three years of the date of this hybrid planning consent:
- a) Appearance; and
 - b) Landscaping
- This condition shall apply notwithstanding any plans or information contained in the current application.
Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

Construction – piling

65. Piling or any other foundation designs using penetrative methods required for each Phase of the outline development shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that any piling operations that affect the River Ouse:
- a. Will not result in unacceptable risks to groundwater or migratory fish
 - b. Will use silent or vibrational piling methods
 - c. Will not take place at night
 - d. Will take place during low tide (if the works are located within the intertidal zone)
 - e. Any Impact piling must be justified and carried out within specified months of the years as agreed with the Local Planning Authority in writing
- The development of that Phase of the outline development shall be carried out in accordance with the approved details.
Reason: To minimise the impact on neighbouring residents and biodiversity, in accordance with the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and paragraph 118 of the National Planning Policy Framework 2012.

Drainage – infiltration

66. No infiltration of surface water drainage into the ground is permitted from any Phase of the outline development other than in strict accordance with the approved plans or with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development of each Phase shall be carried out in accordance with the approved details.
Reason: To ensure that drainage infrastructure does not adversely affect water quality or biodiversity in accordance with the emerging policies of the Lewes District Council and

South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Drainage – diversions

67. No Phase of the outline development shall be commenced until details of sewer diversions and written confirmation of the agreement of Southern Water, has been submitted to and approved in writing by the Local Planning Authority. Development shall proceed only in accordance with those details. This condition shall apply notwithstanding any information contained in the current application, including drawing P1-2-3 184 Rev 00.

Reason: To ensure that drainage infrastructure is maintained during the development hereby approved in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Drainage – foulwater

68. No Phase of the outline development shall be commenced until such time as a fully detailed scheme to dispose of foul drainage for that Phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The scheme as approved shall be implemented and maintained throughout the life of the development.

Reason: To ensure that drainage infrastructure is provided in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Drainage – surface water (SUDS)

69. Construction of a Phase of the outline development shall not commence until details of the proposed surface water infrastructure plans for that Phase, (which shall comprise a sustainable drainage system), including hydrological calculations and pollution interception features, has been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water, development shall proceed only in accordance with those details. This condition shall apply notwithstanding any information contained in the current application, including drawings P1-2-3 185 Rev 00 and P1-2-3 186 Rev 00.

Reason: As condition 63

Surface Water Management and Maintenance Plan

70. No Phase of the outline development shall be occupied until a detailed surface water management and maintenance plan for the entire surface water drainage (SUDS) system in that Phase, from inputs to outlets, has been agreed in writing with the Local Planning Authority. The surface water management and maintenance shall be implemented for the lifetime of the development.

Reason: To ensure that drainage infrastructure is provided and permanently maintained in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1,

and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Details of Trees to be Planted – Outline

71. Prior to the commencement of development works on any outline Phase, details, including a timetable for, new tree planting shall be submitted to an approved in writing by the Local Planning Authority. This shall include details of the size, species, positions and density of all trees and/or shrubs to be planted, details of tree pits and the proposed time of planting. The tree planting shall be undertaken in accordance with these approved details and timetable.

Reason: In the interests of the appearance of the site in the interests of visual amenity safeguard the landscape character of the South Downs National Park in accordance with Saved Policies ST3 & ST11 of the Lewes District Council Local Plan 2003 and the National Planning Policy Framework 2012.

Biodiversity – habitat creation

72. No development of a Phase of the outline development shall take place until a scheme for the provision and management of compensatory habitat creation associated with the construction of floodwalls and works to the riverbanks in that Phase has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be implemented in full accordance with the approved scheme.

Reason: To compensate for the impact of development of river edges and beds and to maximise opportunities for the formation of new habitat in the development, in accordance with the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and paragraph 118 of the National Planning Policy Framework 2012.

Biodiversity – water quality

73. No development of a Phase of the outline development shall take place until an ecological design strategy (EDS) for that Phase addressing mitigation and compensation for changes to the hydrological regime which impact on the Offham Marshes SSSI; any impacts to protected species, and enhancement of the site for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The EDS shall include the following.

- i. Purpose and conservation objectives for the proposed works.
- ii. Review of site potential and constraints
- iii. Detailed design(s) and/or working method(s) to achieve stated objectives
- iv. Extent and location/area of proposed works on appropriate scale maps and plans.
- v. Type and source of materials to be used where appropriate, e.g. native species of local provenance;
- vi. Timetable to implementation demonstrating that works are aligned with the proposed phasing of development
- vii. Persons responsible for implementing the works.
- viii. Details of initial aftercare and long-term maintenance.
- ix. Details for monitoring and remedial measures.
- x. Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To safeguard the water environment and biodiversity including enhancement, in accordance the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and paragraph 118 of the National Planning Policy Framework 2012.

74. If development of a Phase of the outline development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 1 year from the date of this hybrid planning consent, the approved ecological measures secured through the EDS shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of bats, and ii) identify any likely new ecological impacts that may arise from any changes.

Reason: As condition 73

75. Where the results of a review under condition 74 indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: As condition 73

Construction Access – Phases 2 & 3

76. No development of a Phase of the outline part of the development shall take place until details of the construction access serving it have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. No development of that Phase shall take place until the construction access has been completed / provided in accordance with the approved details.

Reason: To ensure the provision of adequate access and parking for a range of users and in the interests of highway safety, in accordance with Saved Policies of the Lewes District Local Plan 2003, including T8 and T13 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Other Highway Improvements

77. Prior to the occupation of 250 dwellings, details, including the extent of works; interfaces with adjoining thresholds and timetable for the undertaking and completion of the following highway improvement works, which are shown indicatively on plan no P1 573, Rev 03 (including areas E – G thereof), shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
- i) (E) Market Street, including the junction with West Street, and
 - ii) (F) Little East Street and its associated junctions, including any roadside parking bays, and
 - iii) (G) East Gate Street, including improvements to the junction with East Street, and
 - iv) (H) East Street, including stopping up of the junction with Market Street and other associated works to East Street junctions and any roadside parking bays.

The works shall be undertaken and completed in accordance with the details and timetable thereby approved.

Reason: To ensure the provision of adequate access and parking for a range of users and in the interests of highway safety, in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, ST2 and T13 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Parking at Papermill Court

78. Prior to the commencement of the development at Phase 2, an amended parking plan for the area shown as Papermill Court P1-2-3 73 Rev 01 shall be submitted to and approved in writing by the Local Planning Authority and it shall be fully adhered to in the implementation of the development. The plan shall show an amended layout including where possible, additional parking and loading space and the delineation of tree planting areas including provisions for the protection of trees.

Reason: To ensure the provision of an adequate parking layout which also safeguards new planting and adequately accommodates parked vehicles, in accordance with Saved Policies ST3 and ST8 of the Lewes District Local Plan 2003 and the emerging policy SP3 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

Design Code

79. Any development within a Phase of the outline development shall comply with the provisions of the final approved Design Code (Reference P1-2-3-42 Rev 02)

Reason: To ensure a good and coherent standard of appearance in order to achieve , in accordance with Saved Policy ST3 of the Lewes District Local Plan 2003 and the emerging policy SP3 of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015 and the National Planning Policy Framework 2012.

Landscaping

80. No Phase of the outline part of the development shall be occupied until a detailed long-term Landscape Management Plan for that Phase has been submitted to and approved in writing by the Local Planning Authority. The long-term landscape management plan shall be implemented as approved.

Reason: To improve and mitigate the appearance of the site in the interests of visual amenity safeguard the landscape character of the South Downs National Park in accordance with Saved Policies ST3 & ST11 of the Lewes District Council Local Plan 2003 and the National Planning Policy Framework 2012.

Access to public open space

81. No development of Phase 2 or 3 of the outline part of the development shall take place until full details of the following proposed works, and a timetable for their delivery, have been submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority:

- a) Provision of a pedestrian link to public open space in The Pells area including Pells Park.

Such works to be delivered in strict accordance with the approved details.

Reason: To provide convenient and safe access to the recreational facilities, in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, ST2 and T13 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

Recreation

82. No development of the outline part of the development shall commence until full details of and a timetable for recreational facilities to be provided at Malling Field Recreation Ground have been submitted in accordance with the Play and Recreation Strategy P1-2-3 32 Rev 01 and approved in writing by the Local Planning Authority. It shall be implemented in accordance with the details and timetable thereby approved.

Reason: To ensure the provision of adequate recreational facilities in accordance with Saved Policies of the Lewes District Local Plan 2003, including ST1, ST2 and RES19 and the emerging policies of the Lewes District Council and South Downs National Park Joint Core Strategy Modifications August 2015, including SP3 and the National Planning Policy Framework 2012.

INFORMATIVES

1. Legal Agreement

This permission is subject to a legal agreement dated 20th May 2016. This refers to provision of:

- i) affordable housing, extra care or older person housing;
- ii) local priority housing;
- iii) flood defences and flood risk management and maintenance;
- iv) community heritage project and financial contribution;
- v) design working group;
- vi) a management company to manage and maintain flood defence, lighting, drainage, landscaping, open space, community heritage and estate management including un-adopted roads and paths, public realm and common area, car parking facilities, any communal heating and low carbon infrastructure, refuse and waste collection points, cycle facilities, street cleaning;
- vii) creative workspace subsidy for cultural, artistic or artisanal occupations;
- viii) recreation facilities at Malling Field and Pells Park and open space within the development area, a landscape and play working group;
- ix) financial contributions for education, policing, waste and recycling, sustainability auditing
- x) financial contributions for off-site highway works and crossing, bus infrastructure, cycle spaces and route and pedestrian signage

- xi) travels plans and auditing fee
- xii) public access to footpaths and riverside walk
- xiii) car club; parking spaces for the public, residents and employees
- xiv) monitoring of the delivery of the above provisions

2. Highway matters

For works in the public highway, agreement must be entered into under s.278 of the Highways Act 1980 with the Highway Authority; contact Transport Development Control, East Sussex County Council, County Hall, St Anne's Crescent. Lewes, East Sussex, BN7 1UE (www.eastsussex.gov.uk) Tel 01273 482254.

- i. To deliver the development a number of areas of existing Highway will need to be "stopped up" under the Town and County Planning Act before any building or excavation works on the highway commences.
- ii. Any areas offered for adoption as highway must be built in accordance with ESCC Road Adoption guidance and secured through a s38 agreement. (it is noted that highway adoption within the site is shown by drawing P1 565 which post-dates earlier drawings P1 560 – 564 and indicates that adoption would be limited to New Eastgate Street and the re-aligned North Street only, for which arrangements will need to be made with the Highway Authority for the maintenance of high quality materials and street furniture. The adoption does not include the wider public realm, which would be maintained by the owner and management company as part of the Estate Management Plan required by the s.106 Legal Agreement comprising part of this planning permission)
- iii. The applicant should be aware that in accordance with Article 23 of the Lewes Parking Orders dated 28 December 2007, residents of this development are unlikely to be eligible for on street parking permits.
- iv. Definitive public rights of way numbered 15a, 15b, 16b, 16c, 30 and 39 are within or adjoin the site. Changes to the alignment of any public right of way will require orders under s.257 of the Town and Country Planning Act 1990, as amended. For further advice contact the Rights of Way Team at East Sussex County Council (address above) 0345 6080193

(Conditions 14, 16, 57, 59 & 77)

For further advice and discussion regarding detailed highway designs contact both the Development Management Team at the South Downs National Park Authority and Transport Development Control, East Sussex County Council, County Hall, St Anne's Crescent. Lewes, East Sussex, BN7 1UE (www.eastsussex.gov.uk). Tel: 01273 482239

Advice regarding access and safety for people with disabilities can also be obtained through the Transport Development Control office at

Indicative Public Realm Drawings and Indicative Other Drawings & Documents

The off-site public realm drawings P1 545 – 548 in Appendix 1 are for indicative purposes only, showing possible other works in the public realm. Such works,

including the cycle contra-flow in East Gate Street do not form part of this development or permission. Indicative Other Drawings & Documents in Appendix 1 are also for indicative or information purposes only and do not form part of this permission.

3. **Drainage (Conditions 37-39 and 67 – 69)**

Southern Water

Southern Water has by its letter of 26 March 2015 has advised of the range of required clearances between development, planting and new and proposed drainage infrastructure, and process for diversions; also the extent of the public drainage system following changes in legislation that came into force on 1st October 2011 and the process for ensuring adequate foul drainage arrangements. Formal applications for agreement with Southern Water for connection to the provision of the necessary sewerage infrastructure and connection to the public sewerage system and to requisition water infrastructure are required in order to serve this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Due to changes in legislation that came into force on October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and the potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water (contact details above)

Environment Agency

The Environment Agency has advised that in the detailed drainage design, at least two treatment stages are incorporated as part of any SUDS treatment train process and will need to be assessed for every development area or phase, dependent upon the potential pollution inputs and mitigation measures to prevent pollution and enhance (improve) water quality inputs in to the water environment. The discharge of water needs to meet the requirements as set out in Environment Agency guidance and industry best practice for using SUDS.

East Sussex County Council

For the purposes of these conditions hydraulic calculations should take into account the connectivity of the different drainage features comprising the Sustainable drainage (SUDS) system. The lead drainage authority is East Sussex County Council who may be contacted at: Communities, Economy and transport Team, East Sussex County Council, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE SuDS@eastsussex.gov.uk Tel. 01273 335417.

4. **Flood risk Management (Condition 12)**

The Environment Agency has advised that in relation to flood emergency procedures the Agency's involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by the Agency's flood warning network. In the preparation of the flood risk management plan advice should be taken from the emergency services.

The Environmental Health officer at Lewes District Council recommends that in the management of residual risk the management company should provide all new occupiers with information pack that is incorporated with the properties deeds. This pack should identify the flood risk and how that is managed at this development. Such a pack should include information on flood warning systems, personal flood plans, refer the occupiers to existence of the Lewes Flood Plan and that the management company is responsible for the maintenance of flood and surface water management asset.

5. Environment Agency: General

The Environment Agency advise that the following consent is separate to the requirement for planning permission: Under the terms of the Water Resources Act 1991, and Environment Agency Byelaws, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 or 15 metres of the top of the bank of the Malling Brooks and River Ouse respectively, designated 'main rivers'. The site incorporates a tide gauge owned and maintained by the Environment Agency, which is essential for providing flood warning information to the town and surrounding area. As such, it will be necessary to maintain this structure and provide access to it at all times.

The Environment Agency may be contacted at: Sustainable Places East Team, Environment Agency, Guildbourne House, Chatsworth Road, Worthing, West Sussex BN11 1LD. PlanningSSD@environment-agency.gov.uk tel. 03708 506506.

6. Land Remediation (Conditions 8 – 11)

The Environment Agency recommends the following:

- i. Follow the risk management framework provided in the Environment Agency document: 'CLR11, Model Procedures for the Management of Land Contamination', when dealing with land affected by contamination.
- ii. Refer to the Environment Agency Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site. The LPA can advise on risk to other receptors, such as human health.
- iii. Refer to our website at www.gov.uk or www.environment-agency.gov.uk for more information. We would like to refer the applicant/enquirer to our groundwater policies in 'Groundwater Protection: Principles and Practice', available from our website. This sets out our position for a wide range of

activities and developments, including the discharge of liquid effluents, land contamination and drainage. Surface Water Drainage.

The Environmental Health officer at Lewes District Council recommends that in the remediation of contaminated land further monitoring and classification of ground gas conditions should be included in the site investigation works, mindful of the industrial history of the site and the propensity of naturally occurring peat lenses to exist at depth. Regard should be had to LQM/CEIH 'Suitable 4 Use Levels' and DEFRA 'Category 4 Screening Levels for Assessment of Land Affected by contamination' The Environmental Health office can be contacted at Lewes District Council, Southover House, Southover Road, Lewes, East Sussex, East Sussex, BN7 1AB ehealth@lewes.gov.uk Tel: 01273 471600 [See also the advice from Natural England at Informative 8 below]

7. Foot and cycle bridge

(Condition 56, and Conditions relating to drainage and land remediation)

The Lewes District Council Environmental Health office advise that the design of the footbridge, including its foundations should take into account the need to ensure that there is no detrimental impact on the land drainage system and any historic landfill in the vicinity, Information to be submitted for the discharge of land contamination remediation conditions and the design or diversion of drainage should refer to the footbridge design and works where there may be any such impact.

8. Biodiversity

Your attention is drawn to the provisions of the Countryside and Rights of Way Act 2000 and Wildlife and Countryside Act 1981 (as amended) and in particular to Sections 1 and 9. These make it an offence to:

- kill or injure any wild bird;
- damage or destroy the nest of any wild bird (when the nest is being built or is in use);
- damage or destroy any place which certain wild animals use for shelter (including all bats and certain moths);
- disturb certain wild animals occupying a place for shelter (again, all bats and certain moths).

The responsibility is therefore with you to ascertain whether such birds, animals or insects may be nesting or using the tree(s), the subject of this consent, and to ensure you do not contravene the legislation. This may, for example, require delaying works until after the nesting season for birds. The nesting season for birds can be considered to be March to September. You are advised to contact Natural England for further information at Natural England, Customer Services, Hornbeam House, Crewe Business Park., Electra Way, Crewe, Cheshire, CW1 6GJ (Tel: 0300 060 3900).

(Conditions 4, 42, 73)

Natural England advises that in order to safeguard the Offham Marshes Site of Special Scientific interest and to ensure no harm due to runoff and leaching of

sediments, any changes to the hydrological regime must be strictly controlled and monitored.

(Conditions 35 & 65)

The Environment Agency recommends that following measures must be incorporated for all piling activities which affect the River Ouse:

- Use silent or vibrational piling methods
- Do not undertake piling at night
- Undertake piling during low tide (if the works are located within the intertidal zone)
- Impact piling must be justified and there will be limitations on timings: March to June for smolts; June to November for adult sea trout.

For further information see: <https://www.gov.uk/government/publications/piling-in-layered-ground-risks-to-groundwater-and-archaeology>

(Conditions 12, 41 and 72)

The Environment Agency has recommended that there are a number of enhancements that can be incorporated into the flood wall design. These can be found in the 'Estuary Edges: Ecological Design Guidance'

<http://evidence.environment-agency.gov.uk/FCERM/en/SC060065/MeasuresList/M7/M7T2.aspx?pagenum=2>

9. Noise and vibration **(Conditions 4 and 7)**

The Environmental Health officer at Lewes District Council advises that the applicant must demonstrate that Best Practical Means have been adopted to mitigate the impact of noise and vibration from the demolition and construction activities. A notice may be submitted to the District Council under Section 61 Notice under the Control of Pollution Act 1974. Both, the CEMP [under condition 4 of this permission] and any S61 Notice, should incorporate the noise and vibration mitigation measures identified in Paragraph of 8.6.4 of the Environmental Statement submitted as part of this planning application and should include noise monitoring, which needs be continuous during critical stages of development. The CEMP Plan and Section 61 Notice should be reviewed for each successive Phase of the development.

10. Heritage:

Archaeology (Conditions 27 & 28)

The archaeologist at East Sussex County Council has advised that it is expected that the written scheme of investigation will confirm the action to be taken and accord with the relevant portions of the East Sussex County Council document 'Recommended Standard Conditions for Archaeological Fieldwork, Recording and Post-Excavation In East Sussex (Development Control)' (2008) including Annexe B. For further advice on how the requirements of conditions relating to archaeology can be fulfilled and the provision of a brief setting out the scope of the programme of works, the developer is advised to contact the County

Archaeologist at the Environment Advice Team, East Sussex County Council, County Hall, St Anne's Crescent. Lewes, East Sussex, BN7 1UE (www.eastsussex.gov.uk) Tel. 01273 336177.

Scheduled Ancient Monument

The site includes the Scheduled Ancient Monument at Green Wall. Scheduled Ancient Monument consent must be obtained from the Secretary of State for Culture, Media and Sport before any works which might affect the monument can be carried out. Further information from Historic England, South East Office can be found at: <https://www.historicengland.org.uk/advice/planning/consents/smc> Tel: 01483 252032.

11. Detailed Design and Art (Conditions 12.i and 20)

The South Downs National Park Planning Authority encourages the developer to utilise the wide range of local individuals and organisations with creative skills, abilities and willingness, to undertake the design and production of art and decorative features and detailing. The results should include works which are integral within the development, its buildings, spaces, flood defence walls.

12. Lighting (Condition 23)

For the formulation of detailed lighting designs for this development, the applicant is directed to the Institute of Lighting Professionals document entitled: 'Guidance on Obtrusive Light', which describes appropriate lighting levels for different environmental zones. The minimisation of light pollution is of great importance as the South Downs National Park is designated as an International Dark Sky Reserve. Careful consideration should therefore be given as to the need for lighting, the extent and design of. Lighting proposals should be at least consistent with the Institute of Lighting Professionals document: 'Guidance for the Reduction Obtrusive Lighting' and further information is contained in the emerging local plan, the South Downs National Park Local Plan Consultation Draft 2015, including draft policy SD9, Dark Night Skies'

13. Approved Drawings (Condition 1)

It is noted that drawing P1 495 which is part of the Landscape Public Realm series of drawings, illustrates a different illustrative elevation for part of the Health Hub building than that of the approved detailed elevation drawing P1 351 for this building. In this case the approved detailed elevation drawing takes precedence for the purposes of the construction of the building.

14. Crime risk management

Sussex Police has recommended that appropriate measures for crime prevention are included in detailed design and fitting in accordance with the Official Police Security Initiative documents: 'Secured By Design'. These include a wide range of recommendations for instance door and window fittings; locking and alarm mechanisms, also lighting in under-croft parking areas. Further advice can be found at: <http://www.securedbydesign.com> or advice by contacting Crime

Prevention Design officer, Police headquarters, Malling House, Church Lane, Lewes, East Sussex BN7 2DZ. Tel. 01273 404868.

15. Southern Gas Networks (SGN)

SGN in its letter and attached plan of 2nd July 2015 has identified the location of gas mains at or in the proximity of the site. The applicant should seek an updated confirmation from SGN prior to any excavations or the preparation of detailed groundwork plans. Further information is available in the HSE publication HSG47 'Avoiding Danger From underground Services' and from Southern Gas Networks, Plant Location, 95 Kilbirnie Street, Glasgow, G5 8JD (plantlocation@sgn.co.uk) Tel: 0141 418 4093.

16. UK Power Networks.

For further information regarding power supplies and consents contact UK Power Networks Ltd, Property and Consents, Energy House, Carrier Business Park, Hazelwick Avenue, Three Bridges, Crawley, West Sussex, RH10 1EX. Tel: 01293 577310.

17. Telecommunications

To check the location of BT's network, enquiries should be made direct to the Openreach Maps by Email Service which can be found at the following URL: <http://www.openreach.co.uk/orpg/home/contactus/avoidingnetworkdamage/avoidingnetworkdamage.do> For any advice on this matter please contact the property manager for BT: Telereal Trillium. 140 London Wall, London EC2Y 5DN.

18. Building Regulations

This permission does not convey or imply any approval under the Building Acts. For matters relating to the required Building Regulations Approvals, the applicant should contact: Building Control Office, Lewes District Council, Southover House, Southover Road, Lewes, East Sussex, East Sussex, BN7 1AB (<http://www.lewes.gov.uk/planning/15177.asp> / building.control@lewes.gov.uk) Tel: 01273 471600.

19. Creative Industries

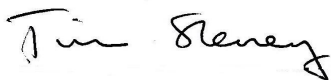
The South Downs National Park Planning Authority recommends that the applicant, together with local authorities, the District, Town and County Councils and the National Park Authority, work together to relocate as far as possible the existing cultural and creative groups and businesses, which currently exist on site, to other premises to maintain their contribution to local cultural and economic activity.

20. Street Naming and Numbering

Notwithstanding any information contained in the current application, street naming and numbering is dealt with by Lewes District Council. Please contact the Gazeteer Officer, Lewes District Council, Southover House, Southover Road, Lewes, East Sussex, East Sussex, BN7 1AB Tel: 01273 471600.

21. Positive and Proactive Working

The Local Planning Authority has worked with the applicant in a positive and proactive manner to facilitate the amendment of plans to address issues raised in the course of the application, for instance designs for highways, access and associated the public realm. The Local Planning Authority in combination with the highway authority provided detailed design advice and comments. The planning decision has been structured to ensure that requirements of the full and outline permissions can be clearly distinguished along with the related requirements of the s.106 legal agreement.



TIM SLANEY

Director of Planning

South Downs National Park Authority

Appendix 1

Approved Drawings

Existing Plans

- P1-2-3 50 Location Plan Rev 00
- P1-2-3 51 Ownership Plan Rev 00
- P1-2-3 52 Existing Site Plan Rev 00
- P1-2-3 53 Existing Topographical Survey Rev 00

Site Wide Strategy Plans

- P1-2-3 60 Site Wide Drawing Location Plan Rev 00
- P1-2-3 61 Demolition Plan Rev 00
- P1-2-3 62 Block Plan (Site Layout) Rev 01
- P1-2-3 63 Combined Parameter Plan Rev 01
- P1-2-3 64 Constraints Drawing Rev 00
- P1-2-3 65 Phasing Plan Rev 01
- P1-2-3 66 Character Area Plan Rev 01
- P1-2-3 67 Cycle and Car Parking Plan Rev 01
- P1-2-3 68 Occupiers Waste Strategy Plan Rev 02
- P1-2-3 69 Fire Vehicle Access Plan Rev 01
- P1-2-3 70 Commercial Building Servicing Plan Rev 01
- P1-2-3 71 Shadow Projection Plan Rev 00
- P1-2-3 72 Building Separation Distances Plan Rev 01
- P1-2-3 73 Street Names Plan Rev 01

Site Wide Land Use plans

- P1-2-3 75 Landuse Plan Lower Ground Floor Rev 01
- P1-2-3 76 Landuse Plan Ground Floor Rev 01
- P1-2-3 77 Landuse Plan First Floor Rev 01
- P1-2-3 78 Landuse Plan Second Floor Rev 01
- P1-2-3 79 Landuse Plan Third Floor Rev01
- P1-2-3 80 Landuse Plan Roof Level Rev 01
- D08 26623 (00) 21L Phase 1 'The Yards Area Plan – Commercial Uses at L1'

Site Wide Elevations

- P1-2-3 85 Site wide Elevations Riverside New Eastgate St North South Rev 01
- P1-2-3 85 Site wide Elevations Riverside New Eastgate St North South Part 1 Rev 01
- P1-2-3 85 Site wide Elevations Riverside New Eastgate St North South Part 2 Rev 01
- P1-2-3 85 Site wide Elevations Riverside New Eastgate St North South Part 3 Rev 01
- P1-2-3 85 Site wide Elevations Riverside New Eastgate St North South Part 4 Rev 01
- P1-2-3 85 Site wide Elevations Riverside New Eastgate St North South Part 5 Rev 01
- P1-2-3 85 Site wide Elevations Riverside New Eastgate St North South Part 6 Rev 01

P1-2-3 86 Site wide Elevations Pells Meadow North St East and West Rev 00
P1-2-3 86 Site wide Elevations Pells Meadow North St East and West Part 1 Rev 00
P1-2-3 86 Site wide Elevations Pells Meadow North St East and West Part 2 Rev 00
P1-2-3 86 Site wide Elevations Pells Meadow North St East and West Part 3 Rev 00
P1-2-3 87 Site wide Elevations Causeway Lancs St Green Wall and Ironworks Walk Rev 01
P1-2-3 87 Site wide Elevations Causeway Lancs St Green Wall and Ironworks Walk Part 1 Rev 01
P1-2-3 87 Site wide Elevations Causeway Lancs St Green Wall and Ironworks Walk Part 2 Rev 01
P1-2-3 87 Site wide Elevations Causeway Lancs St Green Wall and Ironworks Walk Part 3 Rev 01
P1-2-3 87 Site wide Elevations Causeway Lancs St Green Wall and Ironworks Walk Part 4 Rev 01
P1-2-3 88 Site wide Elevations Park Side Brook St North and South Rev 00
P1-2-3 88 Site wide Elevations Park Side Brook St North and South Part 1 Rev 00
P1-2-3 88 Site wide Elevations Park Side Brook St North and South Part 2 Rev 00
P1-2-3 89 Site wide Elevations Quay Street Rev 00

Site wide Landscape Design

P1-2-3 94 Existing Site Survey 1 of 2 Rev 00
P1-2-3 95 Existing Site Survey 2 of 2 Rev 00
P1-2-3 96 Arboricultural Survey 1 of 2 Rev 00
P1-2-3 97 Arboricultural Survey 2 of 2 Rev 00
P1-2-3 98 Tree Removal Plan 1 of 2 Rev 01
P1-2-3 99 Tree Removal Plan 2 of 2 Rev 02
P1-2-3 105 Landscape General Arrangement 1of2 Ground Level Rev 01
P1-2-3 106 Landscape General Arrangement 2of2 Ground Level Rev 04
P1-2-3 109 Pelham Terrace Elevation Rev 01
P1-2-3 110 Pells Pools Boundary and Park Elevation Rev 01
P1-2-3 111 Pells Western Boundary Elevation Rev 01
P1-2-3 112 Boundary Condition 1 Pells Park Rev 01
P1-2-3 113 Boundary Condition 1 Pells Pool Rev 01
P1-2-3 114 Boundary Condition 1 Pells Meadows Rev 01
P1-2-3 115 Boundary Condition 1 Pells Meadows Rev 01
P1-2-3 116 Boundary Condition 1 Pells Meadows Rev 01
P1-2-3 117 Boundary Condition 2 River Ouse West Papermill Court Rev 01
P1-2-3 118 Boundary Condition 2 River Ouse West Tannery Court Rev 01
P1-2-3 119 Boundary Condition 2 River Ouse West Rev 01
P1-2-3 120 Boundary Condition 3 Phoenix Wharf Rev 01
P1-2-3 121 Boundary Condition 4 River Ouse East Rev 01
P1-2-3 122 Boundary Condition 4 River Ouse East Rev 02
P1-2-3 123 Boundary Condition 5 Phoenix Causeway Rev 02
P1-2-3 124 Boundary Condition 5 Phoenix Causeway Rev 02
P1-2-3 125 Boundary Condition 5 Phoenix Causeway Rev 02
P1-2-3 126 Boundary Condition 6 Green Wall Rev 01
P1-2-3 127 Boundary Condition 7 Wellington Street Rev 01
P1-2-3 128 Boundary Condition 8 Spring Gardens Rev 01
P1-2-3 129 Boundary Condition 9 Parkside Rev 01
P1-2-3 130 Boundary Condition 10 Pelham Terrace Rev 01

P1-2-3 131 Tiled Landscape GA for Phase 2 & 3 Rev 06
P1-2-3 132 Tiled Landscape GA for Phase 2 & 3 Rev 06
P1-2-3 133 Cycle and refuse Storage Detail Rev 01
P1-2-3 134 Detail Plans and Sections Key Plan Rev 01

Civil Engineering Infrastructure

P1-2-3 180 Flood Zone Comparison Rev 00
P1-2-3 181 Plan Showing Flood Defence Sections Referred to in Flood Risk Assessment Rev 00
P1-2-3 182 Existing Services Combined Plan Rev 00
P1-2-3 183 Proposed Services Plan Rev 00
P1-2-3 184 Proposed Adopted Sewer Diversions Rev 00
P1-2-3 185 Indicative Surface Water Drainage Proposals Rev 00
P1-2-3 186 Exceedance Flood Water Storage Locations Rev 00
P1-2-3 238 Bridge Sections Over River Ouse Sussex Rev 00
P1-2-3 239 Impact on Existing Parking Rev 00

Phase 1 Application drawings

Combined Plans

P1 250 Combined Plans Phase 1 Ground Floor Plan Rev 04
P1 251 Combined Plans Phase 1 Ground Floor Plan Part 1 Rev 03
P1 252 Combined Plans Phase 1 Ground Floor Plan Part 2 Rev 04
P1 253 Combined Plans Phase 1 First Floor Plan Rev 04
P1 254 Combined Plans Phase 1 First Floor Plan Part 1 Rev 03
P1 255 Combined Plans Phase 1 First Floor Plan Part 2 Rev 04
P1 256 Combined Plans Phase 1 Second Floor Plan Rev 04
P1 257 Combined Plans Phase 1 Second Floor Plan Part 1 Rev 03
P1 258 Combined Plans Phase 1 Second Floor Plan Part 2 Rev 04
P1 259 Combined Plans Phase 1 Third Floor Plan Rev 04
P1 260 Combined Plans Phase 1 Third Floor Plan Part 1 Rev 03
P1 261 Combined Plans Phase 1 Third Floor Plan Part 1 Rev 04
P1 262 Combined Plans Phase 1 Roof Plan Rev 04
P1 263 Combined Plans Phase 1 Roof Plan Part 1 Rev 03
P1 264 Combined Plans Phase 1 Roof Plan Part 2 Rev 04
P1 265 Combined Plans Phase 1 Lower Ground Floor Plan Rev 04
P1 266 Combined Plans Phase 1 Lower Ground Floor Plan Part 1 Rev 03
P1 267 Combined Plans Phase 1 Lower Ground Floor Plan Part 1 Rev 04

Combined Elevations

P1 270 Combined Elevations Causeway Rev 02
P1 270 Combined Elevations Causeway Part 1 Rev 02
P1 270 Combined Elevations Causeway Part 2 Rev 02
P1 270 Combined Elevations Causeway Part 3 Rev 02
P1 271 Combined Elevations Ironworks Walk North Rev 02
P1 271 Combined Elevations Ironworks Walk North Part 1 Rev 02
P1 271 Combined Elevations Ironworks Walk North Part 2 Rev 02

P1 271 Combined Elevations Ironworks Walk North Part 3 Rev 02
P1 272 Combined Elevations Ironworks Walk South Rev 02
P1 272 Combined Elevations Ironworks Walk South Part 1 Rev 02
P1 272 Combined Elevations Ironworks Walk South Part 2 Rev 02
P1 272 Combined Elevations Ironworks Walk South Part 3 Rev 02
P1 273 Combined Elevations New Eastgate Street North Rev 02
P1 273 Combined Elevations New Eastgate Street North Part 1 Rev 02
P1 273 Combined Elevations New Eastgate Street North Part 2 Rev 02
P1 273 Combined Elevations New Eastgate Street North Part 3 Rev 02
P1 274 Combined Elevations New Eastgate Street South Rev 02
P1 274 Combined Elevations New Eastgate Street South Part 1 Rev 02
P1 274 Combined Elevations New Eastgate Street South Part 2 Rev 02
P1 274 Combined Elevations New Eastgate Street South Part 3 Rev 02
P1 275 Combined Elevations North Street East Rev 01
P1 275 Combined Elevations North Street East Part 1 Rev 01
P1 275 Combined Elevations North Street East Part 2 Rev 01
P1 275 Combined Elevations North Street East Part 3 Rev 01
P1 276 Combined Elevations North Street West Rev 01
P1 276 Combined Elevations North Street West Part 1 Rev 01
P1 276 Combined Elevations North Street West Part 2 Rev 01
P1 276 Combined Elevations North Street West Part 3 Rev 01
P1 277 Combined Elevations Riverside Rev 02
P1 277 Combined Elevations Riverside Part 1 Rev 02
P1 277 Combined Elevations Riverside Part 2 Rev 02
P1 277 Combined Elevations Riverside Part 3 Rev 02
P1 277 Combined Elevations Riverside Part 4 Rev 02
P1 278 Combined Elevations Section Behind N St East Rev 01
P1 278 Combined Elevations Section Behind N St East Part 1 Rev 01
P1 278 Combined Elevations Section Behind N St East Part 2 Rev 01
P1 278 Combined Elevations Section Behind N St East Part 3 Rev 01
P1 279 Combined Elevations Section Behind N St West Rev 01
P1 279 Combined Elevations Section Behind N St West Part 1 Rev 01
P1 279 Combined Elevations Section Behind N St West Part 2 Rev 01
P1 280 Combined Elevations Section Behind New Eastgate St S Rev 01
P1 280 Combined Elevations Section Behind New Eastgate St S Part 1 Rev 01
P1 280 Combined Elevations Section Behind New Eastgate St S Part 2 Rev 01
P1 280 Combined Elevations Section Behind New Eastgate St S Part 3 Rev 01
P1 281 Combined Elevations Wellington St and Green Wall Rev 01
P1 281 Combined Elevations Wellington St and Green Wall Part 1 Rev 01
P1 281 Combined Elevations Wellington St and Green Wall Part 2 Rev 01

North Street West

P1 285 North St West Ground Floor Plan Rev 02
P1 286 North St West First Floor Plan Rev 02

P1 287 North St West Second Floor Plan Rev 02
P1 288 North St West Third Floor Plan Rev 02
P1 289 North St West Roof Plan Rev 02
P1 290 North St West Elevations 1A and 1B Rev 01
P1 290 North St West Elevations 1A and 1B Part 1 Rev 01
P1 290 North St West Elevations 1A and 1B Part 2 Rev 01
P1 291 North St West Elevations 1C 1D 1E 1F Rev 01
P1 291 North St West Elevations 1C 1D 1E 1F Part 1 Rev 01
P1 291 North St West Elevations 1C 1D 1E 1F Part 2 Rev 01

North Street East

P1 300 North St East Ground Floor Plan Rev 01
P1 301 North St East First Floor Plan Rev 01
P1 302 North St East Second Floor Plan Rev 01
P1 303 North St East Third Floor Plan Rev 01
P1 304 North St East Roof Plan Rev 01
P1 305 North St East Elevations 2A and 2B Rev 01
P1 305 North St East Elevations 2A and 2B Part 1 Rev 01
P1 305 North St East Elevations 2A and 2B Part 2 Rev 01
P1 306 North St East Elevations 2C and 2D Rev 01
P1 306 North St East Elevations 2C and 2D Part 1 Rev 01
P1 306 North St East Elevations 2C and 2D Part 2 Rev 01
P1 307 North St East Elevations 2E and 2F Rev 01
P1 307 North St East Elevations 2E and 2F Part 1 Rev 01
P1 307 North St East Elevations 2E and 2F Part 2 Rev 01
P1 308 North St East Elevations 2G and 2H Rev 01

Wharfside Building

P1 310 Wharfside Building Lower Ground Floor Plan Rev 02
P1 311 Wharfside Building Upper Ground Floor Plan Rev 02
P1 312 Wharfside Building First Floor Plan Rev 02
P1 313 Wharfside Building Second Floor Plan Rev 02
P1 314 Wharfside Building Roof Plan Rev 02
P1 315 Wharfside Building Elevations 3A and 3B Rev 01
P1 315 Wharfside Building Elevations 3A and 3B Part 1 Rev 01
P1 315 Wharfside Building Elevations 3A and 3B Part 2 Rev 01
P1 316 Wharfside Building Elevations 3C and 3D Rev 01
P1 317 Wharfside Building Elevations 3E Rev 01
P1 318 Wharfside Building Elevations 3F and 3G Rev 01
P1 318 Wharfside Building Elevations 3F and 3G Part 1 Rev 01
P1 318 Wharfside Building Elevations 3F and 3G Part 2 Rev 01
P1 319 Wharfside Building Elevations 3H Rev 01
P1 320 Wharfside Building Elevations 3J Rev 01
P1 321 Wharfside Building Elevations 3K 3L 3M 3N Rev 01
P1 321 Wharfside Building Elevations 3K 3L 3M 3N Part 1 Rev 01

P1 321 Wharfside Building Elevations 3K 3L 3M 3N Part 2 Rev 01

York Block

P1 325 York Block Location Plan Rev 01
P1 326 York Block Plan at Level 1 Rev 02
P1 327 York Block Plan at Level 2 Rev 02
P1 328 York Block Plan at Level 3 Rev 02
P1 329 York Block Roof Plan at Level 4 Rev 01
P1 330 York Block Elevation-New Eastgate St Rev 01
P1 331 York Block Elevation-York St Rev 02
P1 332 York Block Elevation-Norfolk St Rev 01
P1 333 York Block Elevation-Norfolk St Gardens Rev 02
P1 334 York Block Elevation-New Eastgate St Rear Rev 01
P1 335 York Block Elevation-York St Gardens Rev 02
P1 336 York Block Elevation-Riverside Rev 01

HealthHub

P1 345 HealthHub Location Plan Rev 01
P1 346 HealthHub Plan at Level 1 Rev 02
P1 347 HealthHub Plan at Level 2 Rev 02
P1 348 HealthHub Plan at Level 3 Rev 01
P1 349 HealthHub Plan at Level 4 Rev 01
P1 350 HealthHub Roof Plan at Level 5 Rev 01
P1 351 HealthHub Elevation-Causeway Rev 02
P1 352 HealthHub Elevation-Riverside Rev 02
P1 353 HealthHub Elevation-New Eastgate Street Rev 02
P1 354 HealthHub Elevation-York Street Rev 02
P1 355 HealthHub Elevation-Bouverie-North-South Rev 02
P1 356 HealthHub Elevation-Bouverie-East-West Rev 02
P1 357 HealthHub Elevation-Courtyard-North-South Rev 02
P1 358 HealthHub Elevation-Garden-North-South Rev 02

Dwelling Type

P1 365 Dwelling Type Location Plan Rev 01
P1 366 Dwelling Type House Type D Rev 02
P1 367 Dwelling Type House Type F Rev 01
P1 368 Dwelling Type House Type G Rev 01
P1 369 Dwelling Type House Type H-Option A Rev 01
P1 370 Dwelling Type House Type H-Option B Rev 01
P1 371 Dwelling Type House Type H-Option C Rev 01
P1 372 Dwelling Type Apartment B1-(L1-L2) Rev 01
P1 373 Dwelling Type Apartment B1-(L3-L4) Rev 01
P1 374 Dwelling Type Apartment B2-(L1-L2) Rev 01
P1 375 Dwelling Type Apartment B2-(L3-L4) Rev 01
P1 376 Dwelling Type House Type E3 Rev 01

P1 377 Dwelling Type House Type D-Elevations Rev 01
P1 378 Dwelling Type Apartment B1-Elevations Rev 02
P1 379 Dwelling Type Apartment B2-Elevations Rev 02
P1 380 Dwelling Type House Type E3-Elevations Rev 02
P1 381 Dwelling Type House Type G-Elevations Rev 01
P1 382 Dwelling Type House Type H-Elevations Rev 02
P1383 Dwelling Type House Type F-Elevations Rev 01

Ironworks

P1 390 Ironworks Location Plan Rev 01
P1 391 Ironworks Plan at Level 1 Rev 02
P1 392 Ironworks Plan at Level 2 Rev 02
P1 393 Ironworks Plan at Level 3 Rev 02
P1 394 Ironworks Plan at Level 4 Rev 01
P1 395 Ironworks Roof Plan at Level 5 Rev 01
P1 396 Ironworks Elevation-New Eastgate Street Rev 02
P1 397 Ironworks Elevation-North Street Rev 02
P1 398 Ironworks Elevation-Ironworks Walk Rev 02
P1 399 Ironworks Elevation-Phoenix Wharf Rev 02
P1 400 Ironworks Elevation-Every Walk Rev 02

ExtraCare

P1 410 ExtraCare Location Plan Rev 01
P1 411 ExtraCare Plan at Level 1 Rev 02
P1 412 ExtraCare Plan at Level 2 Rev 02
P1 413 ExtraCare Plan at Level 3 Rev 02
P1 414 ExtraCare Roof Plan at Level 4 Rev 01
P1 415 ExtraCare Elevation-New Eastgate Rev 01
P1 416 ExtraCare Elevation-Queen Street Rev 02
P1 417 ExtraCare Elevation-Wellington Street Rev 02
P1 418 ExtraCare Elevation-North Street Gardens Rev 01
P1 419 ExtraCare Elevation-Courtyard-South Rev 01
P1 420 ExtraCare Elevation-Courtyard-West Rev 02
P1 421 ExtraCare Elevation-Courtyard-North Rev 01
P1 422 ExtraCare Elevation-Courtyard-East Rev 01
P1 423 ExtraCare Elevation-Link Structure Rev 02

GreenWall

P1 430 GreenWall Location Plan Rev 01
P1 431 GreenWall Plan at Level 1 Rev 02
P1 432 GreenWall Plan at Level 2 Rev 02
P1 433 GreenWall Plan at Level 3 Rev 02
P1 434 GreenWall Plan at Level 4 Rev 02
P1 435 GreenWall Roof Plan at Level 5 Rev 01
P1 436 GreenWall Elevation-New Eastgate Rev 02

P1 437 GreenWall Elevation-Causeway Rev 02
P1 438 GreenWall Elevation-Queen Street Rev 02
P1 439 GreenWall Elevation-Green Wall Rev 01
P1 440 GreenWall Long Courtyard Elevations Rev 01
P1 441 GreenWall Short Courtyard Elevations Rev 01

Chimney Block

P1 450 Chimney Block Location Plan Rev 01
P1 451 Chimney Block Plan at Level 1 Rev 02
P1 452 Chimney Block Plan at Level 2 Rev 02
P1 453 Chimney Block Plan at Level 3 Rev 02
P1 454 Chimney Block Plan at Level 4 Rev 01
P1 455 Chimney Block Roof Plan at Level 5 Rev 01
P1 456 Chimney Block Elevation-Ironworks Walk Rev 01
P1 457 Chimney Block Elevation-Phoenix Wharf Rev 02
P1 458 Chimney Block Elevation-Riverside Rev 02
P1 459 Chimney Block Elevation-Every Walk Rev 01

Norfolk Block

P1 470 Norfolk Block Location Plan Rev 01
P1 471 Norfolk Block Plan at Level 1 Rev 02
P1 472 Norfolk Block Plan at Level 2 Rev 01
P1 473 Norfolk Block Plan at Level 3 Rev 01
P1 474 Norfolk Block Roof Plan at Level 4 Rev 01
P1 475 Norfolk Block Elevation-New Eastgate Rev 01
P1 476 Norfolk Block Elevation-Norfolk Street Rev 01
P1 477 Norfolk Block Elevation-Every Gardens Rev 02
P1 478 Norfolk Block Elevation-Riverside Rev 01

Phase 1 Landscape and Public Realm

P1 490 Phase I General Arrangement Ground Level 1 of 2 Rev 08
P1 491 Phase I General Arrangement Ground Level 2 of 2 Rev 17
P1 492 Phase I General Arrangement Roof Level 1 of 2 Rev 01
P1 493 Phase I General Arrangement Roof Level 2 of 2 Rev 02
P1 494 River Ouse Frontage Rev 03
P1 495 Phoenix Causeway Frontage Rev 02 (NB. *see Informative 13 attached*)
P1 500 Northern Gateway Plan Rev 01
P1 501 Northern Gateway Section Rev 01
P1 502 Phoenix Wharf Plan Rev 01
P1 503 Phoenix Wharf Section Rev 01
P1 504 Iron Works Walk Plan and Section Rev 01
P1 505 Iron Works Place Plan and Section Rev 01
P1 506 Phoenix Wharf Junction Plan Rev 01
P1 507 North Street Plan and Section Rev 01
P1 508 Wellington Street Plan and Section Rev 01

P1 509 Queen Street Plan and Section Rev 01
P1 510 Every Walk Plan and Section Rev 01
P1 511 Norfolk Street Plan and Section Rev 01
P1 512 York Street Plan and Section Rev 01
P1 519 Phase 1 Details Location Plan 1of 2 Rev 03
P1 520 Phase 1 Details Location Plan 2of 2 Rev 04
P1 521 Wall Detail 1 Rev 01
P1 522 Wall Detail 2 Rev 01
P1 523 Wall Detail 3 Rev 01
P1 524 Wall Detail 4 Rev 01
P1 525 Wall Detail 5 Rev 01
P1 526 Wall Detail 6 Rev 01
P1 527 Wall Detail 7 Rev 01
P1 528 Wall Detail 8 Rev 01
P1 529 Wall Detail 9 Rev 01
P1 530 Wall Detail 10 Rev 01
P1 531 Pergola Structure Detail Rev 01
P1 532 Tree Pit Detail Soft Rev 01
P1 533 Tree Pit Detail Hard Rev 01
P1 534 Tree Pit Detail Podium Rev 01
P1 535 Urban Arboretum Markers Rev01
P1 536 Drainage Details Rev 01
P1 537 Cycle & Refuse Storage Detail Rev 01
P1 538 Pavement Light Detail Rev 01
P1 539 York Street Gardens Elevation Rev 01
P1 540 Every Gardens Elevation Rev 01
P1 549 Cycle Storage Detail Type 3 Rev 00

Highways Drawings

P1 542 Phase 1 General Arrangement-Ground Level Gyratory 1of3 Rev 5
P1 543 Phase 1 General Arrangement-Ground Level Gyratory 2of3 Rev 5
P1 544 Phase 1 General Arrangement-Ground Level Gyratory 3of3 Rev 5
P1 560 Detailed Onsite Highway Layout Rev 00
P1 561 Detailed Onsite Highway Layout Rev 00
P1 562 Detailed Onsite Highway Layout Rev 00
P1 563 Detailed Onsite Highway Layout Rev 00
P1 564 Detailed Onsite Highway Layout Rev 00
P1 567 North Street Access Arrangement Rev 00
P1 568 Proposed Construction Site Access and Restrictions - Existing Causeway Rev 00
P1 569 Proposed Construction Site Access and Restrictions - Existing Causeway with Tracking Rev 00
P1 573 Outline Design Layout of all Off-Site Highway Schemes Rev 03
P1 565. Highway Adoption Plan (by Tulley DeAth Consultants, received 9th December 2015)

Approved Documents

P1-2-3 16, Environmental Statement Vol 2-3. February 2015
P1-2-3 16A, Environmental Statement Addendum October 2015
P1-2-3 17 Environmental Statement Vol 1 and contents page. February 2015
P1-2-3 21 TDA Flood Risk Assessment Rev 01. October 2015
P1-2-3 31 Tree Survey Part 1 Rev 00 November 2013
P1-2-3 31 Tree Survey Part 2 Rev 00 November 2013
P1-2-3 32 Rev 01 Play and Recreation Strategy October 2015
P1-2-3 36 Rev 01 River Frontage Additional Information Rev 01 February 2016
P1-2-3 42 Rev 02 Design Code for buildings and the public realm Undated but received 18th May 2016

Indicative Public Realm Drawings

The following drawings P1-545 to P1-548 are indicative drawings and do not form part of this planning permission:

P1 545 Offsite Public Realm Improvements Gyratory 1of4 Rev 2
P1 546 Offsite Public Realm Improvements Gyratory 2of4 Rev 2
P1 547 Offsite Public Realm Improvements Gyratory 3of4 Rev 2
P1 548 Offsite Public Realm Improvements Gyratory 4of4 Rev 2

Indicative Other Drawings and Documents

The following are submitted drawings and documents are noted for information but do not form part of this planning permission

P1-2-3 100 Green Blue Infrastructure Plan 1of2 Rev 01
P1-2-3 101 Green Blue Infrastructure Plan 2of2 Rev 02
P1-2-3 102 Landscape Masterplan Rev 02
P1-2-3 107 Landscape General Arrangement 1of2 Roof Level Rev 01
P1 496 Phase I Planting Plan 1of2 Rev 02
P1 497 Phase I Planting Plan 2of2 Rev 03
P1 514 Upper and Lower Riverside Plan and Section Rev 02
P1 515 Phoenix Causeway Terrace Plan and Section Rev 02
P1-2-3 22 Contamination and Site Remediation Report Rev 00 February 2015
P1-2-3 23 Transport Assessment Rev 00 February 2015
P1-2-3 23A Transport Assessment Addendum Rev 01. October 2015
P1-2-3 25 Construction Management Plan Rev 00. December 2014
P1-2-3 34 Landscape and Tree Management Plan Rev 01 October 2015
P1-2-3 40 Phased Residential and Commercial Accommodation Schedule Rev 02 October 2015
P1-2-3 46 Landscape Soils and Water Requirements Rev 00 September 2015



Lewes District Council



NOTES TO APPLICANTS / AGENTS

Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.**

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents. The requirement to make this charge is set out in Government Circular 04/2008.

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the National Planning Portal website, <http://www.planningportal.gov.uk/planning/applications/>

Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the National Planning Portal website, <http://www.planningportal.gov.uk/planning/applications/>

The fee chargeable is currently £195 per request, or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

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 you want to appeal against your local planning authority's decision then you must do so 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 or online at www.planningportal.gov.uk/pcs.

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.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

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.

