

Nuno Fernandes of Jacobs (acting On Behalf of  
ESCC)  
1180 Eskdale Road  
Winnersh  
Wokingham  
RG41 5TU

Our Ref: SDNP/21/02342/FUL  
Contact Officer: Vicki Colwell  
Tel. No.: 01730 819280

16<sup>th</sup> August 2023

Dear Sir/Madam

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

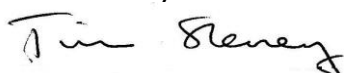
**Applicant Name:** Dale Poore (East Sussex County Council)  
**Proposal:** Realignment and replacement of an existing single lane bridge at the A259 over the river Cuckmere, with a new two way, two lane bridge with a footpath, including re-profiling of the river and road embankments. Proposed provision of traffic calming measures between the Seven Sisters Country Park and Seaford. Alterations to access and provision of shared surface to east of Cuckmere Inn. Provision of a habitat creation area to restore agricultural land back into wetland on the east bank of Cuckmere Valley. The application is supported by an Environmental Statement.

**Site Address:** Exceat Bridge, Eastbourne Road, Exceat, 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



**TIM SLANEY**  
Director of Planning  
South Downs National Park Authority

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**Site Address: Exceat Bridge, Eastbourne Road, Exceat, 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 30th April 2021.

**This permission is subject to the following conditions:-**

#### **GENERAL**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. The development hereby permitted shall be carried out in accordance with the submitted Mitigation Measures Schedule unless there is any conflict with the further information to be submitted to and approved by the Local Planning Authority in respect of the conditions within this decision notice. Any variation to this Schedule must be agreed in writing by the Local Planning Authority.

Reason: To ensure the potential for likely significant effects identified in the Environmental Statement and the Addendum dated 05 September 2022 are appropriately mitigated.

4. The construction compound shall be located at Option A, as identified in the Environmental Statement Addendum dated 05 September 2022.

Reason: To ensure the potential for likely significant effects identified in the Environmental Statement and the Addendum dated 05 September 2022 are appropriately mitigated.

## **PRE-COMMENCEMENT**

5. No development shall take place until a Construction Environmental Management Plan (CEMP), based on the version dated 05 September 2022, has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide further detail on matters including (but not limited to):

- a) The layout of the construction compound;
- b) Details of the Construction Traffic Management Plan;
- c) Construction drainage strategy;
- d) The routes and estimated duration for diversion of public rights of way;
- e) Storage of soils;
- f) A strategy and timeline for reinstating and enhancing the land associated with the site compound following the completion of the development;
- g) Construction phasing plan.

The works shall be carried out in accordance with the approved CEMP throughout the construction of the development.

Reason: To enable the Local Planning Authority to control development in the interest of maintaining a safe and efficient highway network, in the interests of amenity, to conserve landscape character and biodiversity, and to ensure no adverse impacts on designated sites and protected species.

6. No development shall take place (including any demolition, ground works, and site clearance) until method statements for great crested newts, bats, riparian species, reptiles, breeding birds and over-wintering birds have been submitted to and approved in writing by the local planning authority. The content of the method statements shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve the stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from the works.

The works shall be carried out in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To protect habitats and species identified in the ecological surveys from adverse impacts during construction and to avoid an offence under wildlife legislation.

7. No development shall take place until a landscape and ecological design strategy (LEDS)

addressing mitigation, enhancement and restoration of impacts on biodiversity within the red line boundary, has been submitted to and approved in writing by the local planning authority. The LEDS shall include the following:

- a) purpose and conservation objectives and evaluation of features to be provided for the proposed works;
- b) ecological trends and constraints on site that might influence management;
- c) detailed design(s) and/or working method(s) to achieve stated objectives;
- d) extent and location /area of proposed works on appropriate scale maps and plans;
- e) type and source of materials to be used where appropriate, e.g. native species of local provenance;
- f) timetable for implementation;
- g) persons responsible for implementing the works;
- h) details for disposal of any wastes arising from works.

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

Reason: To ensure that any adverse environmental impacts on the SSSI of development activities can be mitigated, compensated and restored and that the proposed design, specification and implementation can demonstrate this, and to provide a net gain for biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006, paragraphs 174 and 180 of the National Planning Policy Framework, and Strategic Policy SD9 of the South Downs National Park Local Plan.

8. Prior to the commencement of development details of the soft landscaping, including methods and donor sites for green hay shall be submitted to and approved in writing by the Local Planning Authority. These works shall be based on the details approved on the Planting Plan and General Landscape Arrangement Plans. The development shall be carried out in accordance with the approved details.

Reason: To ensure a development of high quality that reflects the character of the area and prevents harm to visual amenity.

9. A landscape and ecological management plan (LEMP) for the application site and construction compound shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of the development. The LEMP shall include the following:

- a) aims and objectives of management;
- b) appropriate management options for achieving aims and objectives;
- c) management actions;
- d) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- e) details of the body or organisation responsible for implementation of the plan;
- f) ongoing monitoring and remedial measures.

The LEMP shall also include details of the mechanism by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plans shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how remedial action will be identified, agreed and implemented so that the development still delivers the biodiversity objectives of the originally approved scheme. The approved LEMP will be implemented in accordance with the approved details.

Reason: The implementation of a LEMP will ensure the long term management of habitats, species and other biodiversity features in this environmentally sensitive area.

10. Prior to the commencement of development, a detailed surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall incorporate detailed drawings and hydraulic calculations. The hydraulic calculations shall take account of the connectivity of the different surface water drainage features and

demonstrate that surface water runoff can be managed without increasing flood risk for all rainfall events including those with a 1 in 100 (plus climate change) annual probability of occurrence. The development shall be carried out in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development and surrounding area.

11. Prior to commencement of development, details of the proposed diversion of the ordinary watercourse and evidence of its flood risk impacts shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development and surrounding area.

12. No development shall take place other than provision of the site compound until a River Impoundment Method Statement has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved statement. The statement shall include details of the following:
- a) Details regarding the use and deployment of either a mobile water impoundment system or cofferdams;
  - b) The length of time the method selected is to be deployed;
  - c) Details about how sediment dispersal will be minimised during deployment;
  - d) Specification that at all times during deployment, a minimum of 50% of the watercourse channel will be kept available (with adequate water depths) to enable the passage of fish species, and works will be undertaken sequentially rather than in parallel;
  - e) Details about the screening methods to be employed on any pumps to ensure sediment is not discharged into the water environment;
  - f) Details about methods to protect migratory fish and eel species if the mobile impoundment system or cofferdam is utilised during March to November;
  - g) Details regarding any proposed fish capture methods and where captured fish will be returned.

Reason: To prevent harm to fish and eel species as a result of the river impoundment methods, in accordance with policy SD9 and the NPPF.

13. No development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The strategy shall include:
- a) A preliminary risk assessment which identifies all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors, and potentially unacceptable risks arising from contamination at the site.
  - b) A site investigation scheme, based on the above, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite.
  - c) The results of the site investigation and detailed risk assessment referred to above and an options appraisal with remediation strategy based on these, giving full details of the remediation measures required and how they are to be undertaken.
  - d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason: In order to protect groundwater quality from unacceptable levels of water pollution, which could arise from construction.

14. The development hereby permitted may not commence until such time as a scheme to:
- a) Secure dewatering of the site;
  - b) Secure the maintenance of spring-fed flows; and
  - c) Secure the protection of groundwater dependent terrestrial ecosystems,
- Has been submitted to and approved in writing by the Local Planning Authority. The development

shall be implemented in accordance with the approved scheme.

Reason: To ensure the proposed development, including dewatering, does not harm the water environment in accordance with policy SD17 and the NPPF.

15. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the recording of any items of historical or archaeological interest, in accordance with policies SD12 and SD16 of the South Downs Local Plan.

16. Prior to commencement of development (including any demolition, ground works, and site clearance) an arboricultural method statement in accordance with BS5837:12, including final tree protection plans shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and the landscape character of the area

17. Prior to the commencement of the development, details of the earthworks (approach embankments and any associated works) to include existing and proposed spot levels, the proposed grading and mounding of land including the levels and contours to be formed, the nature and provenance of the material to be used and details of the relationship of the earthworks to the existing vegetation and landform shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a development of high quality that reflects the character of the area and prevents harm to visual amenity.

## **PRE-CONSTRUCTION**

18. Prior to construction work on the bridge abutments commencing above ground level, final access arrangement details including elevations and sections, shall be provided for the field access to the north. The development shall be carried out in accordance with the approved details.

Reason: To ensure safe use of the access for both pedestrians and farm vehicles to protect landscape character.

19. Prior to construction work on the bridge abutments commencing above ground level, details of hard landscaping including but not limited to street furniture, signage, surfacing materials and railings shall be submitted to and approved in writing by the Local Planning Authority. These works shall be based on the details submitted in the Street Furniture Strategy. Once approved, the development shall be carried out in accordance with the approved details.

Reason: To ensure a development of high quality that reflects the character of the area and prevents harm to visual amenity.

20. Prior to construction work commencing above ground level, details of all materials and external finishes shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include a colour study to determine the final colour of the bridge, a sample panel in situ for the flint retaining wall and abutments. The development shall be carried out in accordance with the approved details.

Reason: To ensure a development of high quality that reflects the character of the area and prevents harm to visual amenity.

## **PRIOR TO USE**

21. Prior to the demolition of the existing bridge, sections and plans indicating the extent to which the existing bridge abutments will be retained and made good shall be submitted to and approved

in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a development of high quality that reflects the character of the area, preserves cultural heritage and prevents harm to visual amenity.

22. Within three months of the existing bridge being demolished, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to the water environment, in accordance with policy SD17 and the NPPF.

23. Prior to any part of the development being brought into use the archaeological site investigation and post-investigation assessment (including provision for analysis, publication of results and archive deposition) shall be completed and approved in writing by the Local Planning Authority. The archaeological site investigation and post - investigation assessment will be undertaken in accordance with the programme set out in the written scheme of investigation approved under condition 16.

Reason: To enable the recording of any items of historical or archaeological interest, in accordance with policies SD12 and SD16 of the South Downs Local Plan.

## ONGOING

24. Notwithstanding the provisions within Schedule 2, Part 9, Class A of the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended), no signage, road markings, lampposts or other street or road furniture shall be installed or put in place, other than those on the approved plans, unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To enable the Local Planning Authority to regulate and control development that might cause harm to the character and visual amenity of the area.

25. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

26. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season after the replacement bridge being brought into use or the completion of the development, whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds. Any trees, hedges or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

27. No further lighting shall be installed within the application site other than that shown on the approved plans. The approved lighting shall be subject to programmable units to enable lights to be dimmed between 11:30pm and 06:30am.

Reason: To ensure the development would not cause harm to the visual amenity of the area and accord with the SDNPA Dark Night Skies policies.



28. Migration methods for percussive piling as stated in the submitted Construction Environmental Management Plan and Environmental statement Addendum must be used during the key migration periods for fish and elvers. The key migration periods are as follows:
- a) Sea Trout smolts (young) migrate out during March/April, and adults return from April to October (With the main run being June to October);
  - b) Elvers migrate in from March to November.

Reason: To protect migratory fish, particularly European Eel and Trout, by maintaining dissolved oxygen levels in the water and reducing disturbance.

29. Piling and using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to control and manage disturbance of the aquifer below the development site in accordance with policies SD17 and SD49 and the NPPF.

30. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure the development does not contribute to, and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources.

## **INFORMATIVE NOTES**

**These are advice notes to the applicant and are not part of the planning conditions:**

1. Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

2. Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

3. Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

4. Environmental Impact Assessment

The Environmental Statement has been prepared in accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and the application has been assessed in relation to the Environmental Statement, which forms the basis of this decision.

5. Section 106 Agreement

This permission is subject to an agreement under Section 106 of the Town and Country Planning Act 1990 dated 08 August 2023.

6. Pre-commencement Conditions

The above permission/consent contains pre-commencement conditions which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-commencement condition have been met.

The applicant is advised that a formal consent will need to be made to discharge the details of these

conditions. This process may be subject to a fee. Please note that this approval process may take up to 8 weeks from the date of the request.

### Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

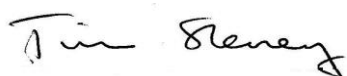
Plan Type	Reference	Version	Date on Plan	Status
Plans - Carriageway Long Section	3520000-CH2-HML-SY2-0129-DR-CH-0024	P01	26.04.2021	Approved
Plans - North Western Retaining Wall Elevation	SRW-SY2-0129-DR-SX-007	P03	26.04.2021	Approved
Plans - Bridge Visibility Plan	3520000-ESH-ELS-SY2-0129-DR-LX-00014	P01	26.04.2021	Approved
Plans - Construction Sequence	3520000-0260-020-00-0001	PI	26.04.2021	Approved
Plans - Crane Platform Layout	3520000-0260-020-00-002	PI	26.04.2021	Approved
Plans - Crane Platform Typical Section	3520000-0260-020-00-003	PI	26.04.2021	Approved
Plans - Traffic Management Phase 1	352000-0260-020-00-101	PI	26.04.2021	Approved
Plans - Traffic Management Phase 2	352000-0260-020-00-102	PI	26.04.2021	Approved
Plans - Traffic Management Phase 3	352000-0260-020-00-0103	PI	26.04.2021	Approved
Plans - Traffic Management Phase 4	352000-0260-020-00-0104	PI	26.04.2021	Approved
Plans - Traffic Management Phase 5	352000-0260-020-00-0105	PI	26.04.2021	Approved
Plans - Site Clearance 1 of 2	HSC-SY2-0129-DR-CX-0001	P01	17.11.2022	Approved
Plans - Existing and Proposed Contour Plan	3520000-CH2-HGN-SY2-0129-DR-CH-0020	P03	17.11.2022	Approved
Plans - Existing and Proposed Levels	HGN-SY2-0129-DR-CH-0010	P04	17.11.2022	Approved
Plans - Existing and Proposed Contour Plan	HGN-SY2-0129-DR-CH-0020	P03	17.11.2022	Approved
Plans - Site Clearance 2 of 2	HSC-SY2-0129-DR-CX-0002	P01	17.11.2022	Approved
Plans - Landscape Detail Plan	3520000-CH2-ELS-SY2-0129-DR-LD-003	P01	17.11.2022	Approved
Plans - Landscape Detailed Design Plan Sheet 1 of 2	3520000-CH2-ELS-SY2-0129-DR-LD-0001	P02	17.11.2022	Approved
Plans - Landscape Detailed	3520000-CH2-	P02	17.11.2022	Approved

Design Plan Sheet 2 of 2	ELS-SY2-0129-DR-LD-0002			
Plans - Landscape General Arrangement Plan	3520000-CH2-ELS-SY2-0129-DR-LX-0001	P04	17.11.2022	Approved
Plans - Traffic Calming Measures and Street Furniture Plan Sheet 1 of 2	3520000-CH2-ELS-SY2-0129-DR-LX0007	P03	17.11.2022	Approved
Plans - Traffic Calming Measures and Street Furniture Plan Sheet 2 of 2	3520000-CH2-ELS-SY2-0129-DR-LX-0008	P03	17.11.2022	Approved
Plans - Illustrative Visualisation looking from the space in front of the pub towards the proposed bridge	3520000-CH2-ELS-SY2-0129-VS-LX-0016	P03	17.11.2022	Approved
Plans - Illustrative visualisation from the causeway footpath looking west towards the proposed bridge	3520000-CH2-ELS-SY2-0129-DR-LX	P03	17.11.2022	Approved
Plans - Viewpoint N03 - Sheet 1 of 3	3520000-CH2-ELS-SY2-0129-VS-LX-0201	I	17.11.2022	Approved
Plans - Viewpoint N03 - Sheet 2 of 3	3520000-CH2-ELS-SY2-0129-VS-LX-0202	I	17.11.2022	Approved
Plans - Viewpoint N03 - Sheet 3 of 3	3520000-CH2-ELS-SY2-0129-VS-LX-0203	I	17.11.2022	Approved
Plans - Viewpoint S04 - Sheet 1 of 3	3520000-CH2-ELS-SY2-0129-VS-LX0204	I	17.11.2022	Approved
Plans - Viewpoint S04 - Sheet 2 of 3	3520000-CH2-ELS-SY2-0129-VS-LX-0205	I	17.11.2022	Approved
Plans - Viewpoint S04 - Sheet 3 of 3	3520000-CH2-ELS-SY2-0129-VS-LX-00206	I	17.11.2022	Approved
Plans - General Arrangement Sheet 1 of 2	HGN-SY2-0129-DR-CH-0003	P06	17.11.2022	Approved
Plans - General Arrangement Sheet 2 of 2	HGN-SY2-0129-DR-CH-0005	P07	17.11.2022	Approved
Plans - Existing and Proposed Levels	HGN-SY2-0129-DR-CH-0010	P04	17.11.2022	Approved
Reports - Environmental Statement Addendum			05.09.2022	Approved
Reports - Environmental Statement Appendices			05.09.2022	Approved
Reports - Exceat Street			05.09.2022	Approved

Furniture - ESCC Briefing Note				
Reports - Arboricultural Assessment Report			05.09.2022	Approved
Reports - Exceat Bridge Traffic Modelling Impact on Vehicle Numbers			05.09.2022	Approved
Reports - Environmental Statement				Approved
Reports - Transport Statement				Approved
Reports - Construction Environmental Management Plan			05.09.2022	Approved
Reports - Mitigation Measures Schedule			17.11.2022	Approved
Plans - LANDSCAPE SKETCHES SHEET 1 OF 2	3520000-CH2-ELS-SY2-0129-VS-LX-0017	P02	05.09.2022	Approved
Plans - LANDSCAPE SKETCHES SHEET 2 OF 2	3520000-CH2-ELS-SY2-0129-VS-LX-0018	P02	05.09.2022	Approved
Plans - ILLUSTRATIVE DESIGN OF THE PROPOSED NEW BRIDGE IN CROSS SECTION	3520000-CH2-ELS-SY2-0129-VS-LX-0020	P02	05.09.2022	Approved
Plans - ILLUSTRATION OF DIRECTION OF VIEWS FROM VIEWING POINTS	3520000-CH2-ELS-SY2-0129-VS-LX-0021	P02	05.09.2022	Approved
Plans - DRAINAGE LAYOUT	3520000-CH2-HDG-SY2-0129-DR-CD-0001	P06	05.09.2022	Approved
Plans - HIGHWAY BOUNDARY AND SCHEME EXTENTS	3520000-CH2-HGN-SY2-0129-DR-CH-0009		05.09.2022	Approved
Plans - PROPOSED SPEED LIMIT ZONES	3520000-CH2-HGN-SY2-0129-DR-CH-0023	P02	05.09.2022	Approved
Plans - ECOSYSTEM SERVICES DRAWING	3520000-CH2-HGN-SY2-0129-DR-LX-0014	P02	05.09.2022	Approved
Plans - EXCEAT BRIDGE PROPOSED LIGHTING LAYOUT	3520000-CH2-HLG-SY2-0129-DR-CX-0001	P04	05.09.2022	Approved
Plans - ROAD MARKINGS AND TRAFFIC SIGNS	3520000-CH2-HMK-SY2-0129-DR-CH-0001	P05	05.09.2022	Approved
Plans - ROAD MARKINGS	3520000-CH2-	P05	05.09.2022	Approved

AND TRAFFIC SIGNS SHEET 2 OF 2	HMK-SY2-0129- DR-CH-0002			
Plans - PLAN & PROFILE ALIGNMENT MLI SHEET 1 OF 6	3520000-CH2- HML-SY2-0129- DR-CH-0017	P04	05.09.2022	Approved
Plans - PLAN & PROFILE ALIGNMENT MLI SHEET 2 OF 6	3520000-CH2- HML-SY2-0129- DR-CH-0018	P04	05.09.2022	Approved
Plans - PLAN & PROFILE ALIGNMENT J1 & SR SHEET 3 OF 6	3520000-CH2- HML-SY2-0129- DR-CH-0019	P04	05.09.2022	Approved
Plans - BRIDGE GENERAL ARRANGEMENT PLAN SHEET 1 OF 3	3520000-CH2- SBR-SY2-0129- DR-SX-0003	P04	05.09.2022	Approved
Plans - BRIDGE CROSS SECTIONS AND ELEVATION SHEET 2 OF 3	3520000-CH2- SBR-SY2-0129- DR-SX-0004	P04	05.09.2022	Approved
Plans - VISUALISATION SHEET 3 OF 3	3520000-CH2- SBR-SY2-0129- DR-SX-0005	P04	05.09.2022	Approved
Plans - GENERAL ARRANGEMENT RIP RAP PROTECTION PLAN	3520000-CH2- SGN-SY2-0129- DR-SX-0001	P03	05.09.2022	Approved
Plans - GENERAL ARRANGEMENT RIP RAP PROTECTION TYPICAL CROSS SECTION	3520000-CH2- SGN-SY2-0129- DR-SX-0002	P03	05.09.2022	Approved
Plans - RETAINING WALLS	3520000-CH2- SRW-SY2-0129- DR-SX-0006	P04	05.09.2022	Approved
Plans - BOUNDARY AND SITE COMPOUND PLAN	3520000-ESH- ELS-SY2-0129- DR-LX-0009	P02	05.09.2022	Approved
Plans - WALL ELEVATIONS	3520000-ESH- ELS-SY2-0129- DR-LX-0017	P02	05.09.2022	Approved

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



**TIM SLANEY**

Director of Planning  
South Downs National Park Authority

## 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 £116 per request or £34 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, <https://www.planningportal.co.uk/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, <https://www.planningportal.co.uk/applications>

The fee chargeable is currently £234 per request, or £34 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 on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BSI 6PN, Telephone Number: 0303 444 5000, Email: [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk) or from the Planning Inspectorate website: <https://www.gov.uk/appeal-planning-decision>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

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.