



East Sussex County Council

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# **EXCEAT BRIDGE REVISED COMPOUND**

Planning, Design and Access Statement





East Sussex County Council

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# EXCEAT BRIDGE REVISED COMPOUND

Planning, Design and Access Statement

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**PROJECT NO. 70113821**

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# 1 INTRODUCTION

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## 1.1 OVERVIEW

- 1.1.1. This Planning, Design and Access statement has been prepared by WSP to support the application by East Sussex Highways (“the Applicant”) on behalf of East Sussex County Council for the development of *“the creation and use of a temporary construction compound including access onto the A259, car park, storage yard, welfare and office facilities to support the Exceat Bridge Replacement (SDNP/21/02342/FUL) development, on land to the north of A259, Eastbourne Road and west of Exceat Bridge”* (“the Proposed Development”).

## 1.2 PROJECT BACKGROUND

- 1.2.1. This application forms part of the wider Exceat Bridge Replacement Scheme, approved with a signed S106 agreement in July 2023 under reference SDNP/21/02342/FUL.
- 1.2.2. The original application proposed two temporary site compounds, a primary compound 700m west of the Exceat Bridge Replacement red line boundary and an on-site compound. This application replaces the proposals for the main site compound proposed in SDNP/21/02342/FUL to re-locate closer to Exceat Bridge site.
- 1.2.3. An application for the temporary compound which is the subject of this planning application was originally submitted on the 18<sup>th</sup> October 2023 under reference SDNP/23/04375/FUL however was withdrawn on the 1<sup>st</sup> of March 2024.

## 1.3 PURPOSE OF THE PLANNING STATEMENT

- 1.3.1. The purpose of this Planning Statement is to explain the planning application, summarise the results of the technical assessments which been carried to support the application, review key policy requirements and address the material planning considerations which will be used as the basis for the decision-maker to determine the application.
- 1.3.2. In addition to this Planning Statement, the planning application is accompanied by the following documents in accordance with the national and the Lewes District Council and South Downs National Park Authority validation checklist and pre-application advice received from the local planning authority (LPA):
- Application Forms and Certificate of Ownership;
  - CIL Form;
  - Non-Statutory Environmental Assessment Report including:
    - Air Quality Assessment;
    - Archaeology and Cultural Heritage Assessment;
    - Biodiversity Assessment;
    - Climate Assessment;
    - Geology and Soils Assessment;
    - Landscape and Visual Assessment;
    - Lighting Assessment;
    - Noise and Vibration Assessment; and
    - Population and Human Health Assessment

- Stage 1 Road Safety Audit; and
- BNG Net Gain Report.

1.3.3. The following drawings also accompany the application:

Drawing Number	Drawing Title
70113821-WSP-GEN-AS-DR-T-3101 (P01)	Proposed Main Site Compound Site Location Plan
70113821-WSP-GEN-AS-DR-T-3102 (P03)	Proposed Main Site Compound Block Plan
70113821-WSP-GEN-AS-DR-T-3103 (P03)	General Arrangement
70113821-WSP-GEN-AS-DR-T-3104 (P03)	Comparison of Proposed Main Site Compound Location and approved Main Site Compound Locations
70113821-WSP-GEN-AS-DR-T-3105 (P01)	Proposed Main Site Compound Location Construction Details
70113821-WSP-GEN-AS-DR-T-3106 (P02)	Proposed Main Site Compound Access Swept Path Analysis

## 1.4 STRUCTURE OF THIS DOCUMENT

1.4.1. This statement is structured as follows:

- **Section 2** - Site and Surroundings;
- **Section 3** – Development Description;
- **Section 4** - Planning Policy Context;
- **Section 5** - Planning Assessment; and
- **Section 6** - Summary and Conclusion.

## 2 SITE AND SURROUNDINGS

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### 2.1 SITE DESCRIPTION

The Application Site (“the Site”) is shown on the Site Location Plan (Drawing No. 70113821-WSP-GEN-AS-DR-T-3101) submitted with this application. The proposed compound is located 150m from Chyngton Lane North which forms the Eastern Border of Seaford and approx. 600 meters from the bridge.

- 2.1.1. The Site is bordered to its south by the A259/Eastbourne Road with the rest of the Site’s immediate surroundings characterised as agricultural land.

### 2.2 SURROUNDING ENVIRONMENT

- 2.2.1. The Site is situated within a field of working arable land within the boundary of Dymock Farm. The nearest properties to the proposed site for the compound are Dymock Farmhouse which is 60 meters to the north of the compound and several properties along Chyngton Lane North which are 150 meters west of the proposed compound site.
- 2.2.2. The Site is located within the boundary of the South Downs National Park as well as the South Downs National Character Area. The Seaford to Beachy Head Site of Special Scientific Interest is circa 200m east of the Site.

### 2.3 PLANNING HISTORY

- 2.3.1. A planning history search for applications related to the Site was carried out on the 28/07/2024 through the SDNP’s online planning database.
- 2.3.2. The only application deemed to be of relevance to the Proposed Development was the planning application for *“Creation and use of a temporary construction compound, including access onto the A259, car park, storage yard, welfare and office facilities to support the Exceat Bridge Replacement (SDNP/21/02342/FUL) development”* originally submitted on the 18<sup>th</sup> October 2023 under reference SDNP/23/04375/FUL however was withdrawn on the 1<sup>st</sup> of March 2024.



## 3 DEVELOPMENT DESCRIPTION

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### 3.1 INTRODUCTION

- 3.1.1. This section provides a justification for the Proposed Development and its objectives and a detailed description of the proposals.

### 3.2 NEED FOR THE DEVELOPMENT

- 3.2.1. The Proposed Development is required to facilitate the construction of SDNP/21/02342/FUL for the:
- “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.”*
- 3.2.2. Express planning permission for SDNP/21/02342/FUL was approved subject to condition on the 16<sup>th</sup> August 2023.

### 3.3 THE PROPOSED DEVELOPMENT

- 3.3.1. Planning Permission is sought for *“the creation and use of a temporary construction compound including access onto the A259, car park, storage yard, welfare and office facilities to support the Exceat Bridge Replacement (SDNP/21/02342/FUL) development, on land to the north of A259, Eastbourne Road and west of Exceat Bridge”*.
- 3.3.2. The construction compound comprises of the following:
- Soil storage area (topsoil will be reinstated to the land after the uses ceases);
  - Material and plant lay-down area;
  - Security kiosk;
  - Crane platform;
  - General storage area;
  - Diesel generator and mains connection;
  - Septic tank;
  - Welfare facilities (including offices, toilets and smoking area); and
  - Parking area for 32 cars.
- 3.3.3. The Proposed Development is split into 6 distinct areas:
- Soil storage area;
  - General storage area (open);
  - Enclosed storage facilities (containers);
  - Welfare facilities (containers); and
  - Parking area for 32 cars.
- 3.3.4. The section of the Proposed Development which houses the office building, car parking area and lay down area will be surrounded by a site hoarding.

- 3.3.5. The lighting around the perimeter of the compound will be low level bulkhead lighting where required for safety and security purposes. Task lighting will be included in the form of spotlights attached the offices/welfare units. During winter low light hours, temporary lighting towers may be used to illuminate the working area and the relevant areas of the compound.

### **3.4 ACCESS**

- 3.4.1. Access to the construction compound would be via a bell mouth located approximately 5m away from the A259.
- 3.4.2. It has been determined that the roads are of an appropriate width to facilitate the types of vehicles which will be required to manoeuvre and pass each other.
- 3.4.3. Details of access to the site can be seen on drawings the block plan and swept path analysis under drawing references 70113821-WSP-GEN-AS-DR-T-3102 and 70113821-WSP-GEN-AS-DR-T-3106 respectively.
- 3.4.4. The Stage 1 Road Safety Audit, submitted to support this planning application, estimates the breakdown of construction traffic accessing the main site compound as follows:
- Office and site staff vehicles – 60 total movements/day;
  - Site vehicles (vans and trucks) - 80 total movements/day;
  - Deliveries – 20 total movements/day; and
  - Heavy goods – 4 movements/day.

### **3.5 DECOMMISSIONING, REINSTATEMENT AND ENHANCEMENT**

- 3.5.1. Upon completion of the works to Exceat Bridge the temporary construction compound to which this application relates will no longer be required. The above and below ground assets will be removed and the landscape and vegetation reinstated (including the landowner land and topsoil) to its original state as arable land.

## 4 PLANNING POLICY CONTEXT

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### 4.1 INTRODUCTION

- 4.1.1. This section of the Planning Statement provides an overview of the national and local planning policies and other guidance documents relevant to the Proposed Scheme.

### 4.2 NATIONAL PLANNING POLICY FRAMEWORK 2024

- 4.2.1. The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023, 19 December 2023 and 12 December 2024. This sets out the government's planning policies for England and how these are expected to be applied.
- 4.2.2. NPPF Section 2 '**Achieving sustainable development**', Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. The objective of sustainable development can be summarised as "meeting the needs of the present without compromising the ability of future generations to meet their own needs."
- 4.2.3. Paragraph 8 states "Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."
- 4.2.4. Paragraph 10 mentions that to achieve the objective of sustainable development, at the heart of the NPPF is a "presumption in favour of sustainable development."
- 4.2.5. Paragraph 11(c) states "plans and decisions should apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay."
- 4.2.6. In Section 4 '**Decision-making**', the NPPF advises local planning authorities in Paragraph 39 that they "should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."

- 4.2.7. **‘On determining applications’** Paragraph 48 states, “planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.”
- 4.2.8. Section 6 **‘Building a strong, competitive economy’**, Paragraph 85 states “decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”
- 4.2.9. Section 12 **‘Achieving well-designed places’**, Paragraph 131 highlights the need for good design in achieving sustainable development. Paragraph 135 states that “planning decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting...”
- 4.2.10. Section 14 **‘Meeting the challenge of climate change, flooding and coastal change’**, Paragraph 164 states that “new development should be planned for in ways that:
- a) avoid increased vulnerability to the range of impacts arising from climate change...”
- 4.2.11. Section 15 **‘Conserving and enhancing the natural environment’**, Paragraph 187 advises that “planning decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
  - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
  - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans...”
- 4.2.12. Paragraph 189 highlights the need to conserve and enhance landscape and scenic beauty in National Parks.
- 4.2.13. At Paragraph 190, the NPPF states “when considering applications for development within National Parks it should include an assessment of:
- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
  - b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
  - c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”

- 4.2.14. Paragraph 191 states “within areas defined as Heritage Coast, planning decisions should be consistent with the special character of the area and the importance of its conservation...”
- 4.2.15. Considering ‘**Ground conditions and pollution**’, Paragraph 196 states “planning decisions should ensure that: a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination...”
- 4.2.16. Paragraph 198 states that planning decisions should ensure “new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
- a) mitigate and reduce to a minimum potential adverse impact resulting from noise from new development...;
  - c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”

### **4.3 LOCAL PLANNING POLICY**

- 4.3.1. The following section identifies and provides an overview of the key local planning policies relevant to the proposed development.
- 4.3.2. All planning applications must be determined in accordance with the relevant statutory development plan unless there are material considerations that indicate otherwise. The Development Plan is a set of local planning policy documents that details the criteria against which planning applications are determined. The adopted development plan relevant to this site comprises of:
- South Downs Local Plan (July 2019);
  - Lewes Core Strategy: Local Plan Part 1 (May 2016);
  - Lewes Local Plan Part 2: Site Allocations and Development Management Policies (February 2020); and
  - Seaford Neighbourhood Plan (February 2020).

#### **SOUTH DOWNS LOCAL PLAN (JULY 2019)**

- 4.3.3. The South Downs Local Plan (SDLP) was adopted in July 2019 and sets out how development in the South Downs National Park will be managed for the next 15 years.

4.3.4. **Table 4-1** below lists and provides a summary of the relevant local planning policies.

**Table 4-1 – South Downs Local Plan Relevant Policy**

Policy Reference	Policy Requirement
Core Policy SD1: Sustainable Development	Emphasises that while considering development proposals the Authority should take a positive approach that reflects the presumption in favour of sustainable development.
Core Policy SD2: Ecosystem Services	Requires development to “g) Conserve and enhance soils, use soils sustainably and protect the best and most versatile agricultural land...”
Strategic Policy SD4: Landscape Character	Highlights the need for development proposals to conserve and enhance landscape character by demonstrating that:  “a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located; b) The design, layout and scale of proposals conserve and enhance existing landscape...”
Strategic Policy SD5: Design	The policy lists a range of considerations for development proposals including a “landscape-led approach and respect for the local character, through sensitive and high quality design...”
Strategic Policy SD6: Safeguarding Views	States “Development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park...”
Strategic Policy SD7: Relative Tranquillity	Seeks development proposals to conserve and enhance relative tranquillity and considers the direct and indirect impacts of the proposals on highly tranquil and intermediate tranquillity areas.
Strategic Policy SD8: Dark Night Skies	States that development proposals must demonstrate that all opportunities to reduce light pollution have been taken and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected.
Strategic Policy SD9: Biodiversity and Geodiversity	Requires development to “b) Identify and incorporate opportunities for net gains in biodiversity...”
Development Management Policy SD11: Trees, Woodland and Hedgerows	States “Development proposals that affect trees, hedgerows and woodland must demonstrate that they have been informed by a full site survey, including an Ecological Survey, Arboricultural Method Statement and associated Tree Protection Plan, and include a management plan.”
Strategic Policy SD12: Historic Environment	“Development proposals will only be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.”

Policy Reference	Policy Requirement
Strategic Policy SD18: The Open Coast	States that development proposals within the Sussex Heritage Coast will not be permitted unless they: “ii. Are necessary for the operational needs of activities in support of the Heritage Coast.”
Strategic Policy SD42: Infrastructure	Requires development proposals for supporting infrastructure to represent the least environmentally harmful option available and minimise design impact on National Parks.
Strategic Policy SD48: Climate Change and Sustainable Use of Resources	All new developments are encouraged to incorporate sustainable design features, as appropriate to the scale and type of development.
Development Management Policy SD54: Pollution and Air Quality	States “Development proposals will be permitted provided that levels of air, noise, vibration, light, water, odour or other pollutants do not have a significant negative affect on people and the natural environment...”
Development Management Policy SD55: Contaminated Land	Ensures that when considering the development of land known or suspected of being contaminated, the principle is one of ensuring the land is “suitable for use”. It is required to submit evidence and remedial measures sufficient to ensure that any unacceptable risk to human health or the health of the environment is removed before development proceedings.

## LEWES CORE STRATEGY: LOCAL PLAN PART 1 (MAY 2016) & LEWES LOCAL PLAN PART 2: SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES (FEBRUARY 2020)

- 4.3.5. Paragraph 1.4 of the Lewes Local Plan Part 2: Site Allocations and Development Management Policies (February 2020) outlines that “*Importantly, the Local Plan Part 2 only applies to the area of Lewes district covered by the Lewes District Planning Authority (i.e. excluding the area within South Downs National Park)*” adding that “*The South Downs Local Plan, adopted by the South Downs National Park Authority (SDNPA) in 2019, now supersedes the Local Plan Part 1 for the area of Lewes District within the National Park.*”
- 4.3.6. As the Site falls within the South Downs National Park Authority area Parts 1 and 2 of the Lewes Local Plan are not considered further.
- 4.3.7. It is also pertinent to note that the South Downs National Park Authority recently undertook a review of its Local Plan, for which public consultation ended on 17 March 2025. The aim of the review is to ensure it is up-to-date and addresses important issues such as nature recovery, climate change, affordable housing and helps local communities thrive. The review is at an early stage of the process (Regulation 18) and therefore the review of the Local Plan has been afforded minimal weight.



## SEAFORD NEIGHBOURHOOD PLAN (FEBRUARY 2020)

4.3.8. The Seaford Neighbourhood Plan was adopted by Lewes District Council in February 2020.

4.3.9. **Table 4-2** below lists and summarises the relevant local planning policies.

**Table 4-2 - Seaford Neighbourhood Plan Relevant Policy**

Policy Reference	Policy Requirement
SEA1 Development within or affecting the South Downs National Park	<p>Requires development within the South Downs National Park to have a landscape led design approach considering the landscape and visual amenity of the National Park.</p> <p>The policy provides a range of considerations that highlight “development within or impacting upon the South Downs National Park must respect:</p> <ul style="list-style-type: none"> <li>a) the landscape setting of Seaford, including meeting the purposes of the South Downs National Park and protecting the character of the Heritage Coast;</li> <li>c) tranquillity and dark night skies;</li> <li>e) features of biodiversity, geological and heritage interest...”</li> </ul>



## 5 PLANNING ASSESSMENT

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### 5.1 INTRODUCTION

- 5.1.1. Section 70(2) of the Town and Country Planning Act 1990 (as amended) and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. This section identifies the main planning considerations arising from the development plan applicable to this planning application as well as the material considerations warranting the grant of planning permission for the Proposed Development.
- 5.1.2. Given the nature of the Proposed Development the main planning considerations are considered to be:
- Principle of Development;
  - Landscape and Visual;
  - Ground Conditions;
  - Archaeology & Cultural Heritage;
  - Heritage Coast;
  - Air Quality;
  - Noise & Vibration;
  - Population and Human Health;
  - Lighting;
  - Ecology; and
  - Biodiversity Net Gain.
- 5.1.3. Below the Proposed Development is considered in turn against the above headings.

### 5.2 PRINCIPLE OF DEVELOPMENT

- 5.2.1. The Proposed Development through the delivery of the temporary compound will facilitate the construction of the Exceat Bridge replacement and associated road improvement and landscaping consented under reference SDNP/21/02342/FUL.
- 5.2.2. The benefits of the Exceat Bridge are outlined in the Planning Statement submitted to support SDNP/21/02342/FUL as follows:
- Improve road safety at the site from an enhanced road layout (large vehicles will not have to encroach onto the opposite carriageway);
  - Provide a combine footway/cycleway on the south side of the bridge, that will significantly improve safety of cyclist and pedestrians;
  - Provide a safe location for visitors to stop and rest at the viewing platforms along the bridge;
  - Reduce pollution resulting from cars idling along traffic queues that develop at times of peak flow (although traffic queues mainly occur at rush hours, they also develop throughout the day through the holiday season) – this will improve air quality;
  - Will remove the constriction created by the existing road layout, removing congestion by permitting two-way traffic flow across the bridge;
  - Be able to be build independently of the existing bridge enabling traffic to continue to use the existing bridge until the new bridge is read, significantly reducing disruption during the construction period; and

- Significantly reduce future maintenance liabilities, reducing road closures and associated disruption by using more durable, weather resistant, materials.

5.2.3. Through the enabling of the Exceat Bridge redevelopment and its associated wide extensive benefits it is therefore considered that the Proposed Development adheres with Section 2 of the NPPF as well as Policy SD1 of the SDLP.

## **5.3 LANDSCAPE AND VISUAL**

- 5.3.1. The Proposed Development, consisting of a large construction plant, site fencing, site facilities and stored materials will be apparent in the landscape at the Site which is located in an area of relatively flat arable land north of the A259.
- 5.3.2. Although partially hidden from view by hedgerow and landform the Proposed Development will result in a temporary effect of slight adverse significance for 18-24 months on landscape character.
- 5.3.3. The temporary introduction of a development urban in nature into the South Downs National Park and Seven Sister County Park means that the Proposed Development is anticipated to have a effect of slight adverse significance on landscape elements.
- 5.3.4. On perceptual qualities, the temporary nature of the Proposed Development, the majority of its operation taking place during the daytime and its location next to the already busy and noisy A259 will result in an effect of none/slight adverse significance.
- 5.3.5. The impact on vehicle users as well as cyclists using NCR2 will have a glimpse of the construction compound for short periods only as the traffic moves past resulting in an effect of none/slight adverse impact on both users.
- 5.3.6. The Proposed Development would be a noticeable feature of the view for residents of Chyngton Lane North, Dymock Farm, Hill House which is readily apparent to the Proposed Development, resulting in a slight-moderate adverse effect.
- 5.3.7. At the point of the Proposed Development's decommissioning restoration efforts will take place and replace any cropland lost due to the construction compound, including sections of heathland and shrubs. Pre-construction arrangements with the landowner has mitigated any cropland loss, overall this will result in a negligible impact on the landscape and agriculture in this area.
- 5.3.8. Overall, the Proposed Development will not arise in any significant landscape or visual effects during construction or operation. Given the above it is considered that the Proposed Development accords with policies SD4: Landscape Character and SD5: Design of the SDLP.

## **5.4 GROUND CONDITIONS**

- 5.4.1. During engagement with the landowner at pre-construction, agreements have been reached for the construction and operational phases to ensure that the proposed development will not affect the following ground conditions:
- The degradation of soil quality during trafficking, handling and reinstatement;
  - Harm to human health and controlled waters arising from the disturbance and mobilisation of unforeseen contamination;
  - Harm to human health due to the potential disturbance of unexploded ordnance.

- 5.4.2. With the implementation of an appropriate Construction Environment Management Plan (CEMP) there will be no significant residual effects on geology and soils incurred by the Proposed Development.
- 5.4.3. It is therefore considered that the Proposed Development adheres to policies SD55: Contaminated Land and SD2: Ecosystem Services of the SDLP.

## **5.5 ARCHAEOLOGY AND CULTURAL HERITAGE**

- 5.5.1. The baseline conditions, potential construction & operational impacts, mitigation and residual impacts on archaeology and cultural heritage in relation to the Proposed Development are outlined in full in the non-statutory environmental assessment submitted to support this planning application.
- 5.5.2. The Proposed Development will result in no change any designated or non-designated built heritage assets, either through physical impact or change to setting. Therefore, no significant residual effects on built heritage assets are anticipated.
- 5.5.3. Prior to works commencing, the compound area will be scanned by ground penetrating radar to identify any anomalies. In terms of archaeological remains, the Proposed Development will have no effect on Scheduled Monument. Measures and controls will significantly reduce impacts from Proposed Development on non-designated archaeological remains.
- Under a watching brief, the construction compound will be stripped of topsoil and a small amount of subsoil prior to laying down a geotextile material and a working surface of crushed stone. Due to measures and controls any artefacts will be identified and reduce the risk of damage; and
  - No archaeological remains are recorded at the proposed construction compound location.
  - To mitigate the above the following programme has already been approved by the LPA:
  - Archaeological trial trenching of the construction compound consisting of 6no 30m x 1.8 trenches equivalent to 5.6% of the site. This archaeological evaluation will be undertaken sufficiently in advance of the construction to allow for subsequent mitigation, if required, to be completed in advance of construction commencing; and
  - The scope of the archaeological evaluation and reporting is defined in a Written Scheme of Investigation (WSI) to be submitted to the East Sussex County Archaeologist for approval in advance of operations commencing on site.
- 5.5.4. Additionally, to ensure minimal impact during the construction phase of the Proposed Development the use of low compaction plant over areas of wet ground as well as the demarcating of the works boundary with temporary fencing which will be secured via the CEMP.
- 5.5.5. The above demonstrates that the Proposed Development complies with Strategic Policy SD12: Historic Environment of the SDLP

## **5.6 HERITAGE COAST**

- 5.6.1. The Proposed Development is essential to the delivery of the Exceat Bridge Replacement scheme. The Exceat Bridge Replacement scheme will facilitate the South Downs National Park's role as a tourist attraction.
- 5.6.2. Although the Proposed Development will result in the temporary loss of some agricultural land the affected area will be fully reinstated to its previous use and quality after decommissioning. Implemented measures will ensure that the lands functionality as agricultural land will not be irreversibly affected as a result of the Proposed Development.

- 5.6.3. Overall, this will result in an effect of negligible significance to the character of the area and demonstrates adherence with Strategic Policy SD18: The Open Coast of the SDLP and Policy SEA1 of the SNP.

## **5.7 AIR QUALITY**

- 5.7.1. The Air Quality chapter of the non-statutory environmental assessment finds that the relocation of the construction compound eastward compared to the 2021 construction compound will reduce the number of sensitive receptors within 350m (the distance over which the Institute of Air Quality Management (IAQM) suggests that construction dust effects have the potential to occur) of the Site.
- 5.7.2. Operational impacts resulting from the Proposed Development include the transportation of materials, construction plant and machinery to and from site, including transport of the surface materials (Type 1 material), cabins, enabling works, concrete wagons, rebar delivery, structural steel delivery, crane delivery, piling rig delivery and earthworks.
- 5.7.3. The chapter outlines that with the implementation of a CEMP no significant effects of air quality from the construction or operation of the Proposed Development would occur.
- 5.7.4. It is therefore considered that the Proposed Development accords with NPPF Paragraph 110 and Policy SD54: Pollution and Air Quality of the SDLP.

## **5.8 NOISE & VIBRATION**

- 5.8.1. The noise & vibration chapter of the non-statutory environmental statement identified that the residential properties at Dymock Farm and on Chyngton Lane North were of a high sensitivity to construction noise. Other sensitive receptors to construction noise included the Hill House Bed & Breakfast. Dymock Farm was also identified as being of a high sensitivity to construction vibration.
- 5.8.2. Construction noise arising from the Proposed Development will be controlled by the application of Best Practicable Means under Section 72 of CoPA 1974 and good practice under BS 5228 Part 1: Noise (BSI, 2014) throughout the construction period.
- 5.8.3. These methods of good practice include:
- All materials will be handled in a manner which minimises noise. This includes minimising drop heights into hoppers and lorries;
  - All staff and operatives will be briefed on the requirement to minimise nuisance from site activities;
  - Audible reversing warning systems used on mobile plant and vehicles of a type, whilst still giving proper warning, will have a minimum noise impact on persons outside the site boundaries;
  - Normal working hours will be restricted to 7:30 and to 16:30 on weekdays with no working on weekends or bank holidays, as far as practicable;
  - Any work outside of normal working hours will be agreed with the EHO at SDNP and notice will be given prior to the works to the local residents; and
  - A representative will be available on site during working hours to answer queries or address any concerns expressed by members of the public.
- 5.8.4. The measures outlined above will be included in the CEMP. With the adoption of the above no additional mitigation is required to negate the impact of construction noise or vibration arising from the Proposed Development with no significant adverse effects expected.

- 5.8.5. The measures outlined above ensures that the Proposed Development aligns with Policy SD54: Pollution and Air Quality of the SDLP.

## **5.9 POPULATION AND HUMAN HEALTH**

- 5.9.1. The Population and Human Health chapter of the non-statutory environmental assessment reports that the Proposed Development could give rise to the following potential impacts:

- Construction traffic associated with the Proposed Scheme would travel to and from the proposed construction compound, which could disrupt access to properties and local businesses outlined in the baseline;
- Increased construction traffic also has the potential to impact users of the NCN Route 2, making it less desirable to cyclists as a result of potential adverse impacts on amenity and increased fear associated with construction traffic. However, there is an alternative route on the NCN Route 2 where the route follows a bridleway that departs from Seaford to the north of Chyngton Farm accessing the existing Exceat Bridge from the south at Cuckmere Inn. If NCN Route 2 users were to use this alternative route they would not need to travel along the A259 south of the proposed construction compound;
- Temporary land take is required at Dymock Farm for the construction compound;
- Activities associated with the construction compound could lead to a reduction in amenity. For the purposes of this Appraisal, amenity is considered to be a combination of air quality, noise and visual amenity; and
- The construction traffic and activities associated with the construction compound could impact on the following health determinants; air quality; visual amenity; noise; water; and opportunities for physical activity.

- 5.9.2. It is considered that with an appropriate CEMP implemented there will be no significant residual effects on population and human health as a result of the Proposed Development. This demonstrates adherence with national planning policy as well as Core Policy SD1: Sustainable Development of the SDLP.

## **5.10 LIGHTING**

- 5.10.1. To avoid the impacts of the lighting associated with the Proposed Development a number of methods of mitigation are proposed and are described in full in the lighting chapter of the non-statutory environmental assessment which supports this Planning Application
- 5.10.2. The lighting around the compound's perimeter will consist of low-level bulkhead lights for safety and security, with task lighting provided by spotlights on offices and welfare units. Temporary lighting towers may be used during winter's low-light hours. Lighting will be strategically placed to illuminate only necessary areas until 18:00, with any further lighting subject to agreement with the LPA. The design will follow guidelines to minimize light pollution, using downward-pointing lights with a colour temperature of 3000K or less and an upward light ratio (ULR) of zero to prevent skyglow.
- 5.10.3. To ensure adherence with ecological and Dark Skies Area objectives the following measures are to be taken:
- All lighting to be orientated so that illumination of the Cuckmere River and SSSI beyond the compound is restricted to that which is absolutely necessary for workforce safety;

- All work site lighting to be extinguished before 08:00 and 18:00. Some lighting may be required during winter low-light hours for security purposes however, consideration will be given to the site being in a Dark Skies Area to ensure the impact of light pollution is minimised impact;
- A lighting strategy plan will be prepared and submitted to SDNPA for approval prior to the commencement of works in accordance with the CEMP for the main works;
- The Environmental Manager is to inspect the location and orientation of the construction lighting prior to its deployment to ensure the above objectives have been met; and
- Weekly inspection of the location and orientation of the lighting shall be undertaken by the Environmental Manager to address any inadvertent or temporary repositioning of the equipment in accordance with the CEMP for the main works.

5.10.4. Given the above it is therefore considered that the Proposed Development adheres to Strategic Policy SD8: Dark Night Skies of the SDLP.

## 5.11 ECOLOGY

- 5.11.1. The non-statutory environmental report has a letter from Lisa Royce, Senior Ecologist at WSP, appended to it.
- 5.11.2. It outlines that the Proposed Development has not undergone a dedicated ecological assessment. It outlines that an ecological assessment was previously conducted for the original proposed location, approved under planning application SDNP/21/02342/FUL. Since the new location is just 15 metres east of the original site, the habitat and zone of influence used in that assessment remain the same.
- 5.11.3. The appended letter states that:

*“Based on the evidence from the previous ecological assessment and an updated data search on Defra’s Multi-Agency Geographical Information for the Countryside (MAGIC), we believe the newly proposed site location poses a low risk for ecological impact. As there is potential for reptiles and nesting birds within the vegetation, it is recommended that vegetation clearance be carried out under ecological supervision as a form of precautionary method of works to ensure protected and notable species are not affected.”*

- 5.11.4. The above demonstrates that the Proposed Development adheres to Strategic Policy SD9: Biodiversity and Geodiversity of the SDLP.

## 5.12 BIODIVERSITY NET GAIN

- 5.12.1. A Biodiversity Net Gain (BNG) Assessment has been submitted alongside this Planning Statement to support the application. The BNG Assessment describes in full the methodology used to undertake the assessment, the results as well and the recommendations and next steps. The findings of the BNG assessment are summarised below.
- 5.12.2. In conclusion, the BNG assessment recorded an on-site baseline of 1.96 habitat units and 0.16 hedgerow units and found that the net percentage change in habitat units and hedgerow units would be 10.01% and 115.86% respectively.
- 5.12.3. The assessment also found that the Proposed Development achieves the BNG good practice principles of:
- Apply the mitigation hierarchy;
  - Avoid losing biodiversity that cannot be offset by gains elsewhere;

- Be inclusive and equitable;
- Address risks;
- Make a measurable Net Gain contribution;
- Achieve the best outcomes for biodiversity;
- Be additional;
- Create a Net Gain legacy;
- Optimise sustainability;
- Be transparent.

5.12.4. The above demonstrates that the Proposed Development adheres to Strategic Policy SD9: Biodiversity and Geodiversity of the SDLP.



## 6 SUMMARY AND CONCLUSION

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6.1.1. Planning permission is sought for:

*“The creation and use of a temporary construction compound including access onto the A259, car park, storage yard, welfare and office facilities to support the Exceat Bridge Replacement (SDNP/21/02342/FUL) development, on land to the north of A259, Eastbourne Road and west of Exceat Bridge”*

6.1.2. The Proposed Development will facilitate the construction of the already Exceat Bridge Replacement development, already consented under SDNP/21/02342/FUL which was approved in July 2023.

6.1.3. The potential adverse effects of the Proposed Development will be appropriately mitigated. The decommissioning of the Proposed Development will include the full restoration of the Site to its previous use and standard.

6.1.4. It is therefore considered that taking the Development Plan as a whole, the Proposed Development complies with the plan, and that the Development Plan and other material considerations point strongly in favour of the grant of planning permission.





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