

## PLANNING COMMITTEE

MINUTES of a meeting of the Planning Committee held at Council Chamber, County Hall, Lewes on 17 September 2025.

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PRESENT Councillors Philip Lunn (Deputy Chair), Abul Azad, Godfrey Daniel, Kathryn Field, Eleanor Kirby-Green and Paul Redstone

### 15. MINUTES OF THE MEETING HELD ON 16 JULY 2025

15.1 The Committee approved as a correct record the minutes of the meeting held on 16 July 2025.

### 16. APOLOGIES FOR ABSENCE

16.1 Apologies for absence were received from the Chair, Councillor Liddiard and Councillor Rodohan. Councillor Lunn, the Vice Chair, took the Chair for the meeting.

16.2 It was noted that Councillor Redstone was in attendance as a substitute for Councillor Liddiard.

### 17. DISCLOSURES OF INTERESTS

17.1 There were none.

### 18. URGENT ITEMS

18.1 There were none.

### 19. REPORTS

19.1 Reports referred to in the minutes below are contained in the minute book.

### 20. VARIATION OF CONDITION 3 OF PLANNING PERMISSION LW/799/CM(EIA) TO EXTEND THE HOURS OF WORKING. FISHER'S WHARF, EAST QUAY, NEWHAVEN PORT, NEWHAVEN BN9 0BN - LW/896/CM

20.1 The Committee considered a report by the Director of Communities, Economy and Transport.

20.2 Members have considered the report and agree with the conclusions and reasons for the recommendation set out in paragraph 8.1 of the report.

20.3 The Committee RESOLVED to grant planning permission subject to the following conditions:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the drawings and documents listed in the Schedule of Approved Plans as referenced under planning application LW/799/CM (EIA).

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

3. The site shall not be used for the development hereby permitted other than between the hours of 07.00 - 20.00 on Mondays to Fridays inclusive and 07.00 - 17.00 on Saturdays, except for the loading of train wagons with aggregate material, which shall take place between the hours of 06.00 - 20.00 on Mondays to Saturdays inclusive, excluding on Bank and Public Holidays. There shall be no activities outside these times except in an emergency or unless otherwise agreed in writing with the Director of Communities, Economy and Transport.

Reason: In the interests of safeguarding the amenities of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013.

4. The movement of vehicles associated with the use hereby approved shall not take place except via the Newhaven port access road (McKinlay Way) to the east of the site. No such vehicles shall use the port access via Railway Road, Clifton Road and Beach Road, unless for reasons of an emergency.

Reason: In the interests of safeguarding the amenities of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013.

5. All activities associated with operations permitted under application LW/799/CM(EIA) and details hereby approved regarding the extension of permitted processing hours, shall be carried out in accordance with The Operational Travel Plan approved under application LW/799/CM(EIA).

The operational travel plan shall be implemented in accordance with the approved details.

Reason: In the interests of safeguarding the amenities of the locality in accordance with Policy WMP 25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013.

6. All activities associated with operations permitted under application LW/799/CM(EIA) and details hereby approved regarding the extension of permitted processing hours, shall be carried out in accordance with the Dust Mitigation Scheme approved under application LW/799/CM(EIA).

The dust mitigation scheme shall be implemented in accordance with the approved details.

Reason: In the interests of safeguarding the amenities of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013.

7. External lighting at the site shall be in accordance with details approved on 30 August 2018 under Condition 10 of LW/799/CM(EIA). No additional external lighting shall be installed on the site unless otherwise submitted to and agreed in writing by the Director of Communities, Economy and Transport.

Reason: To protect the general amenities of the area in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013.

8. All activities associated with operations permitted under application LW/799/CM(EIA) and details hereby approved regarding the extension of permitted processing hours, shall be

carried out in accordance with The Noise Management Plan approved under application LW/799/CM(EIA).

The noise management plan shall be implemented in accordance with the approved details.

Reason: In the interests of safeguarding amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013.

9. The noise rating level from the site shall at all times not exceed the measured background noise level at the nearest noise sensitive receptors at The Hope Inn, Newhaven Marina and Marine Drive, as shown at Appendix B in the Noise Assessment Report (ref. 4598), dated 12 October 2017, by WBM Acoustic Consultants, as measured in accordance with BS 4142:2014.

Reason: In the interests of safeguarding the amenities of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

10. The applicant shall notify the County Planning Authority of the commencement of the permitted extended hours. Within one month of the start of the permitted extended operating hours a noise monitoring assessment will be carried out by a suitably qualified independent 3rd party acoustic consultant, following recognised good practice, to determine compliance with condition 9 and a report submitted in writing to the Director of Communities, Economy and Transport.

The report shall:

- a) demonstrate whether the noise levels required by condition 9 are being achieved;
- b) if the survey does not demonstrate such compliance the report must include measures to reduce noise, which shall first be agreed in writing by the Director of Communities, Economy and Transport, such that the noise levels required by condition 9 will be met;
- c) These measures shall be implemented within a time period to be agreed by the Director of Communities, Economy and Transport, and compliance shall be demonstrated by a further noise survey, which must be submitted to and agreed in writing by the Director of Communities, Economy and Transport within a further 3 months of the measures being implemented.

Reason: In the interests of safeguarding the amenities of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

11. The Flood Risk Management measures, including proposed mitigation, as set out in Section 8.0 of the Water Environment and Flood Risk Assessment report by SLR Consulting Limited, dated October 2017 and approved under Permission LW/700/CM(EIA) shall be carried out as part of the development. The measures shall be fully implemented and subsequently maintained throughout the duration of the development.

Reason: To ensure the risk of flooding is adequately managed and minimised in accordance with Policy WMP28a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013.

## INFORMATIVES

1. The permitted site operations will enable the production of recycled aggregate to be sold from the site. As such the site operator will be required to make annual returns (detailing sales production and capacity) to the minerals planning authority in respect of the Aggregate Monitoring survey. This information will then be collated and sent to the South East Aggregate Working Party on behalf of the Government.

2. The applicant is reminded that the site will be monitored as part of the County Council's Site Monitoring Policy, to ensure operations at the site remain in compliance with the conditions attached to the planning permission hereby approved.

3. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be East Sussex County Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available the permission does not require the approval of a biodiversity gain plan before development has begun because one of the statutory exemptions or transitional arrangements listed is relevant.

### Schedule of Approved Plans and Documents

Supporting Statement, Site Noise Monitoring Report, Figure L-DR1 Rev A Site Location Plan, Wbm Technical Note 4903 Brett Newhaven August 2025 Rev2 (a), Wbm Technical Note 4903 Brett Newhaven August 2025 Rev2 (b)

### 21. USE OF LAND FOR THE IMPORTATION, DEPOSIT, STORAGE & PROCESSING FOR RECYCLING AND RECOVERY OF SKIP WASTE COMPRISING CONSTRUCTION, DEMOLITION AND EXCAVATION WASTE, COMMERCIAL AND INDUSTRIAL, AND HOUSEHOLD WASTE (PART RETROSPECTIVE) INCLUDING CONSTRUCTION OF NEW CONCRETE HARDSTANDING AND STORAGE BAYS. HOLE FARM, WESTFIELD LANE WESTFIELD TN35 4SA FOR ECOSKIP WASTE & RECYCLING LTD - RR/899/CM

21.1 The Committee considered a report by the Director of Communities, Economy and Transport.

21.2 Members have considered the report and agree with the conclusions and reasons for the recommendation set out in paragraph 8.1 of the report.

21.3 The Committee unanimously RESOLVED to grant planning permission subject to the following conditions:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the plans and documents listed in the Schedule of Approved Plans and Documents.

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

3. Within one month of the date of the permission hereby approved, the applicant is required to submit a timetable for the implementation of details contained within the schedule of approved plans and documents, for written approval to the Director of Communities, Economy and Transport. Following approval, all works shall be carried out in accordance with the details contained within this document.

The document should include, but is not limited to, details pertinent to the following:

- Installation of concrete pad
- Installation of bays and associated concrete blocks
- Installation of drainage system
- implementation of any landscaping, planting and biodiversity enhancements
- Installation of any planting
- Implementation of a wheel washing area

For the avoidance of doubt, all works required to bring the site into compliance with the Site Layout Plan shall be completed no later than 6 months following the date on which this permission is granted, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

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

4. Prior to the use of the concrete pad area as identified on the Site Layout Plan approved under this permission (RR/899/CM) an above-ground 30,000l sealed tank shall be installed and be in operation, unless otherwise agreed in writing.

Reason: To ensure satisfactory drainage of the site in accordance with Policy WLP28b of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Policy SRM2 of the Rother Local Plan Core Strategy.

5. The site shall only be used for the purposes identified in the planning application, namely the importation, deposit, storage and processing of no more than 10,000 tonnes per annum of skip waste comprising 9,500 tonnes of construction, demolition and excavation waste and no more than 500 tonnes of incidental items which may be classed as commercial, industrial and household waste under Waste Code 20 03 07. No putrescible or hazardous waste shall be permitted at the site.

Reason: In the interests of amenity of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and to ensure the continued protection of the environment and amenity of the area as required under Policy RD1 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan Revised Policies Document 2024.

6. The site shall, at all times, operate in accordance with the details contained within the Odour Management Plan submitted and subsequently approved under this planning permission (RR/899/CM). Any rejected waste items shall be identified and stored within the sealed container identified on the approved Site Layout Plan accompanying this permission and legally disposed of as soon as practically possible.

Reason: For the interest of minimising the risk of odour on site and in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and to ensure the continued protection of the environment and amenity of the area as required

under Policy RD1 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan Revised Policies Document 2024.

7. Upon receipt, any waste items classified as household waste shall be stored in designated skip as specified on the approved Site Layout Plan only. Sorting activities shall be undertaken in accordance with the details contained within the approved Odour Management Plan submitted which requires items to be sorted and stored on the same working day and in any case no longer than 24 hours. The designated area for skip storage must remain solely within the area of the concrete pad at all times.

Reason: In accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and to ensure the continued protection of the environment and amenity of the area as required under Policy RD1 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan Revised Policies Document 2024.

8. No waste management activities including the import and export of materials by vehicles shall be undertaken at the site except between the hours of 08.00 - 18.00 on Mondays to Fridays and 08.00 - 13.00 on Saturdays and there shall be no working on Sundays, Bank or Public Holidays.

Reason: In the interests of amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and to ensure the continued protection of the environment and amenity of the area as required under Policy RD1 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan Revised Policies Document 2024.

9. Notwithstanding the terms of condition 8 no crushing or screening of any sort shall take place at the site other than between the hours of 09.00 - 16.00 on Mondays to Fridays only with no working on Saturdays, Sundays, Bank and Public Holidays.

Reason: In the interests of amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and to ensure the continued protection of the environment and amenity of the area as required under Policy RD1 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan Revised Policies Document 2024.

10. The tool store and office/ welfare unit shall be constructed of white coloured metal containers and installed as per the details contained within the list of scheduled plans and document and shall be located as per the approved Site Layout Plan hereby approved. No other buildings or structures shall be installed on the site unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To ensure the continued protection of the environment and amenity of the area as required under Policy RV1 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan Revised Policies Document 2024, Policy DEN1 of the Rother District Council Development and Site Allocations Local Plan 2019 and Policy EN1 of the Rother Local Plan Core Strategy 2014.

11. The 2.4m high palisade and chain link fencing panels and interlocking concrete blocks hereby permitted shall be coloured Dark Green (RAL 6005), unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To integrate the boundary treatment into the local landscape and wider High Weald National Landscape in accordance with Policy RV1 of the East Sussex South Downs and Brighton and Hove Waste and Minerals Local Plan Revised Policies 2024, Policy DEN1 of the

Rother District Council Development and Site Allocations Local Plan 2019 and Policy EN1 of the Rother Local Plan Core Strategy 2014.

12. Unless otherwise agreed in writing by the Director of Communities, Economy and Transport, no machinery or equipment shall be used at the site except for those permitted under this application, as follows:

- One Terex Finlay 833 Screener
- One Terex TAS-150 Air separator.
- One Mobile Trommel
- One Terex 833+ Crusher
- One 360 loading shovel/ excavator - JCB JS145 (excavator) and JCB 436 (loading shovel)

Use of this machinery shall be carried out in accordance with the Noise Impact Assessment approved under this application (RR/899/CM).

Reason: In the interests of amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and to ensure the continued protection of the environment and amenity of the area as required under Policy RD1 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan Revised Policies Document 2024.

13. No material stored within the bays specified on the approved Site Layout Plan shall exceed the 2.4m height of these bays. Any material stored outside of the bays but within the concrete pad shall also not exceed 2.4m in height. Any material stored in the designated storage areas as specified on the Site Layout Plan shall not exceed 6m in height.

Reason: In the interests of amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and to ensure the continued protection of the environment and amenity of the area as required under Policy RD1 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan Revised Policies Document 2024 Policy DEN1 of the Rother District Council Development and Site Allocations Local Plan 2019.

14. Within one month of the date of this permission hereby granted, four marker posts shall be erected within the site (in specified locations) to identify the 6 metre materials height limit imposed in the designated storage areas. Those posts shall be retained for the duration of the use hereby approved and immediately replaced if lost or damaged. The approved scheme shall be implemented in full.

Reason: To enable the identification of the approved materials height limit in the interests of amenity and the landscape of the High Weald National Landscape in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and to ensure the continued protection of the environment and amenity of the area as required under Policy RD1 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan Revised Policies Document 2024 and Policy DEN1 of the Rother District Council Development and Site Allocations Local Plan 2019.

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

Reason: To protect the water environment from pollution in accordance with Policy WMP28b of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

16. In alignment with the Transport Assessment approved under this permission, no more than 40 daily vehicle movements (20 in and 20 out) will be permitted at the site, unless otherwise agreed in writing by the Director of Communities, Economy and Transport. This includes all business, staff and other ancillary movements.

Reason: In the interests of highway safety and amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

17. Within one month of the date of this permission, a designated vehicle washdown and inspection area shall be installed as per the approved Site Layout Plan (RR/899/CM). The washdown area shall be maintained and used on vehicles for the duration of the development.

Reason: In the interests of highway safety and amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013

18. Upon commencement of the development hereby approved, the approved Dust and Emissions Management Plan (RR/899/CM) shall be implemented in full for the lifetime of the development with associated equipment being maintained to ensure that best practicable means are taken to ensure that equipment is fit for purpose and in full working order.

Reason: In the interests of highway safety and amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

19. Prior to the changes to the development taking place a parking area shall be provided in accordance with the approved plans/details which shall have been submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority and the area shall thereafter be retained for that use.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

20. For the duration of the development, the vehicle turning spaces as detailed in approved drawing number 2555-004-07 shall remain clear and free of obstruction at all times to ensure the safety of vehicle movements.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

21. The noise rating level emitted from the site at all times shall not exceed 43 dB LAeq 1 hour (freefield) when measured in accordance with BS 4142:1997 or equivalent at the Noise Sensitive Receptor A shown in Figure 4 of the Addendum Noise Report dated August 2012 under planning permission RR/700/CM and Figure 1 of the Materials Processing Facility Noise Assessment report dated September 2013 under planning application RR/724/CM.

Reason: In the interests of amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013

22. Any noise mitigation measures recommended in the approved Noise Impact Assessment (this includes fitting a polyurethane sieve plate and rubber isolators to the screener) shall be implemented before the new equipment is brought into operation, such measures shall be maintained at all times.



Reason: In the interests of amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

23. The operational noise rating level shall, at all times, be no more than +5dB above the background noise levels, as determined at the nearest noise sensitive receptors and in accordance with the latest version of BS4142'.

Reason: In the interests of amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 .

24. Within 3 months of the site becoming fully operational, the results of an independent noise survey shall be submitted to the Director of Communities, Economy and Transport for written approval. Any additional mitigation measures that the Director of Communities, Economy and Transport deems to be necessary in order to meet other relevant conditions detailed within this permission, shall be implemented with immediate effect.

Reason: In the interests of amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

25. Prior to the use of the extended concrete pad hereby permitted, further details relating to drainage shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. The details shall include the following:-

- Detailed design for the drainage and storage of rainwater for the concrete pad shall be provided. This will need to include construction details and a plan for managing water levels in the tank such that sufficient spare capacity is maintained at all times for a design storm of 1% AEP (100 year return period) plus 45% Climate Change Allowance.

- Details of the outfall of the proposed attenuation tank and how it is drained shall be provided as part of the design.

Reason: To ensure satisfactory drainage of the site in accordance with Policy WLP28b of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Policy DEN5 of the Rother District Council Development and Site Allocations Local Plan 2019 and Policy EN7 of the Rother Local Plan Core Strategy 2014.

26. Details of the approved surface water drainage scheme as detailed in Condition 25 shall be implemented in full no later than 3 months following the date of planning permission being granted.

Reason: To ensure satisfactory drainage of the site in accordance with Policy WLP28b of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Policy DEN5 of the Rother District Council Development and Site Allocations Local Plan 2019 and Policy EN7 of the Rother Local Plan Core Strategy 2014

27. A maintenance and management plan for the drainage system as per the details required under conditions 25 and 26 shall be submitted for approval before any construction commences on site and shall be implemented for the lifetime of the development.

Reason: To ensure satisfactory drainage of the site in accordance with Policy WLP28b of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Policy DEN5 of the Rother District Council Development and Site Allocations Local Plan 2019 and Policy EN7 of the Rother Local Plan Core Strategy 2014.

28. The details contained within the approved Landscape Specification and Management Plan and Planting Proposals Plan (RR/899/CM) shall be implemented within the first suitable

planting season following the date of this permission and maintained in full for the lifetime of the development.

Reason: to ensure the continued protection of the environment and amenity of the area and wider High Weald National Landscape as required under Policy RD1 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan Revised Policies Document 2024 as well as Policies EN1 and EN5 of the Rother Local Plan Core Strategy 2014 and Policy DEN2 of the Rother District Development and Site Allocations Plan 2019.

29. No materials or equipment shall be stored within 2 metres of the site boundaries. Furthermore, the boundaries of the site shall, at all times, remain free of material overspill and any associated litter. In the event that any damage to existing vegetation is observed, like for like compensatory planting will be required

Reason: To prevent overspill of materials into adjacent land and to ensure the continued protection of the environment and amenity of the area and wider High Weald National Landscape as required under Policy RD1 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan Revised Policies Document 2024 as well as Policies EN1 and EN5 of the Rother Local Plan Core Strategy 2014 and Policy DEN2 of the Rother District Development and Site Allocations Plan 2019.

30. Specifications and proposed locations of bird and bat boxes to be installed in accordance with the Ecological Impact Assessment hereby approved under this application, shall be submitted to the Director of Communities, Economy and Transport no later than 3 months after the date upon which permission is granted.

Reason: to ensure the continued protection of the environment and amenity of the area and in the interests of the High Weald National Landscape as required under Policy RD1 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan Revised Policies Document 2024 as well as Policies EN1 and EN5 of the Rother Local Plan Core Strategy 2014 and Policy DEN2 of the Rother District Development and Site Allocations Plan 2019

31. No artificial external lighting, including floodlighting, shall be installed or used in relation to the development hereby permitted other than in accordance with details first submitted to and approved in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of amenity and the character and appearance of the area and High Weald National Landscape in accordance with Policies WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Policy OSS4 of the Rother District Council Local Plan Core Strategy 2014 as well as Policies EN1 and EN5 of the Rother Local Plan Core Strategy 2014 and Policy DEN2 of the Rother District Development and Site Allocations Plan 2019

## INFORMATIVES

### 1. Environmental permit

Please note that this development may require an environmental permit, a variation of an existing permit or an exception from an environmental permit from us.

Further information can be found on the gov.uk website –

<https://www.gov.uk/topic/environmental-management/environmental-permits>

The Applicant must ensure that the operations at the site are in accordance with the Environmental Permitting (England and Wales) Regulations 2016. The Applicant is advised to contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday 8am to 6pm) or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk) for further permitting advice.

Please note that the need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of a permit.

2. Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used.

3. Applicant is reminded enforcement action will be taken will be taken in the event that the site does not comply with details agreed from the date on which the permission granted.

4. The Highway Authority expects the parking and waiting of all the vehicles utilising the site to be managed at all times to ensure that there is no waiting or delays occurring on the main carriageway and furthermore, wish for the access onto Westfield Lane be free from parked vehicles.

5. Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the relevant legislation included in Schedule 14 of the Environment Act 2021.

6. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

7. The permitted site operations will enable the production of recycled aggregate to be sold from the site. As such the site operator will be required to make annual returns (detailing sales production and capacity) to the minerals planning authority in respect of the Aggregate Monitoring survey. This information will then be collated and sent to the South East Aggregate Working Party on behalf of the Government.

8. The applicant is reminded that the site will be monitored as part of the County Council's Site Monitoring Policy, to ensure operations at the site remain in compliance with the conditions attached to the planning permission hereby approved.

#### Schedule of Approved Plans and Documents

2555-004-02 - Site Location Plan, Appendix 1 - Ecological Impact Assessment, Appendix 2a - Landscape Works Specification and Landscape Management Plan, Appendix 2b - Planting Proposals, Appendix 3 - Noise Impact Assessment, Appendix 5 - dust & Emissions Management Plan, Appendix 7 - Swept Path (Articulated Vehicle), Appendix 8 - Transport Assessment, Appendix 9 - Carbon Assessment, Ecoskips Supporting Statement Revised 11 June 2025 , Revised site layout plan 2555 004 03 Plp (d) A1 (002), Appendix 4 Drainage Statement V1.2 Amended 10 07 2025 (002), Appendix 6 Odour Management Plan V1.2 Amended 11 07 2025, Tool Shed 2555 004 08 Tse ( ) A4, 2555 004 09 Fencing Elevs ( ) A4

(The meeting ended at 11.08 am)

CHAIRMAN