

Application No. PC/161448

Mr Mackelden C/O Mr John Ball  
Building Design  
3 Connaught Road  
Eastbourne  
BN21 4PY

**TOWN AND COUNTRY PLANNING ACT 1990  
PERMISSION TO DEVELOP LAND SUBJECT TO CONDITIONS**

**Location:** Mill Gap House, 2 Mill Gap Road, Eastbourne  
**Proposal:** Demolition of part of former Hospice building. Conversion and change of use of remaining former Hospice into 3 dwellinghouses. In addition, construction of 6 further dwellinghouses on the site. Minor alterations to include reconfiguration and insertion of new windows at Coach House (Cottage).  
**Decision Date:** 21<sup>st</sup> June 2017

In pursuance of their powers under the above Act, the Council as Local Planning Authority hereby permit you to develop land in accordance with the proposals set out in your application and shown on the plan(s) listed, subject to the conditions as specified hereunder:-

**SEE SCHEDULE OF CONDITIONS AND REASONS ATTACHED**

This permission must **not** be treated as an **approval under the Building Regulations** which may require a **separate application** and is granted subject to due compliance with the general statutory provisions in force in the Borough and nothing herein shall be regarded as dispensing with such compliance.

Access for Fire Brigade: your attention is hereby drawn to the provisions of Section 35 of the East Sussex Act 1981.

This permission does not convey any approval to carry out alterations to the public highway, which will require separate consent from the Highway Authority.

Dated: 21<sup>st</sup> June 2017



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Leigh Palmer  
**Senior Specialist Advisor**

**EAST SUSSEX ACT 1981  
SECTION 35**

- (1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the Fire Authority, they are satisfied that the plans show:
  - (a) that there will be adequate means of access for the Fire Brigade to the building or, as the case may be, to the building as extended; and
  - (b) that the building or, as the case may be, the extension of the building, will not render inadequate any existing means of access for the Fire Brigade to a neighbouring building.
- (2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990 unless notice of the provisions of this section is endorsed on or accompanies the planning permission.
- (3) Section 64(2) and section 65(2) to (5) of the Act of 1936; (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the Act of 1936.
- (4) Any person aggrieved by the action of the District Council in rejecting plans under this section may appeal to a Magistrates' court.
- (5) In this section references to the adequacy or inadequacy of means of access for the Fire Brigade shall be construed as reference to a means of access adequate, or, as the case may be, inadequate for use for fire-fighting purposes by means of one or more Fire Brigades and their appliances.

**NOTES**

**TOWN AND COUNTRY PLANNING ACT 1990**

**Appeals**

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 Planning Inspectorate under Section 78 of the Town and Country Planning Act 1990; within 6 months of the date of this notice.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of the service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever expires earlier.

If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

If you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at: Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN  
or online at: [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate).

The Planning Inspectorate 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 Planning Inspectorate 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 it imposed, having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under the Order.

In practice, the Planning Inspectorate does not refuse to consider appeals solely because the Local Authority based its decision on a direction by the Planning Inspectorate.

### **Purchase Notices**

If either the Local Planning Authority or the Planning Inspectorate 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 can he 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.

In these circumstances, the owner may serve a purchase notice on the Council (that is where the land is situated in a National Park, the National Park authority for that Park), or in any other case the district council (or County Council which is exercising the functions of a district council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part 6 of the Town and Country Planning Act 1990.

### **Statement of positive and proactive action**

The Council has published its saved policies of the Borough Plan 2007 and the Core Strategy Local Plan 2013 on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. The Council also offers a pre application advisory service which applicants are encouraged to engage with prior the submission of any application.

Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

## SCHEDULE OF CONDITIONS AND REASONS

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of permission.  
Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

- 2) The development hereby permitted shall be carried out in accordance with the approved drawings submitted on 21<sup>st</sup> November 2016:

- 2940/3/23, Cottage Floor and Roof Plans and Section – Proposed
- 2940/3/24, Cottage Elevations – Proposed
- 2940/3/25, Cottage Site Plan - Proposed
- 2940/3/26, Ground Floor Plan – Proposed Conversion
- 2940/3/27, First Floor Plan – Proposed Conversion
- 2940/3/28, Basement and Second Floor Plans – Proposed Conversion
- 2940/3/29, Roof Plan – Proposed Conversion
- 2940/3/31, New Dwellings 1, 2 & 3 – Roof Plan
- 2940/3/32, New Dwellings 1, 2 & 3 - Section
- 2940/3/33, New Dwellings 1, 2 & 3 – North (Front) Elevation
- 2940/3/34, New Dwellings 1, 2 & 3 – South (Rear) Elevation
- 2940/3/36, New Dwelling 4 – Floor Plans
- 2940/3/37, New Dwelling 4 – Roof Plan and Section
- 2940/3/38, New Dwelling 4 – Elevations
- 2940/3/39, New Dwelling 5 – Floor Plans
- 2940/3/40, New Dwelling 5 – Roof Plan and Section
- 2940/3/41, New Dwelling 5 – Elevations
- 2940/3/42, New Dwelling 6 – Floor Plans
- 2940/3/43, New Dwelling 6 – Roof Plan and Section
- 2940/3/44, New Dwelling 6 – Elevations
- 2940/3/45, Dwelling 8 – Garage
- 2940/3/47, Proposed Conversion- North Elevation
- 2940/3/48, Proposed Conversion – East Elevation
- 2940/3/49, Proposed Conversion – South Elevation
- 2940/3/50, Site Section A-A
- 2940/3/51, Site Section B-B
- 2940/3/52, Site Section C-C
- 2940/3/54, Site Section E-E
- 2940/3/55, Location Plan

And the approved drawings submitted on 13<sup>th</sup> February 2017:

- 2940/1/03 'A', Site Layout Plan
- 2940/3/30 'A', New Dwellings 1, 2 & 3 – Floor Plans
- 2940/3/35 'A', New Dwellings 1, 2 & 3 – East and West (Side) Elevations
- 2940/3/53 'A', Site Section D-D

Reason: For the avoidance of doubt and to ensure that development is carried out in accordance with the plans to which the permission relates

- 3) No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development

- 4) Before any work, including demolition, commences on site a Method Statement shall be submitted to and approved in writing by the Local Planning Authority. This will detail:
- i. the estimated volume of spoil to be removed from the site;
  - ii. a designated route or routes that vehicles may use when removing spoil from the site and all the routes of vehicles delivering construction materials
  - iii. vehicle wheel cleaning provisions; road cleaning provisions.
  - iv. Location, number and size of any temporary buildings/structures needed for the demolition/construction phases
  - v. Details of site compound including means of enclosure
  - vi. Details of height of stored materials
  - vii. Details of site hoarding
  - viii. Confirmation that at all times materials, plant and machinery shall be stored within the confines of the site, and additionally shall be kept clear of all public highways and rights of way

Upon approval the Method Statement shall be implemented to the satisfaction of the Local Planning Authority.

Reason:- In the interest of the amenities of the site and surrounding area, including in the interest of capacity of the local highway network to carry large vehicles

- 5) That no demolition, site clearance or building operations shall take place except between the hours of 8:00 a.m. and 6:00 p.m. on Mondays to Fridays and 8:00 a.m. and 1:00 p.m. on Saturdays and that no works in connection with the development shall take place unless previously been agreed in writing by the Local Planning Authority.

Reason: In the interest of maintaining the amenities of nearby residents/occupiers and also in the interest of maintaining the character of the wider area

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration to increase the internal footprint or floor area of the dwellinghouses and associated buildings other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development

- 7) 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 by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework

- 8) No development shall take place until details of the layout of the new access and the specification for the construction of the access which shall include details of drainage have been submitted to and approved in writing by the Planning Authority and the use hereby permitted shall not commence until the construction of the access has been completed to base course in accordance with the specification set out on Form HT407 which is attached to and forms part of this permission

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

- 9) The access shall not be used until the visibility splays shown on the submitted plan (Drawing No. 2940/1/09) are cleared of all obstructions exceeding 600mm in height and kept clear thereafter.  
Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway
- 10) The completed access shall have maximum gradients of 2.5% (1 in 40) from the channel line and 11% (1 in 9) thereafter  
Reason: To ensure the safety of persons and vehicles using the access and/or proceeding along the highway
- 11) Prior to the commencement of development details of the proposed surface water drainage to prevent the discharge of surface water from the proposed site onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority.  
Reason: In the interests of highway safety
- 12) Prior to demolition works commencing on site a Construction Traffic Management Plan (CTMP) shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This shall include the size of vehicles, wheel cleaning facilities, traffic management (to allow safe access for construction vehicles), contractor parking and compound for plant/machinery and materials clear of the public highway.  
Reason: In the interests of highway safety and for the benefit and convenience of the public at large
- 13) The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with details which have been submitted to and approved in writing by the Planning Authority] and the turning space shall thereafter be retained for that use and shall not be used for any other purpose;  
Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway
- 14) The development shall not be occupied until parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles  
Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway
- 15) The development shall not be occupied until cycle parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles  
Reason: In order that the development site is accessible by non car modes and to meet the objectives of sustainable development
- 16) Surface water runoff from the proposed development should be limited to a total of 5 l/s (as shown in the submitted hydraulic calculations) for all rainfall events, including those with a 1 in 100 (plus climate change) annual probability of occurrence. Prior to the commencement of the development, evidence of this (in the form of hydraulic calculations) should be submitted with the detailed drawings (as referred to in conditions 17 and 18). The hydraulic calculations should take into account the connectivity of the different surface water drainage features.  
Reason: To ensure that surface water runoff is dealt with appropriately and does not cause flood risk

- 17) A detailed design of the drainage and water storage system shall be submitted to the Local Planning Authority prior to the commencement of development. The detailed design should include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely. It is recommended that above ground storage tanks are considered instead of underground storage tanks and if infiltration systems are to be employed, they should be supported by findings of a site investigation incorporating infiltration testing in compliance with BRE365 and groundwater monitoring taken place over winter months.  
Reason: To ensure that the resultant drainage strategy responds to this site and its specific issues in order to deal with surface water runoff
- 18) A drainage layout plan which clearly shows the outfall pipe from the proposed attenuation tank to the public surface water sewer should be submitted at detailed design stage prior to the commencement of development. If discharge of all/the significant bulk of surface water is to be accommodated by the public sewer, this must be accompanied by evidence that Southern Water is in agreement with the principle of connection to the public sewer should be submitted to the Local Planning Authority with the detailed drainage system  
Reason: In the interests of flood risk mitigation and to ensure appropriate agreements have been entered into by relevant parties
- 19) The detailed design of the attenuation tanks should be informed by findings of groundwater monitoring in winter. The design should leave at least 1m unsaturated zone between the base of the tank and the highest recorded groundwater level. If this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the drainage system should be provided. Evidence how impacts of high groundwater on the structural integrity of the tank will be managed should also be provided.  
Reason: In the interests of flood risk mitigation
- 20) A maintenance and management plan for the entire drainage system should be submitted to the planning authority before any construction commences on site. This plan should clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and the appropriate authority should be satisfied with the submitted details. Evidence that these responsibility arrangements will remain in place throughout the lifetime of the development should be provided in writing to the Local Planning Authority.  
Reason: In the interest of flood risk mitigation and the appropriate maintenance of the drainage systems in perpetuity
- 21) Prior to the occupation of the development, evidence (including photographs) shall be submitted. This evidence shall show that the drainage system has been constructed as per the final agreed detailed drainage designs  
Reason: For the avoidance of doubt and to ensure that development is serviced by the agreed SuDS installations/drainage system in accordance with the details agreed
- 22) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.  
Reason: To ensure that surface water drainage from the proposed development does not result in a deterioration of groundwater quality
- 23) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

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

- 24) The detailed landscaping plans to be submitted shall include a plan at not less than 1:200 scale, showing the position of any trees proposed to be retained (including highway trees) with root protection areas plotted, and the positions and routes of all proposed and existing pipes, drains, sewers, and public services including gas, electricity, telephone and water. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or of any Order revoking and re-enacting or amending that Order with or without modification), no services shall be dug or laid into the ground other than in accordance with the approved details.

Reason: To ensure the retention of trees on the site in the interests of visual amenity

- 25) a) No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. These details shall include:

- (i) planting plans;
- (ii) written specifications (including cultivation and other operations associated with plant and grass establishment);
- (iii) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- (iv) implementation timetables.

b) All landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs

- 26) Before any works commence on site, details of the design of building foundations and the layout, with positions, dimensions and levels, of service trenches, ditches, drains and other excavation on site, insofar as they may affect trees and hedgerows on or adjoining the site, shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the protection of trees and hedgerows to be retained, and in particular to avoid unnecessary damage to their root systems

- 27) a) All existing trees shall be retained, unless shown on the approved drawings as being removed. All trees on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority. This should be in accordance with its Supplementary Planning Guidance and relevant British Standards (BS 5837:2012) for the duration of the works on site. In the event that trees become damaged or otherwise defective within five years following the contractual practical completion of the development, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of



the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

b) The soil levels within the root spread of trees/hedgerows to be retained shall not be raised or lowered.

Reason: To ensure the continuity of amenity afforded by existing trees and to avoid damage to health of existing trees and hedgerows

28) No bonfires or burning of waste materials shall take place anywhere on the site at any time.

Reason: In the interest of maintaining the character and amenity of the area and to ensure the protection of trees to be retained, and in particular to avoid unnecessary damage to their root systems

29) Prior to the occupation of the development, details of the refuse and recycling storage (including details of any bin stores) and collection shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall include details of the finalised access (e.g. gradients and visibility splays) as required by ESCC Highways.

Reason: In the interests of residential amenity and the smooth running of refuse and recycling collection

30) No development shall commence until full details of a lighting strategy is submitted to and approved by the Local Planning Authority and thereafter implemented in accordance with the approved details. The submitted scheme shall include details of times of illumination of all lights, road lighting, floodlighting, security lighting, signage and any variations in brightness. Thereafter the lighting shall continue to be operated only in accordance with the approved details, and no additional lighting shall be installed unless first approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the area and also in the interest of crime prevention and ecology

31) Prior to the commencement of works, details regarding the existing retaining wall to the south east of the site (adjacent to Leaf Glen) and a methodology as to the protection or removal of embankments currently supported by these retaining walls shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the stability of the site and its effects on adjacent land in addition to issues regarding the appearance of the site

32) Prior to occupation of the development, full details of the boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate:

(i) boundary treatment plans (clearly demonstrating foundations and full height of boundary treatments)

(ii) implementation timetables. The works shall be fully implemented in accordance with the approved details.

Reason: In the interests of visual appearance and integrating the development into its surroundings, ensuring the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs

33) The greensand walls edging the site and acting as a retaining structure shall be protected during development. No machinery, plant or materials shall be placed within 0.5m of the greensand walls at any time unless otherwise agreed in writing. No demolition of the greensand walls shall occur.

Reason: To ensure the ongoing visual amenity and retaining functions provided by the walls

34) No material shall be deposited at the site other than clean, uncontaminated naturally occurring excavated material, brick and concrete rubble.

Reason: To prevent pollution of the water environment

#### Informatives

1. The development hereby approved is subject to a Section 106 Agreement between the applicant and the Local Highway Authority
2. The development hereby approved is subject to a Section 106 Agreement between the applicant and Eastbourne Borough Council for local labour contributions
3. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)
4. The applicant is reminded that suitable wildlife surveys should be undertaken immediately prior to works on site to check for evidence of wildlife, especially bats, nesting birds (if applicable) and badgers. In addition, works to or removal of trees and vegetation should be undertaken outside of the bird nesting season.
5. The reconstruction of the access and realignment of the footway will need to be carried out under the appropriate license/agreement. The applicant should contact East Sussex County Council on 01273 482254 to apply for a licence to ensure the construction is up to an acceptable standard.
6. Given the proximity of the retaining wall adjacent to the highway an Approval in Principle (AIP) document may be required prior to construction of the wall. This will need to be agreed with East Sussex County Council once a detailed design has been carried out. The Approval in Principle document should be produced in accordance with the Design Manual for Roads and Bridges, Volume 1, Section 1, Part 1, BD 2/12, Technical Approval of Highway Structures.
7. HT401 - THE AREA HIGHWAY MANAGER WILL REQUIRE NOTICE OF COMMENCEMENT OF WORKS ON OR ADJACENT TO THE HIGHWAY. SEE NOTE m). Notes to be read in conjunction with attached highway comments and conditions
  - (a) In urban areas the treatment of the radii shall be accordance with the requirements of the Highway Construction Engineer.
  - (b) Any existing ditch shall be cleaned out to even fall and piped to a size to accept the maximum flow of water likely to arise (internal diameter 300mm or as agreed with the Highway Construction Engineer).
  - (c) Where an existing access is to be stopped up the applicant is required to raise the existing dropped kerb and make good the footway/verge and kerb.
  - (d) Any existing footway shall be made good with similar construction and surfacing.
  - (e) Where the edge of the carriageway is already defined by Continental Channel, dropped Continental Channel sections (if available) or concrete channel blocks shall be used instead of dropped kerbs and if necessary the transition between the constructions made in in-situ concrete to the satisfaction of the Highway Construction Engineer.
  - (f) Any gates are to be set back a minimum distance of 5 metres (11 metres for farm or industrial accesses) from the edge of the carriageway and are to open away from the highway.
  - (g) The applicant's attention is drawn to the necessity to ensure that no surface water is allowed to flow from the development onto the highway and similarly no surface water from the highway should be allowed to flow into the site. The provision (by the applicant) of positive drainage measures may be required to collect any flow of surface water.

- (h) Any necessary alterations to the property or services of, any statutory authority or undertaker shall be carried out at the expense of the applicant and under the supervision of such authority or undertaker to their satisfaction.
- (i) If the requirements outlined in these details and/or notes conflict with the requirements of the Fire Officer then the Fire Officer's requirements shall prevail.
- j) Reference to Sub-Base (Type 1) in the access section diagram refers to graded granular sub base complying with Clause 803 Specification for highway works (SHW). (March 1998 updated with amendments including November 2005, May and November 2006 and May 2007) and subsequent amendments.
- (k) You must ensure that the contractor has ten million pounds public liability insurance and one of their employees holds a current Supervisors New Roads and Street Works Act Certificate and at least one operative on site should hold an Operators Certificate. A list of contractors with the required certificates is available from the Transport Development Control team Please email us at [development.control.transport@eastsussex.gov.uk](mailto:development.control.transport@eastsussex.gov.uk) or call us 01273 335443. (If you decide to use one that is not on the list, you must ensure that copies of the certificates are supplied by the contractor to the Transport Development Control team).
- (l) Your attention is drawn to the fact that your contractor will have to book road space under the Traffic Management Act 2004. Please ask them to contact the Network Co-ordination Team on 0845 60 80 193 who will need at least 21 days notice of the commencement of works.
- (m) The County Council charges a fee for works on or adjacent to the highway. Please email us at [development.control.transport@eastsussex.gov.uk](mailto:development.control.transport@eastsussex.gov.uk) or call us 01273 335443. The Highway Inspectors require at least 15 days notice of your intention to commence works under a PWA in order that the necessary utility service checks may be completed before works commence. Three months notice is required for major schemes. HT 407(2)



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Leigh Palmer  
**Senior Specialist Advisor**