

Agenda Item 8 - LW/24/0051 - Land at West Beach, Fort Road, Newhaven (Pages 9 - 36)

Clarification: Para. 9.1 of the officer report makes a reference to a section 106 agreement. This is an error, no section 106 agreement is required.

Consultation update: Natural England have confirmed that they have no objection to the development, in a letter dated 17th July 2024. The letter has been added to the public file.

Conditions:

Additional wording will be added to the condition securing a Waste Management Plan (10.25 in the officer report) to make it clear that the plan must include details of litter avoidance measures and litter picking arrangements.

An additional condition relating to the operational management of the development including deliveries, servicing, opening hours and maintenance is recommended. The condition will be worded as follows:-

Prior to the first use of the development hereby approved, an operational management plan to include, but not be limited to, the following information shall be submitted to and approved by the Local Planning Authority:-

- Deliveries management;
- Servicing management;
- Hours of operation (including any operations outside of general opening hours);
- Anti-social behaviour management/deterrents;
- Pollution controls;
- Maintenance programmes;

The approved management plan shall thereafter be adhered to throughout the lifetime of the development unless an alternative is submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual, residential and environmental amenity in accordance with LLP1 policies CP10 and CP11, LLP2 policies DM20 and DM23 and para. 180 of the NPPF.