

PLANNING DECISION NOTICE

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DECISION: APPROVAL OF DETAILS RESERVED BY CONDITION

Town & Country Planning Act 1990 (As Amended)
Town & Country Planning (Development Management Procedure)(England) Order 2015

Application No: 250245
Location: Site 1 off Martinique Way, Martinique Way, Eastbourne, East Sussex
Proposal: Application for approval of details reserved by conditions 3 (External Materials), 5 (Programme of Archaeological Works), 7 (Land Contamination), 10 (Assessment of UXO Risk), 18 (Construction Environment Management Plan) and 20 (Travel Plan) in relation to
Decision Date: 6th May 2026

For the attention of Mrs H McLaughlin.

I refer to the above application for approval of details reserved by condition/s.

I confirm that the details submitted pursuant to conditions 5, 7 and 10 are hereby approved and the conditions are **discharged**.

For the avoidance of doubt, the details that are hereby approved are:-

Condition 5 – Programme of Archaeological Works

- ‘Specification for an Archaeological Evaluation by Trial Trenching at Site 1, Off Martinique Way, Martinique Way, Eastbourne’, prepared by Allen Archaeology Limited

Condition 7 – Land Contamination

- Geotechnical Assessment, Land Contamination Assessment and Remediation Strategy prepared by Campbell Reith.

Condition 10 – Assessment of UXO risk

- Detailed UXO Risk Assessment prepared by Jomas

Informatives:

- 1) In dealing with the application, the Council has sought to work with the applicant in a positive and proactive manner in accordance with paragraph 38 of the National Planning Policy Framework and the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

- 2) Deemed Consent conditions: You are advised that conditions 3 (Materials), 18 (CEMP) and 20 (Travel Plan) have deemed consent under Article 29 of the Town and Country Planning (Development Management Procedure) (England) Order 2015
- 3) The human rights considerations have been taken into account fully in balancing the planning issues and the proposals will not result in any breach of the Equalities Act 2010.
- 4) Access for Fire Brigade: your attention is hereby drawn to the provisions of Section 35 of the East Sussex Act 1981.

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or Approval under any other enactment. Any other consent or approval which is necessary must be obtained from the appropriate authority.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>



Ian Fitzpatrick
Director of Regeneration and Planning
Lewes District Council and Eastbourne Borough Council