

DECISION NOTICE

Application Ref: AL/31/20/PD

1 To Addressee

Mr S Jupp
Sally Field Lodge
Rotten Row
Sidlesham
West Sussex
PO20 7QB

2 Site Address

Hales Barn Farm
Arundel Road
Aldingbourne
PO18 0JX

3 Description of Development

Notification for Prior Approval under Part 3, Class PA for change of use building (Class B1(c)) to 1 No dwelling (Class C3).

4 In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

CONDITION

This development permitted under Class PA must be completed within a period of 3 years starting with the date of this decision.

- 1 No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with Highways England. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,
 - the anticipated number, frequency, types and timing of vehicles used during construction;
 - a commitment that construction vehicles will avoid the network peak hours of 0800-0900 and 1700-1800 where practicable;
 - swept paths demonstrating all of the types of construction vehicles can safely enter and exit the

A27 at the access;

- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway; and
- measures to reduce dust, dirt and any other airborne contaminants and to reduce as far as reasonably possible these passing beyond the site boundaries, which shall include sheeted loads and dampening stockpiles where necessary.

Reason: The Construction Traffic Management Plan is required to ensure that construction of the development does not result in avoidable congestion on the A27 trunk road, to ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and policy T SP1 of the Arun Local Plan to satisfy the reasonable requirements of road safety. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction workers.

- 2 No part of the development shall be first occupied until covered and secure cycle parking spaces (minimum of 2 spaces) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with policy T DM1 of the Arun Local Plan and the National Planning Policy Framework.

For the avoidance of doubt the approved details are the drawings 1 "Location Plan", 2 "Block Plan", 3 "Proposed Site Plan" and 4 "Existing and Proposed Floor Plans" all submitted on 8th April 2020.

INFORMATIVE: Advice in respect on the Construction Traffic Management Plan can be obtained from the Spatial Planning Team, Highways England, Bridge House, 1 Walnut Tree Close Guildford, Surrey GU1 4LZ. Highways England switchboard Tel 0300 470 1370 Email planningse@highwaysengland.co.uk.

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

INFORMATIVE: A formal application for connection to the public sewerage system may be 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. Please read the New Connections Services Charging Arrangements documents which is available to read on the SW website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

Please be advised that the Council adopted the Arun Community Infrastructure Levy(CIL) Charging schedule on 15 January 2020. The CIL charging schedule came into effect on 1 April 2020 and any works commenced after this date may be CIL liable.

You must submit a CIL Form 5: Notice of Chargeable Development and Form 2: Assumption of Liability (along

with any exemption forms) before you commence development. The only exception to this requirement is where the development proposed is less than 100 square metres of floorspace, no dwelling is being created, or the CIL rate for the proposed use is £0 per square metre in the Arun District CIL Charging Schedule.

Please familiarise your self with the CIL charging schedule and processes at:

<https://www.arun.gov.uk/cil>

https://ecab.planningportal.co.uk/uploads/1app/forms/form_5_notice_of_chargeable_development.pdf



Neil Crowther
Group Head of Planning

Case Officer:

Mr S Davis

Decision Issued:

15th June 2020

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF