

Recommendation Report for Application for Approval of Details To Satisfy An Obligation

REF NO: A/158/25/AOO

LOCATION: Land North of Water Lane
Angmering

PROPOSAL: Application to approve details required under the Section 106 dated 27.08.19 linked to A/40/18/OUT (Land North of Water Lane Angmering) relating to the LEMP and Green Infrastructure Space Specification (Schedule 4 Clause 1.1).

SITE AND SURROUNDINGS

DETAILS OF DECISION

The Council has considered the submitted details in order to satisfy an obligation under Schedule 4 Cl.1.1 - Landscape and Ecological Management Plan (LEMP) and Green Infrastructure Space of the Section 106 agreement dated 27 August 2019 (as amended), relating to A/40/18/OUT (as amended by A/248/21/PL).

Schedule 4 Clause 1.1 states 'not to Commence Development unless and until the LEMP and Green Infrastructure Space Specification have been submitted to and approved in writing by the District Council'.

LEMP means 'the landscape and ecological management plan for the Green Infrastructure Space incorporating the Green Infrastructure Space Specification to be submitted to and approved by the District Council in accordance with the provisions of Schedule 4'.

Green Infrastructure Space (GIS) means 'an area (or areas) of land comprising general public open space and including LEAPS, LAPS, a NEAP, informal open space, pedestrian and cycle links, and SuDS attenuation basins'.

Green Infrastructure Space Specification means 'a detailed specification (including for the avoidance of doubt the location of the Green Infrastructure Space within the Land) and phasing programme for the delivery for the Green Infrastructure Space Works to be agreed in writing between the District Council and the Owner in accordance with Schedule 4'.

The following has been submitted to satisfy Clause 1.1:

- S106 Discharge of Obligations Form dated 15.10.2025.
- Updated LEMP including GIS (Oct 2025).
- Play Area Completions Plan.

A previous LEMP was approved under A/37/25/AOO on 25/04/25. This application was only part approved, as a result of the Green Infrastructure Space Specification not providing sufficient detail in order to ensure adequate control over the delivery of open space. This LEMP has also been approved as part of the details required for Condition 11 (as approved under A/116/25/DOC). The only difference with this version is an updated Construction Phasing Plan, which gives a breakdown of the expected delivery for the POS across the site.

The LEMP as submitted under this AOO is acceptable, and accords with the details previously approved. As such, this aspect satisfies clause 1.1.

The Play Area Completions Plan and GIS submitted to satisfy the Green Infrastructure Space Specification (GISS) provides the sizing and locations of the Play Areas, and POS to be delivered on site. This includes details of the phasing programme for their delivery, giving expected dates for their construction. The details supplied satisfy that required by the definition of GISS, and are acceptable.

As such, it is concluded that the details submitted (as outlined above) meet the requirements for Schedule 4 Clause 1.1 to provide a LEMP and GISS, and this obligation is therefore confirmed as approved and discharged. The development must be carried out in accordance with these documents and plans.

REASON FOR DECISION

The information has been reviewed by Hannah Kersley (Principal Planning Officer of Arun District Council) and meets the requirements of Schedule 4, Clause 1.1 to submit the LEMP and Green Infrastructure Space Specification to be approved in writing by the District Council. The details submitted are in compliance with the information previously approved in respect of A/40/18/OUT (as amended by A/248/21/PL and subsequent applications).

To fully comply with the obligation(s) the development must be completed in accordance with the above details. If subsequent changes are required, amended details will need to be submitted and approved again before provision.

Please note this letter does not constitute a formal legal deed of discharge under Section 106A of the Town and Country Planning Act 1990 however the obligation status has been noted in the Planning Obligation Monitoring Records for any future enquiries.

DEVELOPMENT PLAN POLICIES

RECOMMENDATION

APPROVE