

COMMITTEE REPORT UPDATE – 6th November 2019

BE/135/18/PL – SALT BOX

Salt Box Field, Land off Rowan Way, Bersted

PROPOSAL: Hybrid application comprising of Outline application for the principle of employment uses B1-B8.

Full application for Class B8 warehouse with fuel-island and car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking and servicing (Units 6 and 7), Class A1 retail food store with car parking and servicing (Unit 8), 2 No. drive thru units with car parking and servicing (Units 4 and 5), car showroom, workshops (including MOT testing), vehicle storage, external display areas, service areas and parking (Unit 9) together with access roads, associated ground and engineering works, landscaping and ancillary works. This application affects the character and appearance of the Shripney Conservation Area and a Public Right of Way.

Reason for Update/Changes:

The hybrid planning application (BE/135/18/PL) for Salt Box was presented at the Development Control Committee meeting on Wednesday 5th June 2019, where the members resolved to DEFER a decision due to fact that the details of the surface water drainage plans were outstanding and required further assessment.

1. Following the Development Control Committee meeting on 5th June 2019, the applicant has submitted a revised drainage strategy and associated plans and calculations for the Salt Box site (BE/135/18/PL).

The Environment Agency has advised that the 1% AEP (1 in 100 year) level + 40% allowance climate change level of 1.85 metres above ordnance datum (AOD) should be used when assessing flood compensation requirements; and this has been achieved in the revised drainage strategy.

The revised drainage strategy follows the hierarchy for sustainable drainage, i.e. infiltration is considered first. The revised drainage strategy includes the provision of underground tanks, located under the hard-standings and the car parking areas on the Salt Box site, together with the provision of permeable paving.

The loss of flood storage as a result of the proposed development would be compensated within the site boundary to ensure that the existing flood / flow

characteristics of the adjacent water course remains the same once the development has been implemented. All surface water run-off from storm events up to and including the 100 year plus 40% climate change would be retained within the site. The calculations demonstrate that all surface water can be retained within the development boundary, taking into account the 1.85 metres AOD flood level. Each unit catchment is required to provide sufficient attenuation for their respective plot(s).

Foul water drainage from each unit would discharge into a new sewer located within the estate roads; flows would be directed towards the north of the development where they would then be pumped from a new foul pumping station, located between Unit 2 and 3, pumping it off-site via a rising main, into the Southern Water foul sewer at Manhole ref 8801 to the north east in Shripney Road.

The development is to be brought forward in two phases. **Phase 1** would include the associated foul and surface water drainage and infrastructure for Unit 2, Units 4-8 and Unit 9; the main estate road including associated surface water drainage network; foul water pumping station and rising main connection into public sewer; and flood compensation ground re-profiling works (located within the Village Buffer). **Phase 2** comprises the associated drainage and infrastructure for Unit 1 and Unit 3 (i.e. the outline scheme).

The applicant has also submitted a revised Site Masterplan Block Plan (Rev. C) and an updated Phasing Plan (Rev. C) which reflect the discussions on drainage requirements for the site. While the pond areas in the south are no longer required for flood attenuation purposes, they are proposed to be retained as ecological features as they will retain rainwater for a time and be waterlogged following storms and the conditions would be ideal for water voles. Additional information has been submitted to clarify that the existing footpath links across the site will be maintained and upgraded to a clear 2.0 metre width, compacted gravel and with stiles at each end.

2. Two additional conditions are recommended regarding the opening hours at the Foodstore (Unit 8) and the Car Showroom (Unit 9) in the full planning application.
3. Two letters of representation have been received from local residents regarding traffic congestion on the local highway network and the quantum of new development that is proposed in the surrounding area.
4. It is recommended that the following conditions, which were presented to the Development Control Committee on 5th June 2019 be amended:

FULL Conditions

Condition 3 (materials) – amended to exclude materials for Unit 2 as the details for Unit 2 are listed in Condition 2 (approved plans). Amended from “pre-commencement” to “prior to construction” as not necessary for details of materials to be prior to commencement.

Condition 5 (highway works) – amended to include additional wording ‘indicatively shown’ in relation to the vehicular access drawing to allow for minor detailed amendments through S278 approval process.

Conditions 12 (drainage condition) – amended to include reference to the full drainage scheme being in substantial accordance with the drainage strategy documents.

Condition 21 (CCTV) – amended by adding the words “of Units 4-9” after “commencement of development” as this condition relates specifically to Units 4-9.

Condition 23 (footpath) – amended to include reference to plan showing details of footpath and requiring implementation prior to completion of Phase 1.

Condition 28 (Unit 9 acoustic fencing) – amended by adding “in respect of Unit 9” in the second part of the sentence regarding construction works or any preparatory works, as this is pre commencement only for Unit 9.

Condition 30 (security fencing) – amended by removing reference to Unit 2 and cross referencing to Drawing No744-PGG09; and the condition worded to apply to the commencement of each Unit, as details of fencing for Unit 2 were approved under discharge of condition application BE/3/19/DOC.

Condition 39 (hours for Units 4 and 5) – amended by removing Public holidays from this condition, so as to match the hours for the foodstore.

Condition 43 (previously condition 41) (Skills Plan) – amended to enable phased submission so each parcel of land has its own Skills Plan and excluding Unit 2 and the access works.

OUTLINE Conditions

Condition 6 (Design code) – amended to require submission of a design code document as part of the reserved matters applications for Unit 1 and Unit 3,

demonstrating how the schemes reflect the objectives of the Design and Access Statement.

Condition 21 (Decentralised energy) – amended to remove “unless otherwise agreed by the local planning authority”.

Condition 23 (broadband) – amended to delete the condition as the broadband strategy is listed in the approved plans in Condition 2 of the Full and Condition 4 of the Outline.

Conditions on landscaping, recycling/waste, levels, reversing noise and construction hours have been added to the OUTLINE, to mirror the conditions imposed on the FULL application.

5. Summary of updated consultee comments:

ENVIRONMENT AGENCY: No objection.

ADC DRAINAGE ENGINEERS: No objection.

ENVIRONMENTAL HEALTH: No objection to the amended conditions and the removal of ‘Public Holidays’ from Condition 39 in the FULL application.

ADC ECOLOGICAL ADVISOR: No objection to the amendments made to the Technical Briefing Note for water voles, which are in line with the revised drainage strategy.

LOCAL HIGHWAY AUTHORITY: Condition 5 (highways) in the FULL application should either quote a drawing number showing the works to be delivered or require plans and details to be submitted to meet the condition. The details approved in either of these two ways would then be taken forward through the s278 / detailed design.

Officers Comments:

1. The revised drainage strategy is considered to be acceptable. The amended Site Masterplan Block Plan (Rev. C) is considered to be acceptable. ADC Drainage Engineers have raised no objection to the revised drainage strategy; and the Environment Agency has withdrawn its objection regarding the impact on flood risk.

The applicant has submitted an amended Site Masterplan Block Plan (Rev. C) and an updated Phasing Plan (Rev. C), which ensure that the site layout

accords with the revised drainage strategy. The amended Site Masterplan Block Plan (Rev. C), the updated Phasing Plan (Rev. C) are listed in Condition 2 in the FULL application and in Condition 4 in the OUTLINE application.

An additional informative needs to be added in the informatives for both the FULL and the OUTLINE applications:

“INFORMATIVE: Under the terms of the Water Resources Act 1991, and our Byelaws, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Shripney Manor Ditch, designated a ‘main river’.”

2. The two additional conditions are agreed regarding the opening hours at the Foodstore (Unit 8) and the Car Showroom (Unit 9).
3. The issue of traffic generation and the impact on the local highway network were covered in full in the committee report, which was presented to the Development Control Committee at the meeting on 5th June 2019.
4. Amendments to conditions needed to ensure they are consistent.
- 5 The updated consultee comments are noted and addressed in amended conditions.

Background Documents – Development Control Committee report and update – 5th June 2019.

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SECTION 106 DETAILS

The Section 106 Agreement has been completed which requires developer contributions for the following highway works:

1. Off-site highway works to be provided by the applicant to provide a new access into the site from the A29/A259 Felpham Relief Road Roundabout and associated works to street lighting, signage and highway drainage including all necessary service diversions.
2. A contribution of £132,500 towards accessibility improvements on the A29 and A259 in the vicinity of the development that includes the provision of improved footways/cycleways including crossing facilities on the A29 Shripney Road and A259 Rowan Way.
3. A contribution of £65,000 towards the A29/A259 Felpham Relief Road Roundabout improvement scheme, as set out in the Arun Transport Study 2016 (Stage 3): widening of westbound, northbound and southbound arms; and widening of circulatory to accommodate additional lanes at approaches.

RECOMMENDATION

The recommendation is that planning permission is granted with a Section 106 Agreement subject to the following conditions.

SALT BOX FULL PLANNING PERMISSION CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The planning permission relates to the following approved plans:
Drawing No. 1744 P04 - Site Location Plan
Drawing No. 1744 P01 Rev. C - Site Masterplan Block Plan
Drawing No. 1744 P02 Rev. C - Site Masterplan Phasing Plan
Drawing No. 1744-P05 – Proposed Right of Way Treatment
Drawing No. 1744 DT1-P02 Rev. A - Drive thru 1 Ground Floor Plan
Drawing No. 1744 DT1 -P03A - Drive thru 1 Proposed Elevations
Drawing No. 1744 DT1 -P04 - Drive thru 1 Proposed Sections
Drawing No. 1744 DT2 -P02 Rev. A - Drive thru 2 Ground Floor Plan
Drawing No. 1744 DT2-P03 Rev. B - Drive thru 2 - Proposed Elevations
Drawing No. 1744 DT2 -P04 Rev. A - Drive thru 2 - Proposed Sections
Drawing No. 1744 TU P02 Rev. A - Units 6/7 Proposed Ground Floor Plan

Drawing No. 1744 TU P03 Rev. A - Units 6/7 Proposed Mezzanine Floor Plan
 Drawing No. 1744 TU P04 Rev. A - Units 6/7 Proposed Roof Plan
 Drawing No. 1744 TU P05 Rev. B - Units 6/7 Proposed Elevations
 Drawing No. 1744 TU P06 Units 6/7 - Proposed Sections
 Drawing No. 1744 U 02-P02 Unit 2 - Proposed Ground Floor
 Drawing No. 1744 U 02-P03 Unit 2 - Proposed First Floor and Roof Plan
 Drawing No. 1744 U 02-P04 Unit 2 - Proposed Elevation and Sections
 Drawing No. 1744 U 02-P05 - Fuel Island
 Drawing No. 1744 UF P02 Unit 8 - Proposed Ground Floor Plan
 Drawing No. 1744 UF P03 Unit 8 - Proposed Roof Plan
 Drawing No. 1744 UF P04 Rev. C - Unit 8 Proposed Elevations
 Drawing No. 1744 UF P05 - Unit 8 Proposed Sections
 Drawing No. 1744-PGG09 – Fencing Details
 Drawing No. 18020 2001 - PL_ Rev. A – Unit 9 Proposed Site Plan (Coloured)
 Drawing No. 18020 2501- PL Rev. A – Unit 9 External Details
 Drawing No. 18020 3001 - PL Unit 9 Proposed Ground Floor
 Drawing No. 18020 3002 - PL Unit 9 Proposed 1st Floor
 Drawing No. 18020 3003 - PL Proposed Valet Buildings
 Drawing No. 18020 3501 - PL – Unit 9 Proposed Roof Plan
 Drawing No. 18020 4001 PL Rev. B – Unit 9 Proposed Elevations
 Drawing No. 18020 5001 PL – Unit 9 Sections

Drawing No. 3503-001 Rev. A – S278 Legal Plan (showing site access)

Landscape and Ecological Management Plan (1004567-01), December 2018.

Drawing No. 5920/LS/ASP1 Rev. F Saltbox, Bognor Regis Landscape Strategy

Drawing Number 1744-PGG-09 – Hard Landscaping

Drawing No. 5920/PP/ASP2.0 Rev. A – Saltbox, Bognor Regis – Planting Plan Overview

Drawing No. 5920/PP/ASP2.1 Rev. A – Saltbox, Bognor Regis – Planting Plan (1 of 3)

Drawing No. 5920/PP/ASP2.2 Rev. A – Saltbox, Bognor Regis – Planting Plan (2 of 3)

Drawing No. 5920/PP/ASP2.3 Rev. A – Saltbox, Bognor Regis – Planting Plan (1 of 3)

Drawing No. 5920/ASP06 Rev. A Saltbox, Bognor Regis Attenuation / Ecology Buffer

Drawing No. 5920/ASP06 Saltbox, Bognor Regis Spine Roads

Drawing No. 5920/ASP/06 Gateway Corridor

External Lighting & CCTV Planning Statement Revision 01, dated 16/04/2019, prepared by Scotch Partners (Saltbox Development – Landlink Developments).

Drawing No. P155-041018 Rev. B – Saltbox Roadway Phase 1 with Unit 2 (lighting)

Drawing No. 5203-SP-E-150 Rev. P1 – Electrical Services – External Lighting Layout

Drawing No. 5203-SP-E-151 Rev. P1 – Electrical Services External Lighting Isolux Plot

Drawing No. 5163-SP-EX-110 – Saltbox Phase 2 – External Lighting Isolux Plot

Drawing No. 5163-SP-EX-111 – Saltbox Phase 2 – External Lighting Layout

Drawing No. 1744-PGG-08 – Planning Condition Discharge: Condition 03: Materials (Unit 2)

Drawing No. 1744-P21-B - Salt Box - Unit 2 - Proposed Ground Floor (Acoustic fence) Jakoustic JSW 30 Issues 01 – Jacksons Fencing specifications sheet.

A letter from BT Openreach, dated 12th December 2018 (NSI Reference BJS/285, Saltbox, Shripney Rd, Bognor Regis, PO22 9RP.

Saltbox Site: Construction Management Plan Rev. A (3.0), December 2018, Re-issued March 2019, prepared by Quartz.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

3. Prior to construction of any unit, except Unit 2, details of the materials and external finishes of the buildings in Phase 1, as shown on Drawing No. 1744 P02 Rev. C – Site Masterplan Phasing Plan, including the provision of samples of such materials and finishes as required should be submitted to the Local Planning Authority for approval in writing. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, in accordance with Policy D DM1 of the Arun Local Plan.

4. Within 3 months of the date of this permission, an external lighting scheme for any unit except Unit 2, should be submitted and be approved in writing by the Local Planning Authority to prevent operation during daylight hours; facilitating reduced coverage between midnight and 6.00am to satisfy minimum security requirements and reduce light pollution during unoccupied hours. The approved scheme shall be implemented in full.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, in accordance with Policy D DM1 of the Arun Local Plan.

5. No part of the development shall be first occupied until such time as the vehicular access onto A29 / A259 Felpham Relief Road Roundabout has been constructed in compliance with details indicatively shown on Drawing No. 3503-001 Rev. A – S278 Legal Plan.

Reason: In the interests of road safety, in accordance with Policy D DM1 and Policy T SP1 of the Arun Local Plan.

6. No part of the development shall be first occupied until the road(s), footways, and casual parking areas serving the development have been constructed, surfaced and drained in accordance with the approved plans.

Reason: To secure satisfactory standards of access for the proposed development, in accordance with Policy D DM1 of the Arun Local Plan.

7. No part of the development shall be first occupied until details of a vehicular access link from the Salt Box site through to the Rowan Park Caravan Park Land from the spur created on the internal estate road on the Salt Box site has been submitted to the Local Planning Authority for approval in writing, in accordance with Drawing No. 1744 P01 Rev. B - Site Masterplan Block Plan. The approved details shall be implemented prior to the first occupation of Unit 9.

Reason: To secure satisfactory standards of access between the proposed development and Rowan Park, in accordance with Policy D DM1 of the Arun Local Plan.

8. No unit shall be first occupied until the car parking and the covered and secure cycle parking spaces serving that respective part of the development have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking spaces and cycle parking for the use; and to provide alternative travel options to the use of the car in accordance with Policy D DM1 of the Arun Local Plan.

9. No unit shall be first occupied until a detailed Travel Plan covering that respective part of the development has been submitted to and been approved in writing by the Local Planning Authority. The detailed Travel Plan once approved shall thereafter be implemented as specified within the approved document. The detailed Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport, in accordance with Policy D DM1 of the Arun Local Plan.

10. Prior to the commencement of development of each individual unit (i.e. Units 4-9 inclusive) shall not commence until full details of hard and soft landscape works for the respective unit, including an implementation programme, have been submitted to and been approved in writing by the Local Planning Authority. Hard landscape works shall include:

- (a) proposed finished levels and/or contours,
- (b) boundary details and means of enclosure,
- (c) vehicle and pedestrian access and circulation areas,
- (d) hard surfacing areas,
- (e) minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc.),
- (f) proposed and existing functional services above and below ground (e.g. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.).

Soft landscape works shall include:

- (g) planting plans
- (h) written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment);

- i) schedules of plants noting species, planting sizes and proposed numbers/densities; and
- j) replacement planting if trees and shrubs die.

All hard and soft landscaping works shall be carried out in accordance with the approved details, the approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

Reason: To ensure the provision and establishment of acceptable landscape in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the correct hard landscaping is implemented.

11. The details and recommendations set out in the submitted Landscape and Ecological Management Plan (1004567-01), December 2018, shall be implemented in full prior to the completion of Phase 1 and be retained thereafter.

Reason: To ensure the acceptable management of the landscaping on the site in accordance with Policy D DM1 of the Arun Local Plan.

12. Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme substantially in accordance with "Salt Box, Bognor Regis: Foul & Surface Water Drainage Strategy (for Landlink Estates), 17th October 2019, prepared by Hydrock, (Doc. Ref: SAL-HYD-XX-ZZ-RP-C-0001)" and Drawing No. "SAL-HYD-00-ZZ-DR-C-7000 Rev. P03 – Site Drainage Strategy" have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No unit shall be occupied until the complete surface water drainage system serving the unit has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

13. The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan, and to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

14. Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

15. Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved details. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

16. Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water (including details of its siting, design, phasing and subsequent management / maintenance); and no Unit shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policies W DM1 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the site drainage needs to be approved and implemented before any Unit is built and occupied.

17. Construction methods that include piling / investigation boreholes / tunnel shafts / ground source heat pump systems 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: To prevent development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution in accordance with the NPPF, and to prevent pollution of groundwater in accordance with Policy D DM1 of the Arun Local Plan.

18. No ground clearance or vegetation clearance works shall take place within the bird nesting season (between 1 March and 31 August inclusive) in any year unless a nesting bird check is carried out. This shall, be undertaken by a suitably qualified ecologist immediately prior to the works taking place. If any active nest sites are identified, these nests shall remain undisturbed until all the young have fledged naturally.

Reason: In the interests of amenity in accordance with Policy D DM1 of the Arun Local Plan.

19. Prior to commencement of development a badger survey should be undertaken to ensure badgers are not using the site. If badgers are discovered on site, mitigation measures will need to be submitted and approved in writing by the LPA in liaison with Natural England and the approved works carried out by a professional ecologist prior to the occupation of the Units in Phase 1.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

20. The approved Water Vole mitigation measures set out in the Technical Briefing Note (Ref. 10004567 BN03 WVM1 dv2, dated October 2019) should be implemented in full prior to the completion of Phase 1, and be maintained on site thereafter, except for essential works required for delivery of the approved drainage strategy.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

21. Prior to the commencement of development of Units 4-9, a CCTV strategy (to include details of the location cameras and type of system) shall be submitted to and approved in writing by the Local Planning Authority for Units 4-9 inclusive. The agreed details shall be implemented prior to first occupation of each Unit within Phase 1 and be retained and maintained as such thereafter for the respective units unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of public safety in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the site security needs to be agreed up-front.

22. Prior to the occupation of each unit on Phase 1, a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities for that unit, shall be submitted to and be approved in writing by the Local Planning

Authority. The details shall include a description of the facilities to be provided including, where appropriate, lockable containers and details for how the recyclable materials will be collected from the site with timescales for collection. The approved scheme shall be implemented before each individual unit is brought into use and no waste or litter shall be stored or disposed of other than in accordance with the approved scheme.

Reason: In the interests of amenity and to promote recycling in accordance with Policy D DM1 of the Arun Local Plan.

23. The details of the footpath connections between the Salt Box site and the Bersted Brooks Local Nature Reserve and the Rowan Park Caravan Site set out on Drawing No. 1744-P05 should be implemented in full prior to the completion of Phase 1.

Reason: To ensure connectivity between the Salt Box site, the Bersted Brooks Local Nature Reserve (LNR), and the public rights of way network, in accordance with Policy D DM1 of the Arun Local Plan.

24. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework and in accordance with Policy QE DM4 of the Arun Local Plan.

25. All activity at the site is to be carried out in strict accordance with the submitted Arboricultural Impact Assessment (Ref: 9600_AIA.001 – Aug. 17) and the Aspect Arboriculture and Tree Protection Plan (ref. Aspect Arboriculture 9600 TPP 01 (1/3) August 2017).

Reason: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised and they can continue to enhance the landscape and amenity of the area, in accordance with Policy ENV DM4 of the Arun Local Plan.

26. Details of any facilities for the storage of oils, fuels or chemicals associated with each unit in Phase 1 shall be submitted to and be approved in writing by the Local Planning Authority prior to the occupation of the individual units on Phase 1. The details shall include:

- secondary containment that is impermeable to both the oil, fuel or chemical and water, with no opening used to drain the system.
- a minimum volume of secondary containment of at least equivalent to the capacity of the tank plus 10% and if there is more than one tank in the secondary containment

the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest.

- all fill points, vents, gauges and sight gauge located within the secondary containment.
- associated above ground pipework protected from accidental damage.
- below ground pipework having no mechanical joints, except at inspection hatches and have either leak detection equipment installed or regular leak checks.
- all fill points and tank vent pipe outlets designed to discharge downwards into the bund.

The scheme shall be implemented as approved prior to any storage of oils, fuels or chemicals.

Reason: To ensure that the proposed development does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework, and in accordance with Policy W DM1 of the Arun Local Plan.

27. Prior to the occupation of Unit 2, the 4.0 metre high acoustic barrier should be installed in accordance with the details in the acoustic report, and in accordance with Drawing No. 1744-P21-B - Salt Box - Unit 2 - Proposed Ground Floor (Acoustic fence) and

Jakoustic JSW 30 Issues 01 – Jacksons Fencing specifications sheet.

Reason: To avoid unacceptable high levels of noise and in the interests of residential amenity, in accordance with Policy QE DM1 of the Arun Local Plan.

28. Prior to the commencement of construction works or any preparatory works in respect of Unit 9, details of the acoustic fencing along the southern boundary of Unit 9 (car showrooms), should be submitted to the Local Planning Authority for approval in writing. The approved acoustic fencing should be erected prior to the occupation of Unit 9 and be maintained and retained thereafter at the site.

Reason: To avoid unacceptable high levels of noise and in the interests of residential amenity, in accordance with Policy QE DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the acoustic barriers are visually acceptable and are installed before the unit is occupied.

29. All vehicles, plant and machinery used on site and those under the applicant's control moving to and from the site that are required to emit reversing warning noise, shall use white noise alarm as opposed to single tone "bleeping" alarms throughout the operation of the development hereby permitted.

Reason: To avoid unacceptable high levels of noise and in the interests of residential amenity, in accordance with Policy QE DM1 of the Arun Local Plan.

30. Prior to the commencement of development of Units 6, 7, 8 and 9, details of the security fencing between Unit 8 and Units 6 & 7, and the fencing around Unit 9 shall be submitted for approval in writing by the Local Planning Authority. The approved fencing, including Drawing No. 1744-PGG09 (Unit 2), shall be installed prior to the occupation of the respective units and be maintained thereafter.

Reason: To secure the buildings on the site, to prevent access at times when the unit is not in operation and to prevent anti-social behaviour which has been prevalent in the area in similar circumstances, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the security fencing is visually acceptable and is installed before the respective units are occupied.

31. No construction works shall take place except between the hours of 8.00 – 17.00, Monday to Saturday. No construction works shall take place on Sundays and Public Holidays, in accordance with the Construction Management Plan Rev. A (3.0), December 2018, re-issued March 2019, prepared by Quartz.

Reason: To protect neighbouring residential amenity, in accordance with Policy D DM1 of the Arun Local Plan.

32. The drive-thru restaurants in Unit 4 and Unit 5 shall not open to the public except between the hours of 7.00 – 23.00, Monday to Saturday and 8.00 – 20.00 Sundays and Public Holidays.

Reason: To protect neighbouring amenity and to discourage anti-social behaviour, in accordance with Policy D DM1 of the Arun Local Plan.

33. No deliveries taken at or dispatched from Unit 8 (the Foodstore) except between the hours 6.00 – 23.00 Monday to Saturday and 8.00 – 20.00 Sundays and Public Holidays.

Reason: To protect neighbouring amenity, in accordance with Policy D DM1 of the Arun Local Plan.

34. The Foodstore in Unit 8 shall not open to the public except between the hours of 8.00 – 22.00, Monday to Saturday and any 6 hours between 10.00 – 18.00 Sundays.

Reason: To protect neighbouring amenity and to discourage anti-social behaviour, in accordance with Policy D DM1 of the Arun Local Plan.

35. The car showrooms in Unit 9 shall not open to the public except between the hours of 8.00 – 19.00, Monday to Friday, 8.00 – 18.00 Saturday and 10.00 – 16.00 Sundays and Public Holidays.

Reason: To protect neighbouring amenity and to discourage anti-social behaviour, in accordance with Policy D DM1 of the Arun Local Plan.

36. No machinery shall be operated in Unit 9 (the car showrooms) and no process shall be carried out from the site except between the hours 7.00 – 19.00 Monday to Saturday and 8.00 – 18.00 Sundays and Public Holidays.

Reason: To protect neighbouring amenity, in accordance with Policy D DM1 of the Arun Local Plan.

37. Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment in Unit 9 (the car showrooms) [(including fans, ducting and external openings)], compressors, generators or plant or equipment of a like kind, installed within the unit which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.

Reason: To protect neighbouring amenity, in accordance with Policy D DM1 of the Arun Local Plan.

38. The use hereby permitted in Unit 4 and Unit 5 shall not be commenced until the details of the equipment to discharge odours and fumes from the cooking process has been submitted to and approved in writing by the Local Authority. The equipment detailed above shall then be installed and be in full working order to the satisfaction of the Local Planning Authority. The extraction equipment installed shall be regularly maintained to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning Authority.

Reason: To protect neighbouring amenity, in accordance with Policy D DM1 of the Arun Local Plan.

39. No machinery shall be operated in Unit 4 or Unit 5, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours 6.00 – 23.00 Monday to Saturday and 8.00 – 18.00 Sundays.

Reason: To protect neighbouring amenity, in accordance with Policy D DM1 of the Arun Local Plan.

40. The drainage serving kitchens at commercial hot food businesses in Unit 4 and Unit 5 shall be fitted with a grease trap/separator of a proportionate capacity to effectively contain grease residue arising from the estimated numbers of hot meals served and waste water flow rate, shall be approved in writing by the Local Planning Authority. The applicant shall provide the Local Planning Authority with details of their proposed grease trap/separator in order to demonstrate design and installation will be in compliance with BS EN 1825-1:2004, & BS EN 1825-2:2004. The approved details shall be implemented prior to the opening for business of Unit 4 and Unit 5.

Reason: To protect neighbouring amenity, in accordance with Policy D DM1 of the Arun Local Plan.

41. Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment [(including fans, ducting and external openings)] at Unit 4 and Unit 5, compressors, generators or plant or equipment of a like kind, installed within the unit which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. The rating level of noise emitted from the use of this plant,

machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.

Reason: To protect neighbouring amenity, in accordance with Policy D DM1 of the Arun Local Plan.

42. Details of the photo-voltaics (PVs) to be installed on Unit 8 and Unit 9 should be submitted for approval in writing by the Local Planning Authority prior to occupation. The approved details shall be installed prior to the opening of the respective units for business and be maintained thereafter.

Reason: To ensure that renewable energy resources are implanted on the site, in accordance with Policy ECC SP2 of the Arun Local Plan.

43. The applicant shall prepare and submit an Employment and Skills Plan for approval in writing by the Local Planning Authority, for each phase of development on the site (except for the first phase comprising the construction of Unit 2, access road and associated works) prior to the commencement of the development of that phase. Following approval of the Employment and Skills Plan the developer will implement and promote the objectives of the approved plan on each phase.

Reason: In accordance with Policy SKILLS SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as it relates to the construction phase of development.

44. Prior to the commencement of development, details of the 2.0 metre high bunding in the Village Buffer shall be submitted for approval in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of Unit 2 on the site and be retained thereafter.

Reason: To protect neighbouring amenity, in accordance with Policy D DM1 of the Arun Local Plan.

45. No development shall commence until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, and parking areas and the proposed completed height of the development have been submitted to and been approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the new development and the surrounding area, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

INFORMATIVES

INFORMATIVE: The Internal Drainage Board (as noted in the FRA) in this area has been dissolved and therefore ordinary watercourses come under Arun District Council's jurisdiction on behalf of WSCC (as the lead flood authority). There is an ordinary watercourse abutting the site whereby discussion will be required in terms of maintaining future access for maintenance. Any works in, over or under, or within 5 metres from any ordinary watercourses will need land drainage consent from the local authority (i.e. ADC).

INFORMATIVE: In addition to any other permission(s), e.g. planning permission, the applicant may need an Environmental Permit for Flood Risk Activities (formerly known as Flood Defence Consent prior to 6th April 2016) in order to carry out work in, under, over or near the main river Shripney Manor Ditch.

INFORMATIVE: There are a number of elements of work which will require an Environmental Permit, such as new bridges, upgrading of existing bridges, resurfacing of existing rights of way, outfalls, trees/planting and any other permanent or temporary works in, under, over or within 8 metres of the main river. For further information please visit: <http://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. For any further advice, please contact your local Environment Agency FRA Permitting Office at PSOWestSussex@environment-agency.gov.uk

INFORMATIVE: The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.

Land uses such as general hard-standing that may be subject to oil / petrol spillages should be drained by means of oil trap gullies or petrol / oil interceptors.

INFORMATIVE: Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

INFORMATIVE: The Crime and Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant

planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the NPPF.

INFORMATIVE: All food businesses are required to submit a Food Registration Form to Environmental Health 28 days before opening.

INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

INFORMATIVE: Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

INFORMATIVE: Under the terms of the Water Resources Act 1991, and our Byelaws, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Shripney Manor Ditch, designated a 'main river'.

SALT BOX OUTLINE PLANNING PERMISSION CONDITIONS

1. Details of the appearance, layout and landscaping of the site, (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the date of this permission.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

4. The planning permission relates to the following approved plans:

Location Plan

Drawing No. 1744 P04 - Site Location Plan

Drawing No. 1744 P01 Rev. C - Site Masterplan Block Plan

Drawing No. 1744 P02 Rev. C - Site Masterplan Phasing Plan

5920/LS/ASP1 Rev. F Saltbox, Bognor Regis Landscape Strategy

5920/ASP06 Rev. A Saltbox, Bognor Regis Attenuation / Ecology Buffer

5920/ASP06 Saltbox, Bognor Regis Spine Roads

A letter from BT Openreach, dated 12th December 2018 (NSI Reference BJS/285, Saltbox, Shripney Rd, Bognor Regis, PO22 9RP.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

5. The details referred to in Condition 1 shall include details of the materials and external finishes of the buildings, surfaces for roads/footpaths, means of enclosure and the parking of vehicles, and the provision of samples of such materials and finishes as required. Development shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To enable to the Local Planning Authority to control the development in detail in the interests of amenity in accordance with Policy D DM1 of the Arun Local Plan.

6. The reserved matters application/s for Unit 1 and Unit 3 shall be accompanied by a design code document. This document shall demonstrate how the detailed proposals will reflect the objectives of the Design and Access Statement (April 2019, Revision B). The development shall be carried out in accordance with the approved design code document.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

7. No unit shall be first occupied until the car parking and the covered and secure cycle parking spaces serving that respective part of the development have been constructed in accordance with plans and details submitted to and approved by the Local Planning Authority at reserved matters. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking spaces and cycle parking for the use; and to provide alternative travel options to the use of the car in accordance with current sustainable transport policies, in accordance with Policy D DM1 of the Arun Local Plan.

8. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. 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 and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area. It is considered necessary for this to be a pre-commencement condition because the Construction Management Plan needs to be submitted and approved before development commences, in accordance with Policy D DM1 of the Arun Local Plan.

9. No unit in Phase 2 shall be first occupied until a detailed Travel Plan covering that respective part of the development has been submitted to and approved in writing by the Local Planning Authority. The detailed Travel Plan once approved shall thereafter be implemented as specified within the approved document. The detailed Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport, in accordance with Policy D DM1 of the Arun Local Plan.

10. Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme substantially in accordance with "Salt Box, Bognor Regis: Foul & Surface Water Drainage Strategy (for Landlink Estates), 17th October 2019, prepared by Hydrock, (Doc. Ref: SAL-HYD-XX-ZZ-RP-C-0001)" and Drawing No. "SAL-HYD-00-ZZ-DR-C-7000 Rev. P03 – Site Drainage Strategy" have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No unit shall be occupied until the complete surface water drainage system serving the unit has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

11. The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

12. Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

13. Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is built in accordance with the approved details. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

14. Construction methods that include piling / investigation boreholes / tunnel shafts/ ground source heat pump systems 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: To prevent development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution in accordance with the NPPF (paragraph 180); and to prevent pollution of groundwater in accordance with Policy D DM1 and Policy WDM1 of the Arun Local Plan.

15. Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management / maintenance) and no unit shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policies W DM1 and W DM3 of the Arun Local Plan.

16. No ground clearance or vegetation clearance works shall take place within the bird nesting season (between 1 March and 31 August) inclusive in any year unless a nesting bird check is carried out. This shall, be undertaken by a suitably qualified ecologist immediately prior to the works taking place. If any active nest sites are identified, these nests shall remain undisturbed until all the young have fledged naturally.

Reason: In the interests of amenity in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to protect the breeding birds during the construction works.

17. Prior to the commencement of development, a badger survey should be undertaken to ensure badgers are not using the site. If badgers are discovered on site, mitigation measures will need to be submitted and approved in writing by the LPA in liaison with Natural England and the approved works carried out by a professional ecologist prior to the occupation of the Units in Phase 2.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because badgers are a protected species.

18. The approved Water Vole mitigation measures set out in the Technical Briefing Note (Ref. 10004567 BN03 WVM1 dv1, dated May 2019) should be implemented in full, and be maintained on site thereafter.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

19. Prior to the occupation of any building a CCTV strategy for that building (to include details of the location cameras and type of system) shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented prior to first occupation of Phase 2 and be retained and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of public safety in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the site security needs to be approved and implemented before the units are occupied.

20. A Noise Report shall be submitted with the application for reserved matters and its recommendations for approval in writing by the Local Planning Authority and its recommendations shall be implemented prior to first occupation on the Part 2 Development.

Reason: In the interests of amenity, in accordance with Policy D DM1 of the Arun Local Plan.

21. At least 10% of the energy supply of both Units 1 and 3 combined shall be secured from decentralised and renewable or low carbon energy sources (as described in the Glossary at Annex 2 of the NPPF, February 2019). Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development begins in Phase 2. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter.

Reason: In order to secure on site renewable energy in accordance with national planning policy, in accordance with Policy D DM1 of the Arun Local Plan.

22. Prior to the commencement of development of Units 1 and 3 details of the proposed external lighting shall be submitted and approved in writing by the Local Planning Authority. The lighting details should include:

- a) Details of zone E2 lighting luminaires (lux levels);
- b) Mitigation measures to minimise potential glare and spillage;
- c) Location of lighting columns;
- d) Design and appearance of lighting columns; and
- e) Timings of lighting (reduced coverage between 11.00pm and 7.00am).

The approved lighting system shall be implemented on site prior to first occupation and be retained thereafter.

Reason: To reduce light pollution, in the interests of amenity and the environment and to satisfy minimum security requirements, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the light levels for the site need to be approved and implemented before the units are occupied.

23. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework and in accordance with Policy QE DM4 of the Arun Local Plan.

24. All activity at the site is to be carried out in strict accordance with the Arboricultural Impact Assessment (Ref: 9600_AIA.001 – Aug. 17) and Aspect Arboriculture and Tree Protection Plan (ref. Aspect Arboriculture 9600 TPP 01 (1/3) August 2017).

Reason: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised and they can continue to enhance the landscape and amenity of the area, in accordance with Policy ENV DM4 of the Arun Local Plan.

25. Details of any facilities for the storage of oils, fuels or chemicals associated with this development shall be submitted to and approved by the local planning authority. The details shall include

- secondary containment that is impermeable to both the oil, fuel or chemical and water, with no opening used to drain the system.
- a minimum volume of secondary containment of at least equivalent to the capacity of the tank plus 10% and if there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest.

- all fill points, vents, gauges and sight gauge located within the secondary containment.
- associated above ground pipework protected from accidental damage.
- below ground pipework having no mechanical joints, except at inspection hatches and have either leak detection equipment installed or regular leak checks.
- all fill points and tank vent pipe outlets designed to discharge downwards into the bund.

The scheme shall be implemented as approved prior to any storage of oils, fuels or chemicals.

Reason: To ensure that the proposed development does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework and in accordance with Policy W DM1 of the Arun Local Plan.

26. Each separate unit in Phase 2 shall be fenced and gated to prevent access at times when the unit is not in operation.

Reason: To secure the buildings on the site and to prevent anti-social behaviour in accordance with Policy D DM1 of the Arun Local Plan.

27. The applicant shall prepare and submit an Employment and Skills Plan for approval in writing by the Local Planning Authority, for Unit 1 and Unit 3 prior to the commencement of the development of Phase 2. Following approval of the Employment and Skills Plan the developer will implement and promote the objectives of the approved plan on each phase.

Reason: In accordance with Policy SKILLS SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as it relates to the construction phase of development.

28. No development shall commence until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, and parking areas and the proposed completed height of the development have been submitted to and been approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the new development and the surrounding area, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

29. Prior to the commencement of development of each individual unit (i.e. Units 1 and 3) shall not commence until full details of hard and soft landscape works for the respective unit, including an implementation programme, have been submitted to and been approved in writing by the Local Planning Authority. Hard landscape works shall include:

- (a) proposed finished levels and/or contours,

- (b) boundary details and means of enclosure,
- (c) vehicle and pedestrian access and circulation areas,
- (d) hard surfacing areas,
- (e) minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc.),
- (f) proposed and existing functional services above and below ground (e.g. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.).

Soft landscape works shall include:

- (g) planting plans
- (h) written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment);
- i) schedules of plants noting species, planting sizes and proposed numbers/densities; and
- j) replacement planting if trees and shrubs die.

All hard and soft landscaping works shall be carried out in accordance with the approved details, the approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

Reason: To ensure the provision and establishment of acceptable landscape in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the correct hard landscaping is implemented.

30. Prior to the occupation of each unit on Phase 2, a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities for that unit, shall be submitted to and be approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided including, where appropriate, lockable containers and details for how the recyclable materials will be collected from the site with timescales for collection. The approved scheme shall be implemented before each individual unit is brought into use and no waste or litter shall be stored or disposed of other than in accordance with the approved scheme.

Reason: In the interests of amenity and to promote recycling in accordance with Policy D DM1 of the Arun Local Plan.

31. All vehicles, plant and machinery used on site and those under the applicant's control moving to and from the site that are required to emit reversing warning noise, shall use white noise alarm as opposed to single tone "bleeping" alarms throughout the operation of the development hereby permitted.

Reason: To avoid unacceptable high levels of noise and in the interests of residential amenity, in accordance with Policy QE DM1 of the Arun Local Plan.

32. No construction works shall take place except between the hours of 8.00 – 17.00, Monday to Saturday. No construction works shall take place on Sundays and Public Holidays, in accordance with the Construction Management Plan Rev. A (3.0), December 2018, re-issued March 2019, prepared by Quartz.

Reason: To protect neighbouring residential amenity, in accordance with Policy D DM1 of the Arun Local Plan.

INFORMATIVES

INFORMATIVE: The Internal Drainage Board (as noted in the FRA) in this area has been dissolved and therefore ordinary watercourses come under Arun District Council's jurisdiction on behalf of WSCC (as the lead flood authority). There is an ordinary watercourse abutting the site whereby discussion will be required in terms of maintaining future access for maintenance. Any works in, over or under, or within 5 metres from any ordinary watercourses will need a land drainage consent from the local authority (i.e. ADC).

INFORMATIVE: In addition to any other permission(s), e.g. planning permission, the applicant may need an Environmental Permit for Flood Risk Activities (formerly known as Flood Defence Consent prior to 6th April 2016) in order to carry out work in, under, over or near the main river Shripney Manor Ditch.

INFORMATIVE: There are a number of elements of work which will require an Environmental Permit, such as new bridges, upgrading of existing bridges, resurfacing of existing rights of way, outfalls, trees/planting and any other permanent or temporary works in, under, over or within 8 metres of the main river. For further information please visit: <http://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. For any further advice, please contact your local Environment Agency FRA Permitting Office at PSOWestSussex@environment-agency.gov.uk

INFORMATIVE: The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.

Land uses such as general hard-standing that may be subject to oil / petrol spillages should be drained by means of oil trap gullies or petrol / oil interceptors.

INFORMATIVE: Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

INFORMATIVE: The Crime and Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: The Environmental Permitting (England and Wales) Regulations 2016 require a flood

risk activity permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit [https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-](https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits)

permits or contact the National Customer Contact Centre on 03702 422

549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

INFORMATIVE: Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to

starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

INFORMATIVE: Under the terms of the Water Resources Act 1991, and our Byelaws, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Shripney Manor Ditch, designated a 'main river'.