

DECISION NOTICE

Application Ref: BR/244/20/PL

1 To Addressee

HGP Architects
Furzehall Farm
110 Wickham Road
Fareham
PO16 7JH

2 Site Address

The Beach Hotel, former Mud Club
Waterloo Square
Bognor Regis
PO21 1SU

3 Description of Development

Redevelopment into 10 No. 2 and 3 bed apartments & 2 No. commercial units (A1 Retail or A3 Restaurant/Cafe) (resubmission following BR/282/19/PL). This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of listed buildings. This site is in CIL Zone 4 (Zero Rated) as flats & other development.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the following conditions and Section 106 Agreement.

- 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 development hereby approved shall be carried out in accordance with the following approved plans:

18.103.100 Location Plan;
18.103.102 Survey Plan;
18.103.102 Location Plan;
18.103.400 Proposed Site Layout Plan;
18.103.401 Proposed Basement Level Floor Plan;
18.103.402 Rev A Proposed Ground Floor Plan;
18.103.403 Proposed First Floor Plan;

18.103.404 Proposed Second Floor Plan;
 18.103.405 Proposed Third Floor Plan;
 18.103.406 Rev A Proposed Fourth Floor Plan;
 18.103.409 Proposed Roof Plan;
 18.103.420 Proposed Esplanade Elevation;
 18.103.421 Proposed Waterloo Square Elevation;
 18.103.422 Proposed Rear Elevation;
 18.103.423 Proposed Norfolk Street Elevation;
 2020-6153-001 Rev A Highway Overview;
 2020-6153-002 Car Parking Swept Path Analysis; and
 2020-6153-003 Delivery Vehicle Swept Path Analysis.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1, D SP1, QE SP1, HER DM1, HER DM2, HER DM3 and T SP1 of the Arun Local Plan.

- 3 The development shall be carried out in accordance with the submitted flood risk assessment (ref BROK/19/D1832/FRA1.0, dated 13/12/19) and the following mitigation measures that it details:

- All residential units shall on be placed on the first floor and above
- Flood resilience measures including ground floor flood resilient construction and flood proofing, raised lip to basement, basement sump and pump and emergency plans are fully implemented

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in line with section 9 of the Planning Practice Guidance of the NPPF for Flood Risk & Coastal Change and Arun Local Plan policy W DM2.

- 4 The ground floor commercial units shall be used as retail, cafe or restaurant within class E(a) and E(b) and for no other purpose (including any other purpose in Class E of the Schedule to the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020 or any other Statutory Instrument revoking, re-enacting or amending these regulations).

Reason: To enable the Local Planning Authority to maintain control in the interests of the amenities of surrounding residential properties & future residential occupiers of the building and in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 5 No development shall take place, including any works of demolition, until a Construction & Environmental 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:

- An indicative programme for carrying out of the works;
- Details of arrangements for public engagement/consultation both prior to and continued liaison during the construction works;
- Measures to minimise noise (including vibration) generated by the construction process to include proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
- details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
- 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),
- Measures to control the emission of dust and dirt during construction; and
- A scheme for recycling / disposing of waste resulting from demolition and construction works.

Reason: In the interests of the safety/amenity of nearby residents & occupiers of any nearby noise sensitive premises, the safety & general amenities of the area and in the interests of highway safety in accordance with policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1 of the Arun Local Plan and the NPPF. 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 staff.

- 6 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme 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. No part of the building shall be occupied until the complete surface water drainage system serving the property 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.

- 7 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved for each phase or sub phase of development, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase or sub phase begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter.

Reason: In order to secure a reduction in the use of energy at the site in accordance with national planning policy and policy ECC SP2 of the Arun Local Plan. This is required to be a pre-commencement condition because the approved measures may need to be built into the fabric of the buildings.

- 8 No development above damp proof course (DPC) level shall commence until full details of the noise insulation measures to be provided between the floors of the buildings have been submitted to and approved by the Local Planning Authority. All works, which form part of the scheme, shall be completed before any part of the new building is occupied. The scheme shall have regard to the principles contained within the World Health Organisation (WHO) community noise guidelines and/or achieve the standards as set out within Table 4: Indoor ambient noise levels for dwellings for both daytime (07:00 to 23:00) and night-time (23:00 to 07:00) time periods as set out within BS8233:2014 to minimise noise disturbance in residential dwellings. Following approval and completion of the scheme, a test shall be undertaken by a competent acoustician and submitted to the Local Planning Authority to demonstrate that the attenuation measures proposed in the

scheme are effective and protect the residential dwellings from unwanted noise.

Reason: To protect the amenity of future residential occupiers in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan.

- 9 No development above damp proof course (DPC) level shall take place unless and until a colour schedule of materials and finishes to be used for all external surfaces of the proposed building has been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, the setting of the nearby Listed Building and the character and appearance of the Conservation Area by endeavouring to achieve a building of visual quality in accordance with policies D DM1, HER DM1 and HER DM3 of the Arun Local Plan and the NPPF.

- 10 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved plans.

Reason: In the interests of road safety in accordance with Arun Local Plan policy T SP1 and the National Planning Policy Framework.

- 11 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use in accordance with Arun Local Plan policy T SP1 and the National Planning Policy Framework.

- 12 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The submission should include full details of both the residential and commercial cycle storage. The approved cycle storage spaces shall thereafter be permanently retained and maintained in good working condition.

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policies T SP1 & T DM1 and the National Planning Policy Framework.

- 13 No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement 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. The approved Travel Plan shall then implemented in full and permanently adhered to thereafter.

Reason: To encourage and promote sustainable transport in accordance with Arun Local Plan policies T SP1 & T DM1 and the National Planning Policy Framework.

- 14 Prior to occupation of any of the new apartments, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition. The scheme shall provide at least 1 electric vehicle charging space.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2030, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun Parking Standards SPD and the National

Planning Policy Framework.

- 15 Prior to the occupation of any of the new apartments, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall consider the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site will continue in accordance with the approved strategy.

Reason: To safeguard the amenities of future residents in accordance with Arun Local Plan policy TEL SP1.

- 16 Details of the proposed lighting scheme for the development shall be submitted to and approved by the Local Planning Authority prior to installation. Light intrusion into residential windows shall not exceed 10 Lux between 07:00 and 21:00 hours and 5 Lux between 21:00 and 07:00 hours, measured as Vertical Illuminance (EV) normal to glazing. The Sky Glow (Upward Light Ratio) shall not exceed 5.0%. The details shall include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011).

Prior to the occupation of any of the apartments, the predicted illuminance levels shall be tested by a competent person to

ensure that the illuminance levels agreed in the scheme are achieved. Where these levels have not been met, a report shall be submitted to the Local Planning Authority to demonstrate what measures have been taken to reduce the levels to those agreed within the application scheme. The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

Reason: In the interests of the amenities of the area, the amenities of nearby existing residential occupiers, the interests of minimising crime and to minimise unnecessary light spillage outside the development site in accordance with policies QE SP1 & QE DM2 of the Arun Local Plan.

- 17 No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday). Should any works be required outside of these times then the applicant should submit a schedule of activities to the Local Planning Authority for approval in writing.

Reason: To protect the amenity of local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan.

- 18 If a cafe or restaurant is proposed, then the use hereby permitted shall not be carried on unless and until details of a suitable system for the extraction of cooking odours (including details of the extract fan units, filters, extraction hoods and ducting together with method of noise abatement) has been submitted to and approved in writing by the Local Planning Authority. The equipment approved under this condition shall be installed by a competent engineer before the use hereby permitted commences and thereafter shall be maintained in accordance with the manufacturer's instructions.

Reason: To protect the amenity of future residential occupiers and existing local residents in accordance with policies QE SP1 and QE DM3 of the Arun Local Plan.

- 19 If a cafe or restaurant is proposed, then drainage serving the kitchen(s) 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. 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 and BS EN 1825-2:2002 (Current Status: 'Under Review') or other effective means of grease removal.

Reason: To protect the amenity of future residential occupiers & existing local residents and the water system in accordance with policies QE SP1, QE DM3, WM DM1 and W SP1 of the Arun Local Plan.

- 20 Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment including fans, ducting and external openings, compressors, generators or plant or equipment of a like kind, installed within the site 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 of such plant/machinery/equipment. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the measured background sound level when assessed by a competent acoustician using BS 4142:2014, at any adjoining or nearby noise sensitive premises. The approved plant/machinery/equipment shall thereafter be implemented in accordance with the agreed details and permanently retained in good working condition.

Reason: To protect the amenity of future residential occupiers and existing local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan.

- 21 Deliveries by commercial vehicles to/from the commercial premises shall only be made between 07:00 hours and 19:00 hours Monday to Friday and between 08:00 hours and 18:00 hours on Saturdays, Sundays, Bank or other Public Holidays without the prior written consent of the Local Planning Authority.

Reason: To protect the amenity of future residential occupiers and existing local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan.

- 22 The class E restaurant/cafe or retail units shall only be open between the hours of 07:00 hours and 23:00 hours Monday to Saturday and between 07:00 hours and 22:00 hours on Sundays, Bank or other Public Holidays.

Reason: To protect the amenity of future residential occupiers and existing local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan.

- 23 All bathroom/toilet windows shall be glazed with obscured glass and permanently retained so thereafter.

Reason: To protect the amenities and privacy of future occupiers and of the adjacent properties in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

- 24 The windows serving the stair core on the first, second, third and fourth floors shall be glazed with obscured glass and permanently retained so thereafter.

Reason: To protect the amenities and privacy of the existing residential occupiers fronting Norfolk Street in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

- 25 None of the proposed balcony railings shall be installed unless and until details of their proposed height, finish (colour) and manufacturer/model name have been submitted to and agreed in

writing by the Local Planning Authority. The balconies to those flats at the north eastern corner of the building facing Cavendish House shall incorporate balcony screens, details of which should also be provided. The approved balconies and screens shall thereafter be installed in accordance with the agreed details and retained in good condition thereafter.

To enable the Local Planning Authority to control the appearance of the building in detail in the interests of visual amenity, the character/appearance of the Conservation Area and to protect the amenities of existing residents in accordance with policies HER SP1, HER DM3 & QE SP1 of the Arun Local Plan and the National Planning Policy Framework.

- 26 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being fully implemented before development in that phase recommences. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To ensure that risks from land contamination to drinking water supplies is controlled & mitigated and to protect the amenity of local residents in accordance with policies QE DM4, W SP1, W DM1 and W DM3 of the Arun Local Plan.

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: This decision has been granted in conjunction with a Section 106 legal agreement relating to the following obligations:

PAGHAM HARBOUR

A contribution of £8,710 towards the agreed strategic access management measures to mitigate the harm to the Pagham Harbour Special Protection Area.

PUBLIC OPEN SPACE & PLAY

- (1) A contribution of £19,712 towards open space improvements at Marine Park Gardens, Aldwick.
- (2) A contribution of £17,303 towards play equipment improvements at West Park, Aldwick.
- (3) A contribution of £1,084 plus £4,560 (20 years total maintenance cost) for improvements to the grass playing surface of the football pitches at Avisford Park Recreation Ground, Bognor Regis and also £2,958 for improvements to ancillary facilities at the same site.
- (4) A contribution of £333 plus £1,420 (20 years total maintenance cost) for improvements to the grass playing surface of the rugby pitches at Bognor Regis Rugby Club and also £820 for improvements to ancillary facilities at the same site.

(5) A contribution of £801 plus £3,240 (20 years total maintenance cost) for improvements to the grass playing surface of the cricket pitches at Queensfield, West Meads, Bognor Regis and also £937 for improvements to ancillary facilities at the same site.

(6) A contribution of £830 plus £580 (20 years total maintenance cost) towards surfacing 3G pitches at the West Bersted strategic development and £288 for ancillary facilities at the same site.

LEISURE

(1) A contribution of £3,767 towards the community sports hub to be provided at West of Bersted.

(2) A contribution of £1,400 towards the community sports hub to be provided at West of Bersted.

(3) A contribution of £4,052 towards wet side shower provision at a new leisure centre for the district.

EDUCATION

(1) A contribution of £12,922 to be spent on additional facilities at Edward Bryant Primary School.

(2) A contribution of £16,851 to be spent on Phase 1 of the new secondary school in Arun.

(3) A contribution of £3,258 to be spent on additional equipment at Felpham Community College Sixth Form.

STRATEGIC HIGHWAYS

A contribution of £4,539.20 (£453.92 per dwelling) towards the mitigation scheme at the A27/A259 Bognor Road Roundabout as identified in the Enterprise Bognor Regis Transport Review 2017 report.

INFORMATIVE: A formal application for connection to the public sewerage system is 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 here <https://beta.southernwater.co.uk/infrastructurecharges>.

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 event plus 40% on stored volumes/rainfall intensity (allowance for climate change) 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 storm event plus 40% on stored volumes/rainfall intensity. 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/drainage-planning-consultations>. A surface water drainage checklist is available on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

INFORMATIVE: The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

INFORMATIVE: The proposed food business is required to submit a 'Food Registration Form' to the Environmental Health department 28 days before opening. Further advice can be given to the business, for example, on the internal layout of the food premises. If the applicant would like further advice please contact the Environmental Health Service on (01903) 737755.

INFORMATIVE: Please note the recommendations of our Private Sector Housing Team on our website dated 09/11/20 which includes guidance on fire safety, ventilation, railings to terraces/balconies, other hazards and HMO standards.

INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action

being taken should substantiated complaints within the remit of the Environmental Protection Act 1990. For further information please contact the Environmental Health Department on (01903) 737555.

INFORMATIVE: In the interests of crime prevention and deterrence, the development should incorporate security measures in accordance with the consultation advice of Sussex Police (dated 20/10/20) as available on the Councils website.



Neil Crowther
Group Head of Planning

Case Officer: Mr S Davis

Decision Issued: **22nd September 2021**

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

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).