

DECISION NOTICE

Application Ref: CM/8/21/PL

1 To Addressee

Simply Planning
Lower Ground Floor
25 Charlotte Street
London
W1T 2ND

2 Site Address

Climping College The Mill
The Mill Lodge
Climping Street
Climping
BN17 5RN

3 Description of Development

Construction of site perimeter bunding & associated planting to protect against flooding, associated excavation of a pond (retrospective) & construction of flood defence gates (resubmission following CM/25/20/PL). This site is in CIL Zone 5 (Zero Rated) as other development & may affect the setting of a listed building.

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 the following conditions.

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:
Location Plan
Site Plan
Corten Flood Wall and Gate
Bund Planting
Pond Planting

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.

- 2 The development shall proceed in accordance with the Extended Phase 1 Habitat Survey updated on 11-08-2020 and the Preliminary Ecological Appraisal Survey dated 30-08-2017 and the ecological enhancements referred to shall be provided within 3 months of the completion of the

flood defence works in accordance with details to be submitted to and approved by the Local Planning Authority .

Reason: In the interests of biodiversity in accordance with policy ENV DM5 of Arun Local Plan.

- 3 Landscaping shall be carried out in accordance with the details shown on plan CM Flood Wall, Gate and Containers dated 18-01-2021, Pond Planting CM PP01 and Bund Planting Plan. Further additional planting details shall also be submitted for approval and all planting and seeding comprised in the approved details shall be carried out in the first planting and seeding seasons following the completion of the development and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 and ENV DM5 of the Arun Local Plan.

- 4 The development shall proceed in accordance with the submitted Tree Assessment and Tree Table by GHA trees dated 22-03-2021. The works identified in the report shall be undertaken within 3 months of the date of approval of the application and replacement trees shall be provided in the first planting season following completion of the flood defence works hereby approved in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure protection and enhancement of trees important in the landscape in accordance with policy ENV DM4 of Arun Local Plan.

- 5 Within 3 months of the date of this permission precise details of the construction arrangement, specifying precise extents of the proposals and a timeline for provision shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the details so approved. These details should include structural integrity to demonstrate under load is sufficient, extent and position of concrete support and demonstration as to how the corten wall would be able to resist the earth pressure at this location.

Reason: To ensure that the flood defences are structurally sound in accordance with policy W DM4 of 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Mrs A Gardner

Decision Issued: 9th April 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).