

Please upload onto Ocella the email below and the attached documents to planning application **FP/248/20/PL** regarding the Sports Pitches and Changing Facilities Building, at Site 6, Felpham.

- Construction & Environmental Management Plan, dated 07/05/2021.
- Changing Facility Specification – General **Rev. A.**
- Changing Facility Specification – Finishes **Rev. C**

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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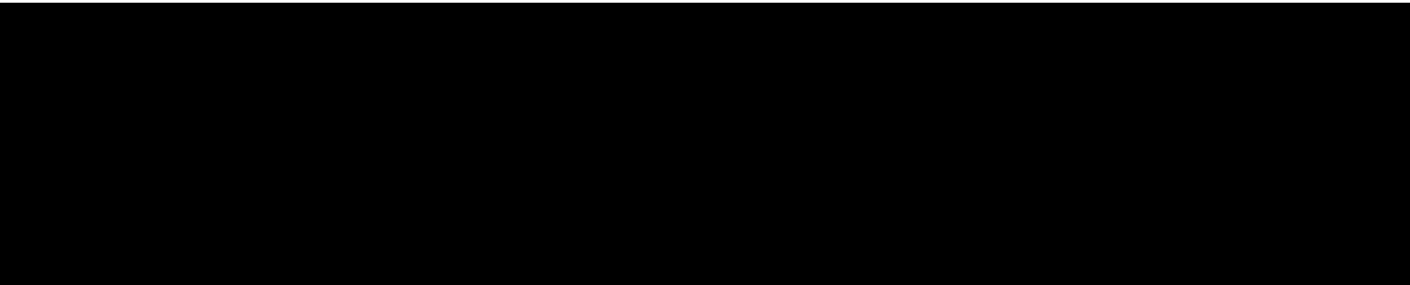
Good morning Michael,

Please see attached CEMP and pitch details, relevant to the proposed planning conditions for the sport pitch application. Hopefully this will be sufficient for some of the conditions to be amended to matters of ongoing compliance.

With regards to our other application for the emergency access, I am awaiting instruction regarding alterations we will propose to the access gate.

Kind regards,

Rachel Ballam MSc | Planning Coordinator | Barratt David Wilson Homes Southampton [a trading name of BDW Trading Ltd]



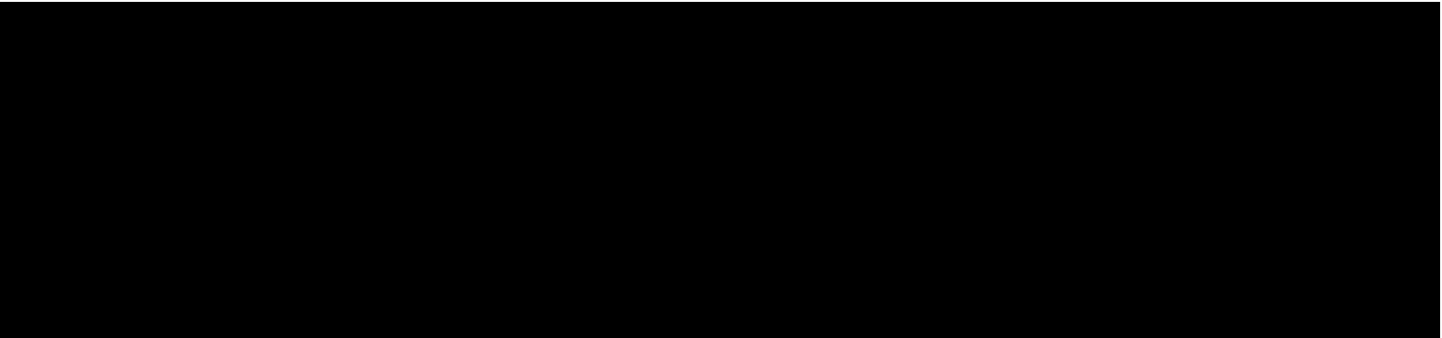
Rachel,

See attached:

- CEMP Rev ---
- Specification
 - General Specification Rev '-'
 - Finishes Speciation Rev 'C'

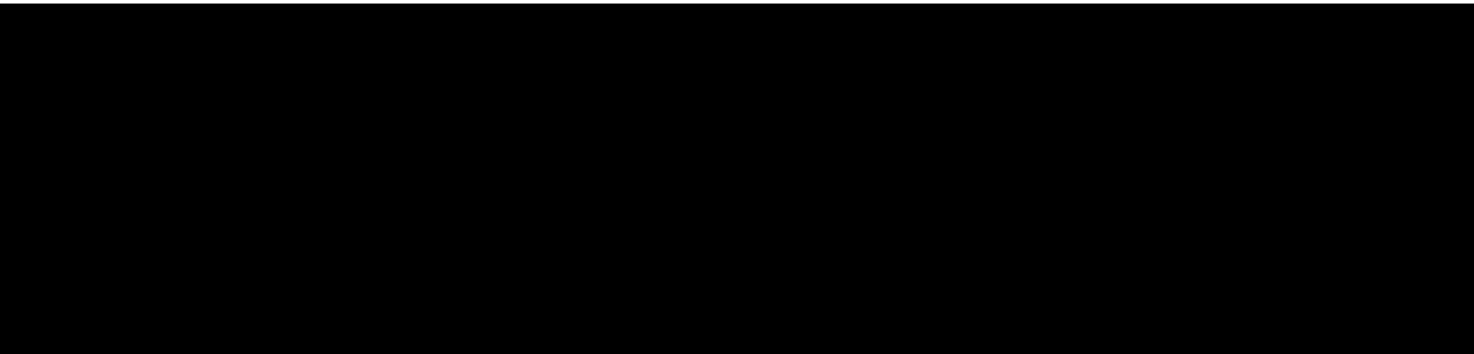
Thanks & Kind Regards,

Brad Slingo



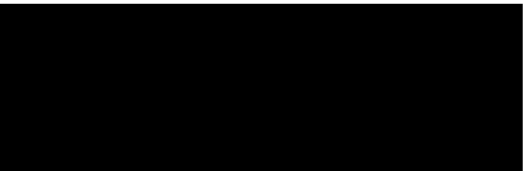
That's great, thank you!

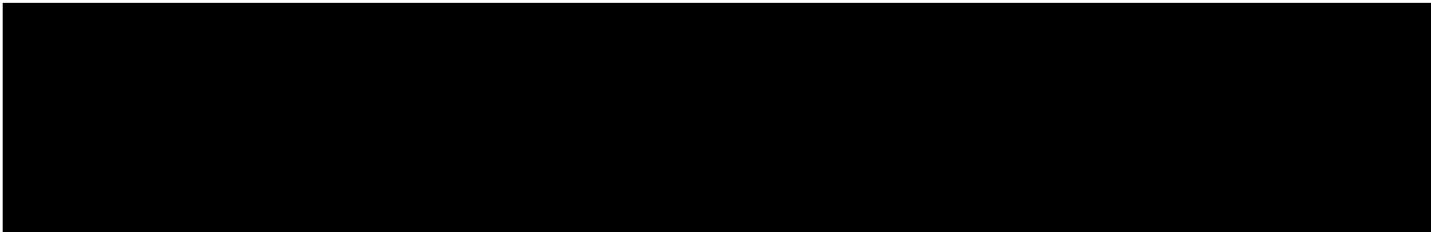
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I will request the information on these items are sent to us ahead of the full design. I can then have ACD add to the drawing with a note 'as specified by the specialist designer'

Thanks & Kind Regards,



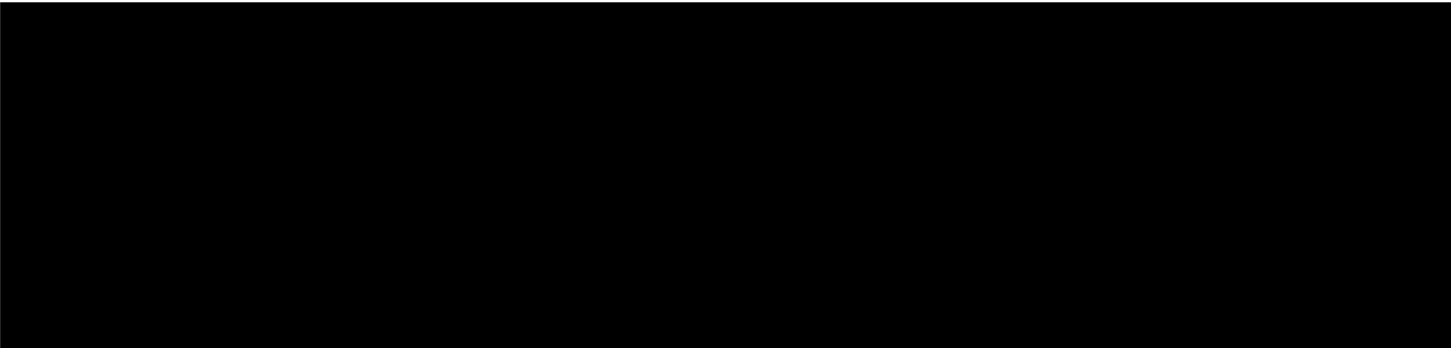


Hi Brad,

Just off the phone with Case Officer Michael Eastham. Unfortunately, in spite of the conditions we were asked to review, it seems Claire Potts is now saying she'd like to see the details as part of the application, pre-decision. We can push back on this if needed, but the LPA would prefer to have the info up front.

Kind regards,

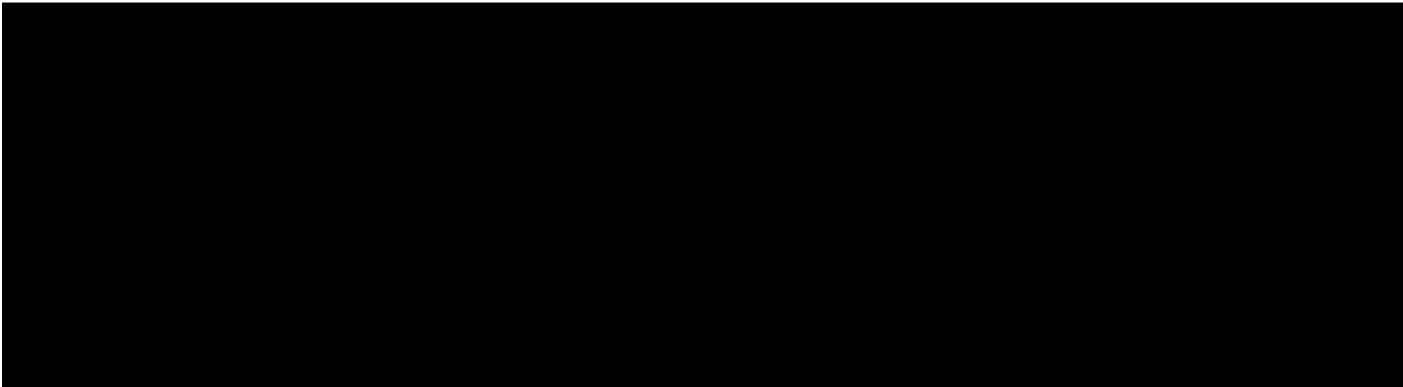
Rachel Ballam MSc | Planning Coordinator | Barratt David Wilson Homes Southampton [a trading name of BDW Trading Ltd]



Hi Rachel,

Unfortunately not. I have instructed the design, but the specialist has given me an Eta on the design for Mid June. They are trying to expedite this, but this will likely be covered by condition

Thanks & Kind Regards,



Hi Brad,

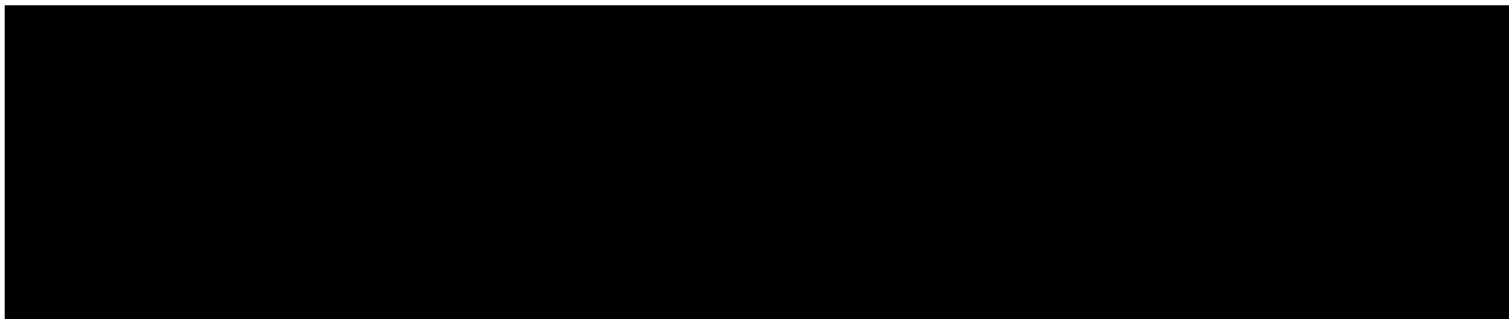
Just had a chat with Michael Eastham – on conditions 10 and 11 (below), is there any chance we can get that info now(ish) to submit as part of application?

10. Prior to the commencement of development details of the rebound walls and goals for the five-a-side football pitches shall be submitted for approval in writing by the Local Planning Authority. The approved rebound walls and goals shall be installed at the 5 a side pitches and be retained thereafter.

11. Prior to the commencement of development details of the ball stop safety fencing alongside the Bognor Regis Relief Road (Charles Purley Way) shall be submitted for approval in writing by the Local Planning Authority. The ball stop safety fencing shall be installed alongside the Relief Road (Charles Purley Way) and be retained thereafter.

Kind regards,

Rachel Ballam MSc | Planning Coordinator | Barratt David Wilson Homes Southampton [a trading name of BDW Trading Ltd]

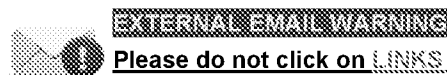
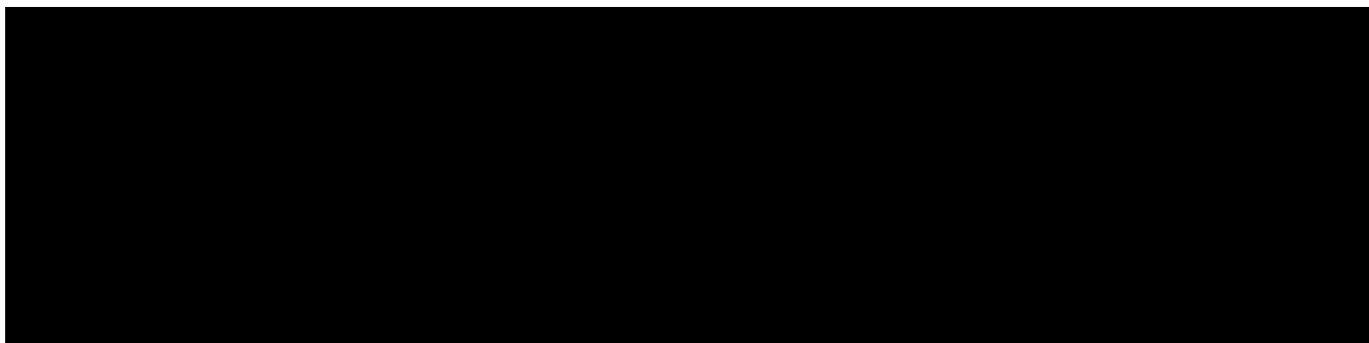


Good morning Michael,

Please see below my comments in green.

Kind regards,

Rachel Ballam MSc | Planning Coordinator | Barratt David Wilson Homes Southampton [a trading name of BDW Trading Ltd]



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Hi Rachel,

Are you satisfied with the following **conditions** being imposed on **FP/248/20/PL**:

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

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:

- Drawing No. LOC/CFB/180220/LP Rev. A - Changing Facilities Building Location Plan.
- Drawing No. CFB/180220/HT-CFB Rev. H - Changing Facilities Building.
- Drawing No. PLAN-LAY/CFB/180220/SL Rev. N - Changing Facilities Building Site Layout.
- Drawing No. 5292:01 Rev. A - Engineering Layout.
- Drawing No. 5292:10 Rev. A - Longitudinal Sections.

- Drawing No. 5292-20 Rev. A - Construction Details.
- Drawing No. BDWS23254 11 Rev. A - Hard and Soft Landscape Proposals (Sheet 1)
- Drawing No. BDWS23254 11 Rev. A - Hard and Soft Landscape Proposals (Sheet 2)
- Changing Facility Zone E, Stanhorn Grove, Felpham: Soft Landscape Specification (Ref. BDWSspec), dated April 2021, prepared by ACD Environmental.
- Changing Facility Zone E, Stanhorn Grove, Felpham: Landscape Management and Maintenance Plan (Ref. BDWS23254 man), dated 8th April 2021, prepared by ACD Environmental.
- Finishes Specification Rev. B, dated 01/04/2021.
- Design, Access & Supporting Statement, Changing Facilities Building, Felpham, West Sussex.
- Flood Risk Assessment & Drainage Strategy, January 2021, prepared by MJA Consulting.
- SUDS Management & Maintenance Plan, January 2021, prepared by MJA Consulting.
- Drawing No. tf 1177/TS/100 - Tree Survey Reference Plan.
- Drawing No. tf 1177/TS/300 - Tree Protection & Arboricultural Method Statement. -- Agreed.

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

3. No development above damp proof course (DPC) level shall take place unless and until samples of materials and finishes to be used for the external walls and roof of the changing facilities building have been submitted to and been approved in writing by the Local Planning Authority and the samples of materials so approved shall be used in the construction of the changing facilities building. -- We wish to submit these details for consideration as part of the ongoing application and have this condition altered to require ongoing compliance. Submission should be possible within the next week or two.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy D DM1 of the Arun Local Plan.

4. No construction / demolition activities shall take place other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no activities taking place on Sunday or Bank Holidays. [In addition to these hours of working, the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition] -- Agreed.

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

5. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the changing facilities building or the completion of the development, whichever is the sooner, and any trees or 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. -- Agreed.

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

6. The development shall be carried out in accordance with the submitted Flood Risk Assessment submitted by MJA Consulting and the following mitigation measures:

- Finished floor levels of the changing rooms shall be set 300mm above the surrounding ground levels.

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. -- Agreed.

Reason: In line with the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change to reduce the risk of flooding to the proposed development and future occupants, in accordance with Policy W DM2 of the Arun Local Plan.

7. No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). -- Agreed.

The approved scheme shall be installed, fully assessed by a competent individual when operational to ensure no light creep / bleed, maintained and operated in accordance with the approved details.

Reason: To protect the appearance of the area, the environment and wildlife and local residents from light pollution, in accordance with Policy QE DM2 of the Arun Local Plan.

8. No development shall take place, including any works of demolition, 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:

- a) An indicative programme for carrying out the works;
- b) Details of the arrangements for public engagement / consultation both prior to and continued liaison during construction the construction works;
- c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
- d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
- e) The parking of vehicles of site operatives and visitors;
- f) Loading and unloading of plant and materials, including permitted times for deliveries;
- g) Storage of plant and materials used in constructing the development;
- h) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- i) 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);
- j) Measures to control the emission of dust and dirt during construction.
- k) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted;
- l) the anticipated number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the network peak hours of 08:00-09:00 and 17:00-18:00 where practicable). -- We wish to submit these details for consideration as part of the ongoing application and have this condition altered to require ongoing compliance. Submission should be possible within the next week or two. Reason: In the interests of highway safety and to protect the amenity of local residents in accordance with Policy D DM1 and Policy QE SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that measures are in place to minimise the impact of development on existing residents.

9. No development shall commence until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels in the changing facilities building, levels of the car park, the access road and details of the surfacing of the senior football pitch and the 2 five-a-side pitches 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 of the changing facilities building with the surrounding area. 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 adjacent land, 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. -- We wish to submit these details for consideration as part of the ongoing application and have this condition altered to require ongoing compliance. Submission should be possible within the next week or two.

10. Prior to the commencement of development details of the rebound walls and goals for the five-a-side football pitches shall be submitted for approval in writing by the Local Planning Authority. The approved rebound walls and goals shall be installed at the 5 a side pitches and be retained thereafter.

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. It is considered necessary for this to be a pre-commencement condition to ensure that the rebound walls and the goals are in place prior to the first use of the 5 a side football pitches. -- please reword to "prior to commencement of the five-a-side football pitches"

11. Prior to the commencement of development details of the ball stop safety fencing alongside the Bognor Regis Relief Road (Charles Purley Way) shall be submitted for approval in writing by the Local Planning Authority. The ball

stop safety fencing shall be installed alongside the Relief Road (Charles Purley Way) and be retained thereafter. -- ~~please reword to "prior to commencement of the senior football pitch"~~

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. It is considered necessary for this to be a pre-commencement condition to ensure that the ball stop safety fencing alongside the Relief Road (Charles Purley Way) is in place prior to the first use of the sports pitches hereby approved.

12. Prior to the commencement of development details of the height barrier at the entrance to the car park shall be submitted for approval in writing by the Local Planning Authority. The height barrier shall be installed at the entrance to the car park and be retained thereafter. -- ~~we do not agree to this condition; a height barrier was not approved as part of the previous permission and we do not intend to propose or implement one~~

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. It is considered necessary for this to be a pre-commencement condition to ensure that the height barrier is in place prior to the first use of the car park hereby approved.

13. Prior to the commencement of development details of the boundary fencing shall be submitted for approval in writing by the Local Planning Authority. The boundary fencing shall be installed and be retained thereafter. -- ~~details are already included on the landscaping plan, what more information is required?~~

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. It is considered necessary for this to be a pre-commencement condition to ensure that the boundary fencing is in place prior to the first use of the sports facility hereby approved.

14. 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. 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 building / No part of the extended 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. -- ~~We wish to submit these details for consideration as part of the ongoing application and have this condition altered to require ongoing compliance. Submission should be possible within the next week or two.~~

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.

15. 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. -- ~~We wish to submit these details for consideration as part of the ongoing application and have this condition altered to require ongoing compliance. Submission should be possible within the next week or two.~~

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.

16. 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. – We wish to submit these details for consideration as part of the ongoing application and have this condition altered to require ongoing compliance. Submission should be possible within the next week or two.

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.

17. 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 fit for purpose. The scheme shall thereafter be maintained in perpetuity. – Agreed

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.

18. The approved Electric Vehicle Charging Points identified on Drawing No. PLAN-LAY/CFB/180220/SL Rev. N - "Changing Facilities Building Site Layout" serving the car park shall be installed prior to the first use of the car park and thereafter will be permanently retained and maintained in good working condition. – Agreed

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, 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 ADC Parking Standards SPD and the National Planning Policy Framework.

19. The changing facilities building shall not be occupied until the secure cycle parking spaces have been provided in accordance with the approved Drawing No. BDWS23254 11 Rev. A - Hard and Soft Landscape Proposals (Sheet 1) and Drawing No. BDWS23254 11 Rev. A - Hard and Soft Landscape Proposals (Sheet 2). – Agreed

Reason: To provide alternative travel options to the use of the car in accordance with Policy D DM1 of the Arun Local Plan.

20. The changing facilities building shall not be occupied until the car park has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose. – Agreed

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy D DM1 of the Arun Local Plan.

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 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.

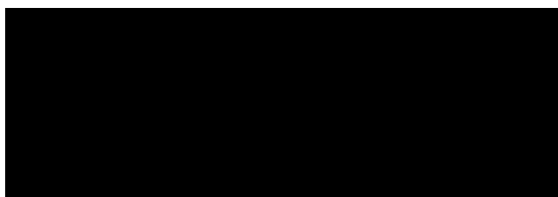
The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

INFORMATIVE: 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.

I look forward to receiving your reply.

Kind regards,

Michael



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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