

Application for Outline Consent

DECISION NOTICE

Application Ref: F/4/20/OUT

1 To Addressee

Barton Willmore
The White Building
1 - 4 Cumberland Place
Southampton
SO15 2NP

2 Site Address

Land at Ford Airfield
Ford

3 Description of Development

Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated.

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 Details of the layout, scale, appearance and landscaping (hereinafter called 'the reserved matters') for each phase as defined within the Phasing Strategy under Condition 5 shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase 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 for the first phase shall be made to the Local Planning Authority not later than three years from the date of this permission. Applications for reserved matters for the remaining phases shall be made within seven 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 first phase of the development hereby permitted shall begin not later than two years from the date of final approval of the reserved matters to be approved for that phase. Each remaining phase of the development hereby permitted shall begin within two years of the date of the final reserved matters approval for the relevant phase.

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

- Site Boundary Plan - RG-M-01 Rev. T
- Potential Site Access Arrangement - 3 ARM 40m ICD Roundabout- ITB13091- GA-004 Rev. B
- Potential Southern Vehicular Access from Yapton Road - ITB13091-GA-001 Rev. E
- Ford Airfield Geometry - Eastern Access onto Ford Road - ITB13091-GA- 066
- Access and Movement Parameter Plan - RG-M-122 Rev. M
- Green and Blue Infrastructure Parameter Plan - RG-M-121 Rev. N
- Land Use and Density Parameter Plan - RG-M-123 Rev. L
- Demolition plan - RG-M-107E

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 (2011-2031).

- 5 A phasing strategy shall be submitted either prior to or concurrently with the submission of the first Reserved Matters application. The phasing strategy shall be approved prior to the approval of the first Reserved Matters and shall include details of:

- The separate and severable phases or sub-phases of development, including residential, non-residential and on site infrastructure
- The phasing and delivery of:
 - o Vehicular access from Ford Lane, Yapton Road and Ford Road
 - o Pedestrian, cycle and equestrian connections (on and off site)
 - o Temporary or interim access arrangements necessary
 - o Custom build units
 - o Affordable Housing units
 - o Drainage infrastructure
 - o Spine Road
 - o Public Open Space and Green Infrastructure, including the number and positioning of LAPs, LEAPs, NEAPs and MUGAs, allotments, sports pitches and changing rooms.
 - o Local Centre, to include the library, community building (inc. small drop-in office space for police to take statements and undertake administrative work), and retail/commercial space
 - o Employment zone
 - o Primary School and Early Years
 - o Public Art
 - o Bus route and infrastructure, including any interim measures
 - o Accessible and adaptable dwellings, up to a total site-wide percentage of 50% M4(2) dwellings and 4% M4(3) dwellings

The development will be brought forward in accordance with the agreed details within the Phasing Strategy.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D OM1 of the Arun Local Plan 2011-2031. It is considered necessary for this to be a pre-commencement condition because the phasing of the development needs to be satisfactory before work commences.

- 6 No development shall take place until details for the phased implementation of a programme of archaeological work in accordance with a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out on a phase by phase basis, as determined by condition 5 and in accordance with the approved scheme.

Reason: The site has the potential to contain unknown remains of archaeological importance and in accordance with Policy HER DM6 of the Arun Local Plan 2011-2031. It is considered necessary for this to be a pre-commencement condition because archaeology can only be investigated before construction commences.

- 7 Prior to the submission of any reserved matters application a Design Code for the whole application (excluding only the Employment Zone as identified on RG-M- 123L) shall be submitted to, and approved in writing, by the Local Planning Authority. The Design Code shall be prepared in consultation with the community and demonstrate how the detailed proposals will reflect the contents of the:

- Approved plans under Condition 4
- Masterplan Document July 2021
- Arun District Design Guide SPD 2021

The Design Code shall provide further details on:

- How the development responds to local character
- The character areas, street hierarchy, building typologies, key buildings, the approach to car parking and electric vehicle charging points, character of green infrastructure and structural planting, street trees, street furniture, external lighting and treatment of the public realm, public rights of way and pedestrian/cycle/equestrian connections.
- The local centre
- The approach to public art
- The integration of drainage infrastructure into the public realm and green infrastructure
- How the above-ground utilities infrastructure will be integrated into the street
- Provision of interpretive material and a heritage themed walk along the route of the former western arm of the runway.

Prior to the submission of any reserved matters application for the Employment Zone a Design Code for the Employment Zone providing details insofar as it is relevant, on the above matters, shall be submitted to, and approved in writing, by the Local Planning Authority.

A template for a Code Compliance Matrix will be included within any Design Code and will set out the key criteria that each Reserved Matters will need to comply with. The development shall thereafter be carried out in accordance with the approved Design Code.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan 2011-2031.

- 8 Prior to the occupation of the 300th dwelling, a scheme for the marketing of the Employment Zone as identified on RG-M- 123L and/or the commercial units to be built within the Employment Zone

for purchase or lease for the permitted purposes shall be submitted to and approved by the Local Planning Authority, which shall include marketing for a minimum period of 18 months.

Reason: To ensure that the commercial uses are delivered in a timely manner in accordance with policy HSP2c (SD8) of the Arun Local Plan.

9 Prior to the occupation of the 500th dwelling:

- A scheme and specification for a community building (up to a maximum of 500sqm floorspace) shall be submitted and approved by the Local Planning Authority, following which the community building shall be delivered and made available for public use prior to the occupation of the 750th dwelling. The scheme shall include details of management and maintenance arrangements for the community building in perpetuity.

Prior to the occupation of the 750th dwelling:

- A scheme for the marketing of the retail and commercial units (Use Classes A1-A5) within the local centre, as identified on RG-M-123L of up to 900sqm floorspace, to include subsidised rent for a period of 2 years and a minimum marketing period of 2 years, shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the community building and retail and commercial units are made available to meet the needs of the local communities and future occupiers in accordance with policy HSP2c (SD8) of the Arun Local Plan.

10 No development shall take place within any phase, as defined within the Phasing Strategy under Condition 5, including any works of demolition, until a Construction Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented and adhered to throughout the 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 (including adequate visibility splays and sight lines) and routing of vehicles during construction
- full details of the construction compound,
- soil resources plan,
- dust mitigation measures,
- noise and vibration reduction measures,
- the parking of vehicles by site operatives and visitors
- the loading and unloading of plant, materials and waste, including permitted times for deliveries
- the storage of plant and materials used in construction of the development, including covering of stockpiles
- the erection and maintenance of security hoarding,
- the provision of effective 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), and
- details of public engagement both prior to and during construction works.
- A scheme for recycling/disposing of waste, resulting from demolition and construction works. No burning is permitted.
- Maintenance of equipment, plant and machinery
- Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination.
- Temporary surface water management system, for example oil interceptors, holding tanks to remove suspended sediment before discharge;
- A named representative, including contact details

Reason: In the interests of highway safety and the amenities of the area in accordance with Policies T SP1 and OE SP1 of the Arun Local Plan 2011-2031. It is considered necessary for this to be a pre-commencement condition because of the safety and amenity issues that need to be addressed.

- 11 No construction/demolition activities shall take place except between the hours of:

- 08:00 and 18:00 hours on Mondays to Fridays inclusive,
- 08:00 and 13:00 hours on Saturdays, and
- with no noisy work on Sunday or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Arun Local Plan 2011-2031.

- 12 Prior to the commencement of each phase of development, as identified within the Phasing Strategy under Condition 5, the following components of a scheme to deal with the risks associated with contamination within that phase shall be submitted to and approved, in writing, by the Local Planning Authority:

- 1.A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
- 2.A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3.The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4.A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved.

In each phase where demolition is required, where part 2 identifies no overriding risk from the demolition works, parts 3. and 4. can take place post demolition for that phase.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Policies QE SP1 and QE DM4 of the Arun Local Plan 2011-2031. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 13 Prior to commencement of each phase of development, as identified within the Phasing Strategy under Condition 5 to submit:

An initial verification report demonstrating completion of pre commencement works set out in the approved remediation strategy for that phase and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Prior to first occupation of each phase of development, as identified within the Phasing Strategy under Condition 5 to submit:

- A final verification report demonstrating completion of pre occupation works set out in the

approved remediation strategy for that phase and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Policies QE SP1 and QE DM4 of the Arun Local Plan 2011-2031. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 14 Prior to the demolition of any commercial property, a copy of the asbestos register and remedial strategy (where appropriate) must be submitted to and agreed in writing by the Local Planning Authority. Prior to the demolition of any other buildings that were built before 2000, an asbestos assessment and remedial strategy for that property (where appropriate), must be submitted and approved in writing by the Local Planning Authority.

The demolition works and disposal of any asbestos must be undertaken in accordance with the agreed remedial strategy.

Reason: In the interests of amenity and public safety in accordance with Policies QE SP1 and D DM1 of the Arun Local Plan 2011-2031.

- 15 Prior to commencement of development (excluding demolition) in each phase, as defined within the Phasing Strategy under Condition 5, a scheme for external lighting for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the lighting is sensitive to bats and shall comply with the Institution of Lighting Professionals Guidance Note for the Reduction of Obtrusive Light.

Reason: To control the residential amenities of the local environment in accordance with Policies QE SP1, QE DM2 and D DM1 of the Arun Local Plan 2011-2031.

- 16 Prior to commencement of each phase of development, as identified within the Phasing Strategy under Condition 5, a badger survey shall be undertaken for that phase, if a badger sett is found a mitigation strategy shall be submitted to and approved by the Local Planning Authority. Where relevant, each phase shall be carried out in accordance with the agreed mitigation strategy.

Reason: In accordance with Policies ENV SP1 and ENV DM5 of the Arun Local Plan 2011- 2031. It is considered necessary for this to be a pre-commencement condition to prevent harm to a potentially vulnerable species on site.

- 17 Prior to the commencement of development an Ecological Protection and Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of:

- Mitigation measures to restrict human and dog access to areas of habitat suitable for Bewick's swan and the screening of movement on adjacent public footpaths with clear timelines for each mitigation measure to be carried out.
- Reptile and amphibian habitat management
- High quality green infrastructure routes across the site
- Wildflower meadow planting
- Filling of gaps in tree lines and hedgerows with appropriate nature species
- Wildlife ponds and / or wetland areas

- Bat bricks / tiles integrated into the buildings onsite facing south/south-west
- Inclusion of gaps at the bottom of fences to allow movement of small mammals across the site
- Provision of log piles and hedgehog nesting boxes

The approved plan shall be implemented in full in accordance with the agreed timings and details on a phase by phase basis as defined by the Phasing Strategy under Condition 5, where relevant.

Reason: To ensure the retention, protection and enhancement of biodiversity in accordance with Policies ENV SP1, ENV DM1 and ENV DM5 of the Arun Local Plan 2011-2031. It is considered necessary for this to be a pre-commencement condition to prevent harm to potentially vulnerable species.

- 18 Details for the delivery of the approved measures through the Ecological Protection and Enhancement Plan (Condition 17) shall accompany each reserved matters application for each phase as identified within the Phasing Strategy under Condition 5. This shall include details of how and where the measures approved through Condition 17 are to be delivered as part of each phase.

Reason: To ensure the retention, protection and enhancement of biodiversity in accordance with Policies ENV SP1, ENV DM1 and ENV DM5 of the Arun Local Plan 2011-2031. It is considered necessary for this to be a pre-commencement condition to prevent harm to potentially vulnerable species.

- 19 Prior to commencement of development an Employment and Skills Plan for the construction phase of the development shall be submitted to and approved by the Local Planning Authority. Thereafter, the agreed Employment and Skills Plan shall be adhered to for each phase of development.

Prior to the submission of any reserved matters application for the Employment Zone a separate Employment and Skills Plan shall be submitted and approved by the Local Planning Authority for the Employment Zone.

Reason: In accordance with Policy SKILLS SP1 of the Arun Local Plan 2011-2031. It is considered necessary for this to be a pre-commencement condition as it relates to the construction phase of the development.

- 20 The layout, scale, appearance and landscaping particulars to be submitted in accordance with Condition 1 for any phase as identified within the Phasing Strategy under Condition 5 shall include (insofar as they are relevant to that phase:

- i.The detailed layout of the site including delineation of the precise boundaries of the sites reserved for the care home, local centre, primary school and allotments in the relevant phases;
- ii.The siting, design and external appearance of the buildings, including a schedule of materials and finishes to be used for external roofs and walls of the proposed materials and a statement of detail setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods;
- iii.Details and design of bus and public transport infrastructure
- iv.Details of above-ground utility infrastructure
- v.A full arboricultural survey to accompany each phase of proposed development;
- vi.The detailed design of above-ground surface water drainage features, including levels and profiles and a programme for construction, in accordance with the Design Code(s) agreed under Condition 7; and
- vii.The detailed design of the care home, local centre, primary school and allotments.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan 2011-2031.

- 21 The landscaping and layout particulars to be submitted in accordance with Condition 1 for any phase, as identified within the Phasing Strategy under Condition 5, shall include:

- i.Details of all existing trees and hedgerows on the land, showing which are to be retained and which removed;
- ii.Details of the positions, height, design, materials and type of boundary treatment to be provided;
- iii.Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree;
- iv.The detailed landscape design for the development including the layout and design of the public realm within the development;
- v.Details of the play areas, public open spaces and new sports pitches, including construction specification, the detailed design of the changing facility and associated car park;
- vi.Details of the surfacing, lighting, and signage of all footpaths, cycle routes and equestrian routes;
- vii.Details of the measures that will be undertaken to protect the public sewers crossing the site.

No tree or hedge shall be felled, uprooted or otherwise removed before, during or after the construction period except where removal is indicated on a plan approved by the Local Planning Authority.

Reason: In the interests of amenity and of the environment of the development in accordance with Policies D DM1, HWB SP1, OSR DM1 and ENV DM4 of the Arun Local Plan 2011-2031.

- 22 a. Prior to the commencement of development or other operations likely to affect trees being undertaken within each phase, as identified within the Phasing Strategy under Condition 5, a scheme for the protection of the retained trees in that phase produced in accordance with BS5837:2012 (Trees in relation to design, demolition and construction. Recommendations), shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme for each phase.

b. No operations shall be undertaken within each phase on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme for each phase are in place.

c. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved scheme for each phase.

d. Protective fencing shall be retained intact until completion of the phase is approved

Reason: In the interests of amenity and of the environment of the development in accordance with Policies D DM1 and ENV DM4 of the Arun Local Plan 2011-2031.

- 23 Prior to the first occupation of each phase of development, as identified on the Phasing Strategy under Condition 5, details of the management and maintenance of the public open space and green infrastructure within that phase shall be submitted to and approved in writing by the Local Planning Authority. The public open space and green infrastructure shall be managed and maintained in accordance with the agreed details.

Reason: In the interests of amenity and the continued management and maintenance of the

public open space in accordance with policy OSR DM1 of the Arun Local Plan 2011-2031.

- 24 Any works to the trees or vegetation clearance on the site shall be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time a suitably qualified ecologist shall survey the site for the presence of birds prior to any works taking place (within 24 hours of any work).

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan 2011-2031.

- 25 Notwithstanding the Land Use and Density Parameter Plan (RG-M-123 Rev. L), any reserved matters application shall include a scheme setting out details of noise sources and proposed mitigation relevant to that application, to be secured as part of that reserved matters consent and where relevant to be in broad accordance with section 4 of the Waste Infrastructure Statement and to include details of:

- The buffer zone between acoustic source and residential dwellings (including care home);
- The acoustic barriers around the edge of Ford Industrial Estate;
- Location of gardens so as to not face the noise sources; and
- Orientation of dwellings so that no habitable rooms are directly facing noise source.

Reason: In the interests of residential amenity and to safeguard the continued use of existing and allocated waste management facilities and infrastructure in accordance with Policies QE SP1, QE DM1 and WM DM1 of the Arun Local Plan 2011-2031 and W2 and W10 of the Waste Local Plan.

- 26 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources. Details of how the above energy reductions will be achieved shall be submitted and secured as part of any reserved matters applications for each phase as defined by the Phasing Strategy under Condition 5.

Reason: In order to secure on site renewable energy in accordance with national planning policy, in accordance with Policy ECC SP2 of the Arun Local Plan 2011-2031. It is considered necessary for this to be a pre-commencement condition to ensure that the requisite infrastructure is designed into the housing development.

- 27 Prior to commencement of development (excluding demolition), a plan showing the exact location of any existing rising main and foul sewer pipes across the site and a 5m easement from the centre line of the pipe shall be submitted to and approved by the Local Planning Authority. Any additional pipework or Southern Water infrastructure found during construction should be investigated to ascertain its condition, the properties served, and potential means of access before further works commence on site.

Reason: To protect the main and foul sewer system during development in accordance with policy W DM1.

- 28 Prior to the commencement of construction works (excluding demolition) for each phase, as identified within the Phasing Strategy under Condition 5, details of a proposed foul drainage system for that dwelling shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management and maintenance) and no dwelling 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 water in accordance with Policies W DM1 and W DM3 of the Arun Local Plan 2011-2031.

- 29 Prior to the commencement of each phase of development (excluding demolition, site survey and site investigation works) as identified within the Phasing Strategy under Condition 5 full details of

the proposed surface water drainage scheme for that phase, in accordance with the principles set out in the Drainage Technical Note (ref: C85228-JNP-92-XX-RP-C-1004) dated 9 July 2021 and the requirements of the Design Code secured under Condition 7, shall be 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 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 2011-2031. 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.

- 30 Development shall not proceed on any phase of development as identified within the Phasing Strategy under Condition 5, 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 and in accordance with current policies. No construction is permitted, which will restrict current and future landowners 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.

- 31 Development shall not proceed on any phase of development as identified within the Phasing Strategy under Condition 5, 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.

- 32 Immediately following implementation of the approved surface water drainage system for each phase, as identified within the Phasing Strategy under Condition 5, and prior to occupation of any part of that phase, as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer shall be provided to the local planning authority that confirms that the scheme was built in accordance with the approved drawing/s under condition 29 and is fit for purpose. 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.

- 33 Prior to the commencement of any phase of development identified within the Phasing Strategy under Condition 5 to include custom-build units, a scheme for the marketing of those units shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be complied with for the duration of the marketing period.

Reason: To secure the delivery and marketing of custom-build units in accordance with policy H DM1 of the Arun Local Plan 2011-2031.

- 34 Prior to the commencement of development (including demolition), a scheme for managing risk of explosives shall be submitted and approved by the Local Planning Authority. Such a scheme shall include:

- Methodology to identify risk of explosives which include details of, but not limited to, the screening of deeper excavations and pile positions using a magnetometer
- A watching brief for unexploded ordnance during construction
- A strategy for managing risk and public safety in the event of explosives being identified.

The scheme shall be adhered to on a phase by phase basis as defined in the Phasing Strategy under Condition 5 throughout the construction period.

Reason: In the interests of public safety and amenity given the former use of the site in accordance with policy D DM1 of the Arun Local Plan 2011-2031.

- 35 Any reserved matters application that includes proposals for high sensitivity receptors (as defined by Table 2 of the IAQM 'Guidance on the assessment of odour for planning') within 300m of the Activated Activated Sludge Plant, as shown on drawing no. RG-M-152 Rev A, shall be supported by appropriate observational evidence to demonstrate that there would be no unacceptable odour impacts upon those high sensitivity receptors.

Reason: In the interests of amenity in accordance with policies D DM1 and QE SP1 of the Arun Local Plan 2011-2031.

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 at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's 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: If during construction works, it becomes apparent that implementation cannot be carried in accordance with previously agreed details any resubmission of the drainage design must be accompanied by an updated copy of the management manual.

INFORMATIVE: The site is comprised of separate phases and each of the phases identified within the Phasing Strategy under Condition 5 are capable of being severable to the extent that any application to amend a particular phase will not prohibit those other phases of development permitted by this consent from being undertaken.



Neil Crowther
Group Head of Planning

Case Officer: Mr D Easton

Decision Issued: 14th July 2023

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).