

Kingston Lane, East Preston: Construction Traffic Management Plan

Ref: LJ/ITB17398-009A

Date: 10 August 2026

1 Introduction

1.1 Background

- 1.1.1 Seaward Homes have appointed iTransport to provide highways and transport advice in relation to a full planning application for the development of 47 dwellings on land at Kingston Lane, East Preston.
- 1.1.2 Planning permission by Arun District Council (ADC) 27th September 2024 (*ref: K/46/23/PL*) with the decision notice provided at **Appendix A**. As part of this permission a Construction and Environmental Management Plan (CEMP) is required to be submitted and approved by ADC and West Sussex County Council (WSCC). With regard to construction traffic associated with the development, this Construction Traffic Management Plan (CTMP) has been prepared to accompany the CEMP.
- 1.1.3 Condition 13 of the Decision Notice, requires the following, of which the transport related key points are set out and satisfied within this report:

“No development shall take place, apart from enabling works listed below (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), until a Construction & Environmental Management Plan and accompanying Site Setup Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with National Highways, WSCC Highways, the council’s environmental health officer and ecologist as appropriate). Thereafter the approved Plan shall be implemented to and adhered to throughout the entire construction period. This shall require the applicant to appoint contractors to minimise demolition and construction and will include (but not be limited to) details of the following information for approval:

- *The anticipated number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the strategic road network during the peak hours of 0800-0900 and 1700-1800 where practicable);*
- *The preferred road routing for all construction traffic associated with the development;*
- *Provision of wheel washing facilities (details of their operation & location) and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders);*
- *Details of street sweeping;*

- Details of areas for the loading, unloading, parking and turning of vehicles associated with the construction of the development;
- Details of areas to be used for the storage of plant and materials associated with the development;
- Details of the temporary construction site enclosure to be used throughout the course of construction (including access gates, decorative displays & facilities for public viewing, where appropriate);
- Details of any temporary traffic management that may be required to facilitate the development including chapter 8 traffic signage;
- The provision of any temporary site point of access for construction traffic;
-

1.1.4 This CTMP has been prepared in accordance with the details listed above and will be submitted alongside an CEMP to discharge Condition 13 of the planning permission.

1.2 Site Location

1.2.1 The site masterplan is shown in Drawing **CSL.01 (Image 1.1)**.

Image 1.1: Masterplan



Source: Thrive Architects

1.3 Aim and Objectives

1.3.1 The purpose of a CTMP is to demonstrate that the impacts of construction traffic on the surrounding highway network are kept to a minimum by identifying the main highway issues and introducing appropriate mitigation measures to reduce interruption and delay to existing road users.

1.3.2 The main issues and measures considered in this report are as follows:

Off-site Issues

- Lorry and delivery vehicles routing to and from the site (**Section 3**)

On-site Issues

- Delivery times for construction materials (**Section 4**)
- Types of vehicles (**Section 3**)
- Construction traffic access (**Section 2**)
- Site exiting construction vehicle and road cleaning procedures (**Section 4**)
- Mess facilities (**Section 4**)
- Turning and parking of vehicles (**Section 3**)
- Storage facilities (**Section 3**)

Measures

- Programme of works (**Section 2**)

3 Construction Traffic

3.1 Vehicles and Plant

3.1.1 Consideration has been given to the types of vehicles and plant that are likely to be used during the construction process. The type and size of construction and delivery vehicles is likely to include:

- 16.4m articulated vehicle for materials delivery
- 6.3m skip lorry to deliver and collect skips to / from the site
- 6.5m small tipper truck for machinery and product deliveries
- 8.0m 7.5t box van associated with smaller material deliveries and site contractors
- 5.4m transit van associated with smaller material deliveries and site contractors
- 5.0m car / van used by construction workforce throughout the development

3.1.2 Swept path analysis of the largest vehicle (articulated HGV) entering and egressing the site is shown on Drawing **ITB17398-GA-006**.

3.1.3 Large deliveries to the site by vehicles such as low loaders are likely to be infrequent and are in any event smaller than the articulated vehicle (low loader is 16.0m). Such vehicles would be supported by a team of banksmen to safely guide the vehicle into the site and to provide warnings to any users of North Lane and Kingston Lane on exceptional occasions.

3.2 Off-site Construction Traffic Routing

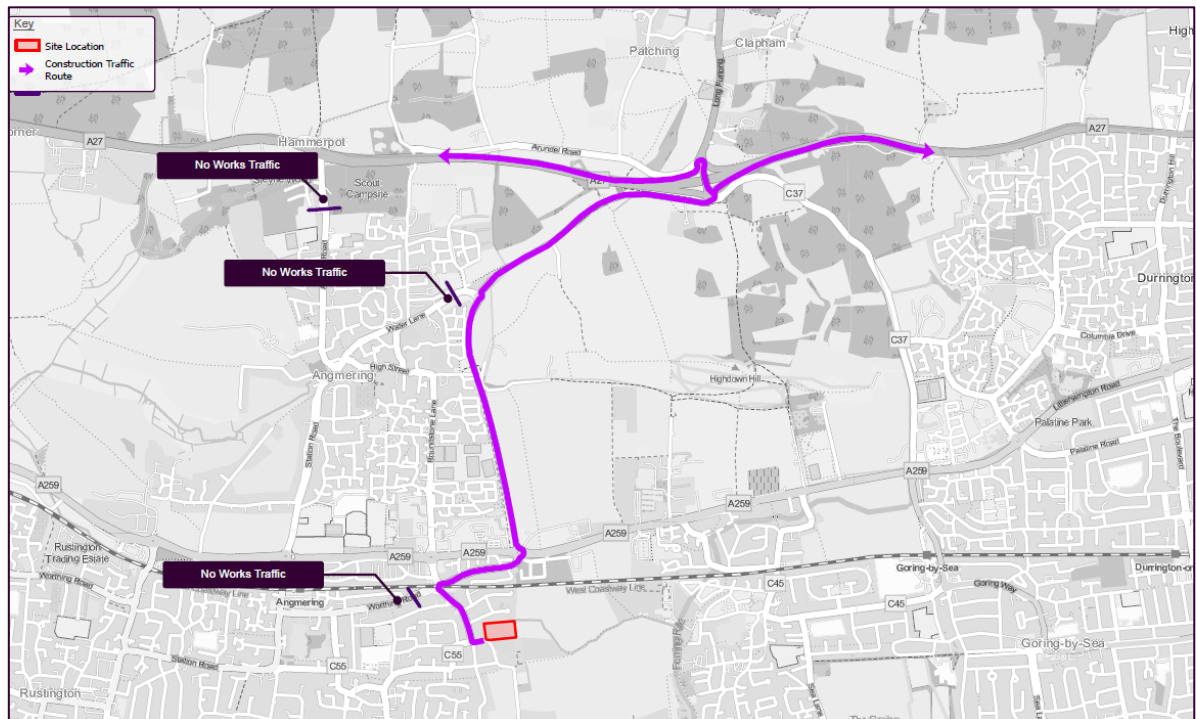
3.2.1 All construction vehicles (other than workers arriving and departing) would be required to follow the route set out below to ensure no construction vehicles route through minor / rural roads and instead use the primary highway network.

3.2.2 Accordingly, with the exception of vehicles originating locally, all construction vehicles are expected to route from the A27 and travel south to the site, the prescribed route is:

- Leave A27 at Clapham Interchange and join A280 to the southwest
- Continue south on A280 to Roundstone Roundabout
- Southwest onto B2140 Old Worthing Road
- Southeast onto North Lane to access Kingston Lane

3.2.3 The vehicle routing is shown on **Figure 1** and extracted at **Image 3.1**.

Image 3.1: Construction Traffic Routing



3.3 On-site Construction Traffic

Preparation

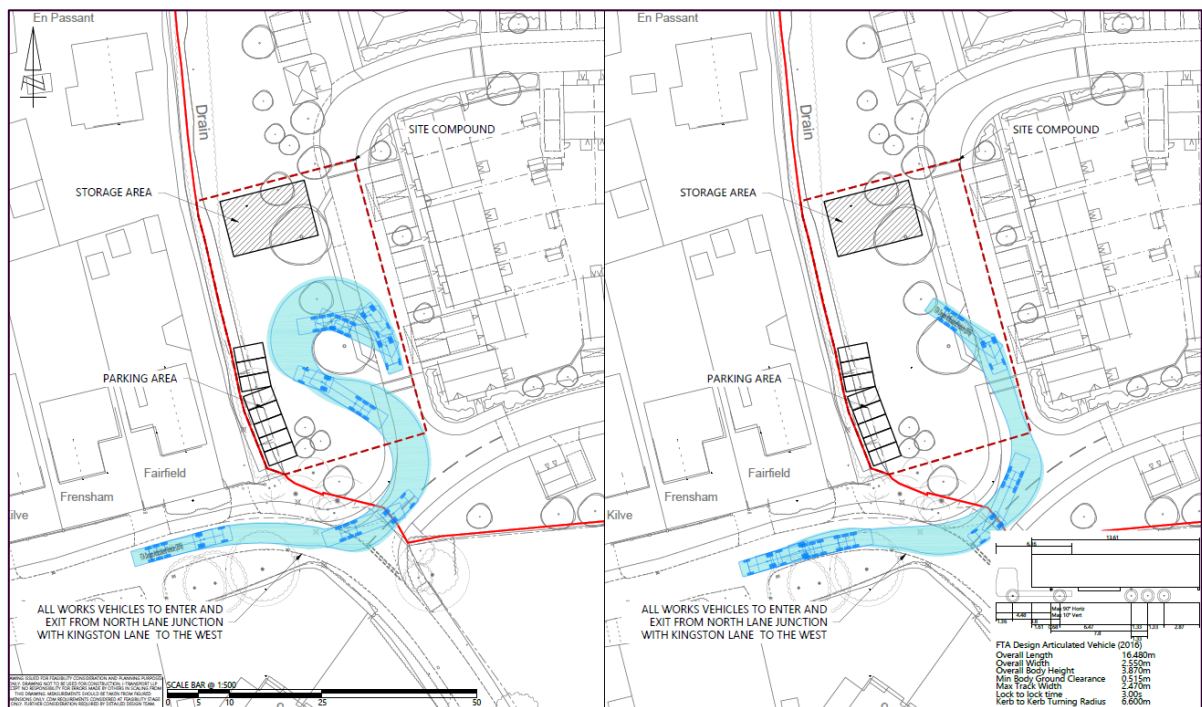
3.3.1 During the first phase of works, initial on-site preparatory works will be carried out:

- Formation of site compound, parking and welfare facilities
- Formation of onsite roads to temporary wearing course and installation of services
- Groundworks to prepare dwelling plots

Site Compound

- 3.3.2 The boundary of the construction activities will be established and maintained throughout the life of the development or until such time as properties become occupied.
- 3.3.3 The compound includes a specific storage area for material and waste and two-storey compound comprising of a material store and facilities for construction workers with turning areas to ensure all vehicle can enter and exit in a forward gear from a singular access.
- 3.3.4 The compound location is shown in **Image 3.2** with Drawing **ITB17398-GA-006** presenting the swept path analysis of an articulated vehicle turning in this area.

Image 3.2: Compound Location and Swept Path Analysis



3.3.5 The site will be set up in accordance with Seward Home's normal practice, the set up will ensure both parking and turning is provided by virtue of, an on-site compound, on-site car parking for contractors / construction works, and onsite traffic management measures.

Traffic Management

3.3.6 On site traffic will be restricted to delivering and offloading within the site compound. There after the distribution of materials will be overseen by site staff and will ensure:

- Site traffic will be restricted to 5mph for all delivery vehicles
- A full-time operative will be employed to manage all material deliveries to site and will:
 - Monitor speeds
 - Monitor wagons for any adverse environmental impact
 - Check wagons before leaving the site to ensure wheels are clean
 - Check wagon sides to ensure there is no loose debris
 - Clean the wagon wheels if required
 - Inform the site manager of any breaches that require immediate rectification

4 Measures to Manage Construction Traffic

4.1 Hours of Operation

- 4.1.1 All site construction movements to and from the site will occur between 08:00 – 18:00 hours (Monday to Friday) and 08:00 – 13:00 on Saturdays. There will be no working outside of these hours, including Sundays or bank holidays unless otherwise agreed with the Local Planning Authority. This mitigates the potential adverse effects which construction traffic can have on residential amenity.

4.2 Delivery Times

- 4.2.1 Wherever practicable, allocated delivery times will be secured, taking note of journey times to the site. This will minimise any impact these vehicles may have on peak hour congestion on the local highway network, as well as improving site safety both within the site and the surrounding local area.

4.3 Deliveries

- 4.3.1 Construction materials will be sourced from local suppliers, where practically possible, in order to reduce the length of vehicle trips to the site. Deliveries will be received by a banksman and the site manager and supported by traffic marshals where / when necessary.
- 4.3.2 Vehicle routes (in accordance with **Figure 1**) will be provided to all contractors, sub-contractors and delivery firms prior to arrival and relayed to site personnel. The routing strategy will minimise the impact that construction traffic will have on residential amenity.
- 4.3.3 Construction and delivery vehicles will be informed that their engines should be switched off when not in use to reduce noise and air pollution.
- 4.3.4 In addition, dedicated “Kingston Lane Construction” temporary signs would be installed at key locations along the route to direct construction traffic to follow the prescribe routes. Signs will be located on the approach to roads where construction vehicles will not be permitted on the key routes as shown in principle on Figure 1. The final locations will be approved by WSCC as part of the traffic management plan for the Section 278 highway agreement for the site access formation which will be the first substantive start of onsite construction works.

4.4 Wheel Washing

- 4.4.1 All vehicles will achieve access, load, unload and turn on areas of bound hardstanding, minimising any risk of dirt or debris being transferred to the highway.
- 4.4.2 Offsite roads will be monitored continually by the site manager and road sweeping measures will be implemented as required to ensure Kingston Lane and the surrounding areas are kept clean.
- 4.4.3 Daytime temperatures will be monitored to ensure that any wet swept roads are gritted if sub-zero temperatures are anticipated.

4.4.4 Brooms and sweeping equipment will be available on site to enable cleaning at the site access / within the car park to remove any mud or direct risk of transferral.

4.5 Car Sharing

4.5.1 Construction workers will be encouraged to car / van share where practical to reduce the number of vehicle movements in the vicinity of the site. There will be sufficient parking on site for contractor parking. All site operatives will be briefed prior to construction on the areas available for vehicle parking and the arrangements for delivery vehicles.

5 Summary

- 5.1.1 Seaward Homes have appointed iTransport to provide highways and transport advice in relation to a full planning application for the development of 47 dwellings on land at Kingston Lane, East Preston. The site was granted planning permission by ADC on 27 September 2024 (*ref: K/46/23/PL*).
- 5.1.2 This Construction Traffic Management Plan (CTMP) has been prepared to discharge Condition 13 in relation to construction traffic associated with the Seaward development on the site.
- 5.1.3 This CTMP has been prepared to discharge the transport related details of Condition 13 and has provided information regarding:
- Lorry and delivery vehicles routing to and from the site (**Section 3**)
 - Delivery times for construction materials (**Section 4**)
 - Types of vehicles (**Section 3**)
 - Construction traffic access (**Section 2**)
 - Site exiting construction vehicle and road cleaning procedures (**Section 4**)
 - Mess facilities (**Section 4**)
 - Turning and parking of vehicles (**Section 3**)
 - Storage facilities (**Section 3**)
 - Programme of works (**Section 2**)

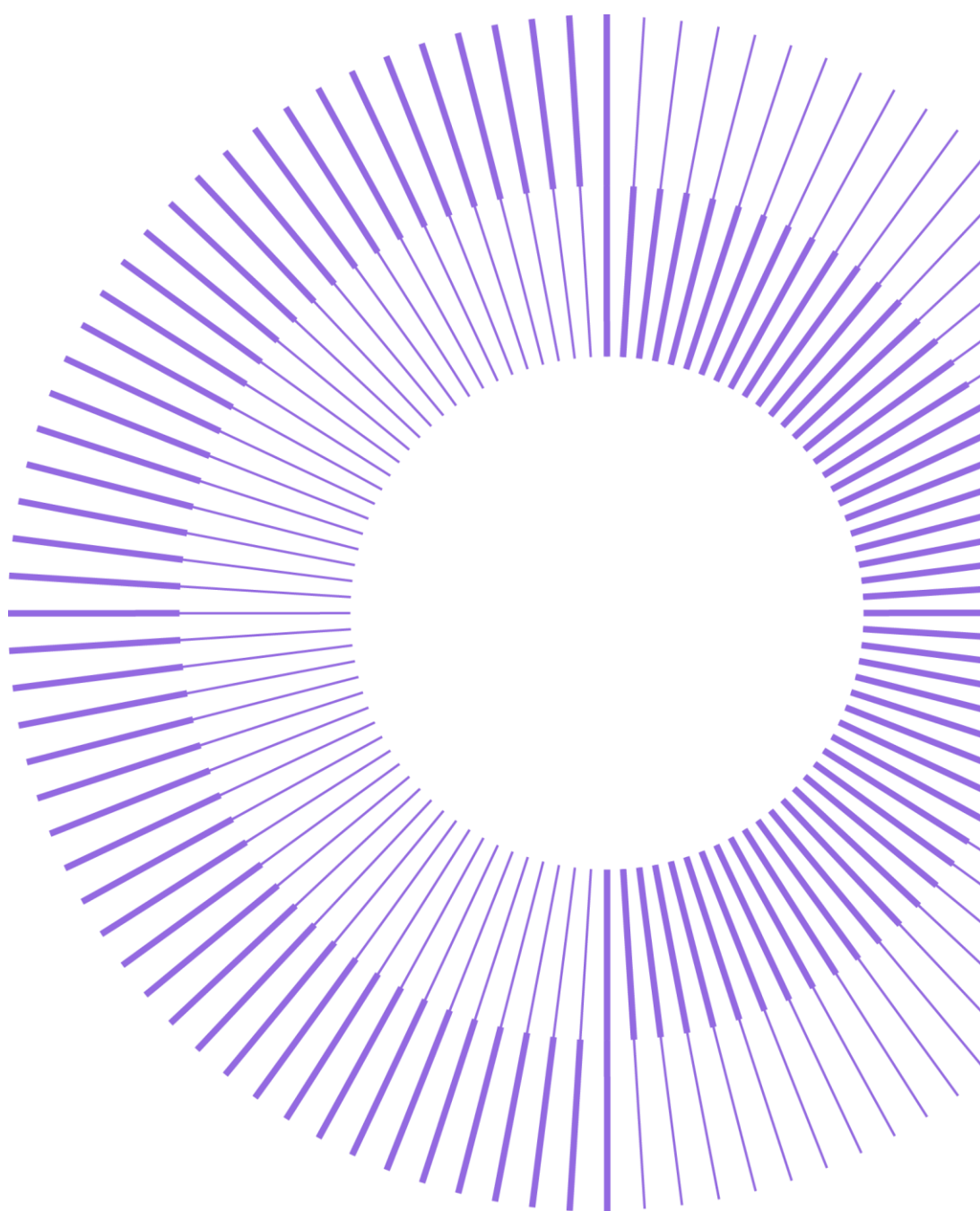
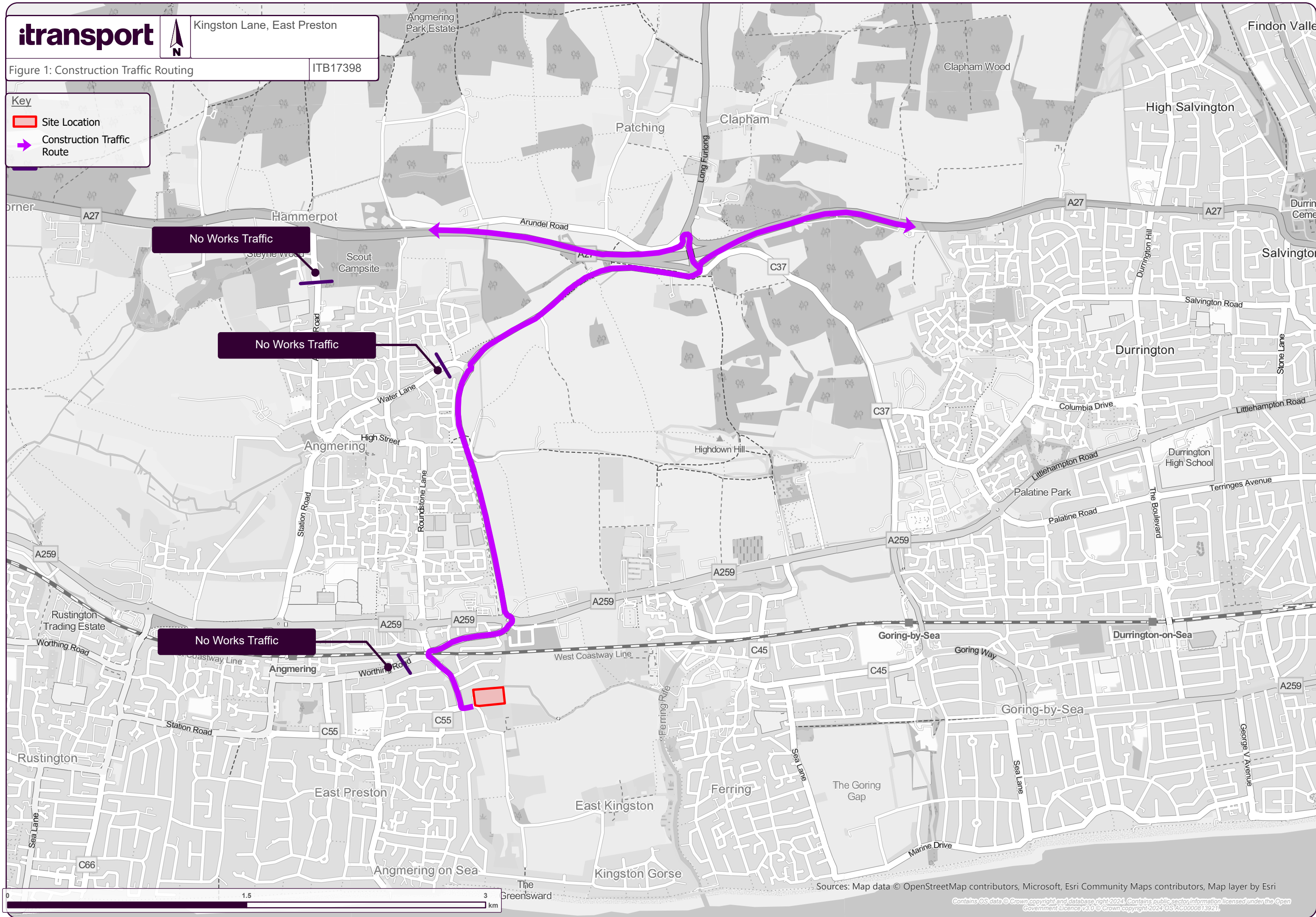


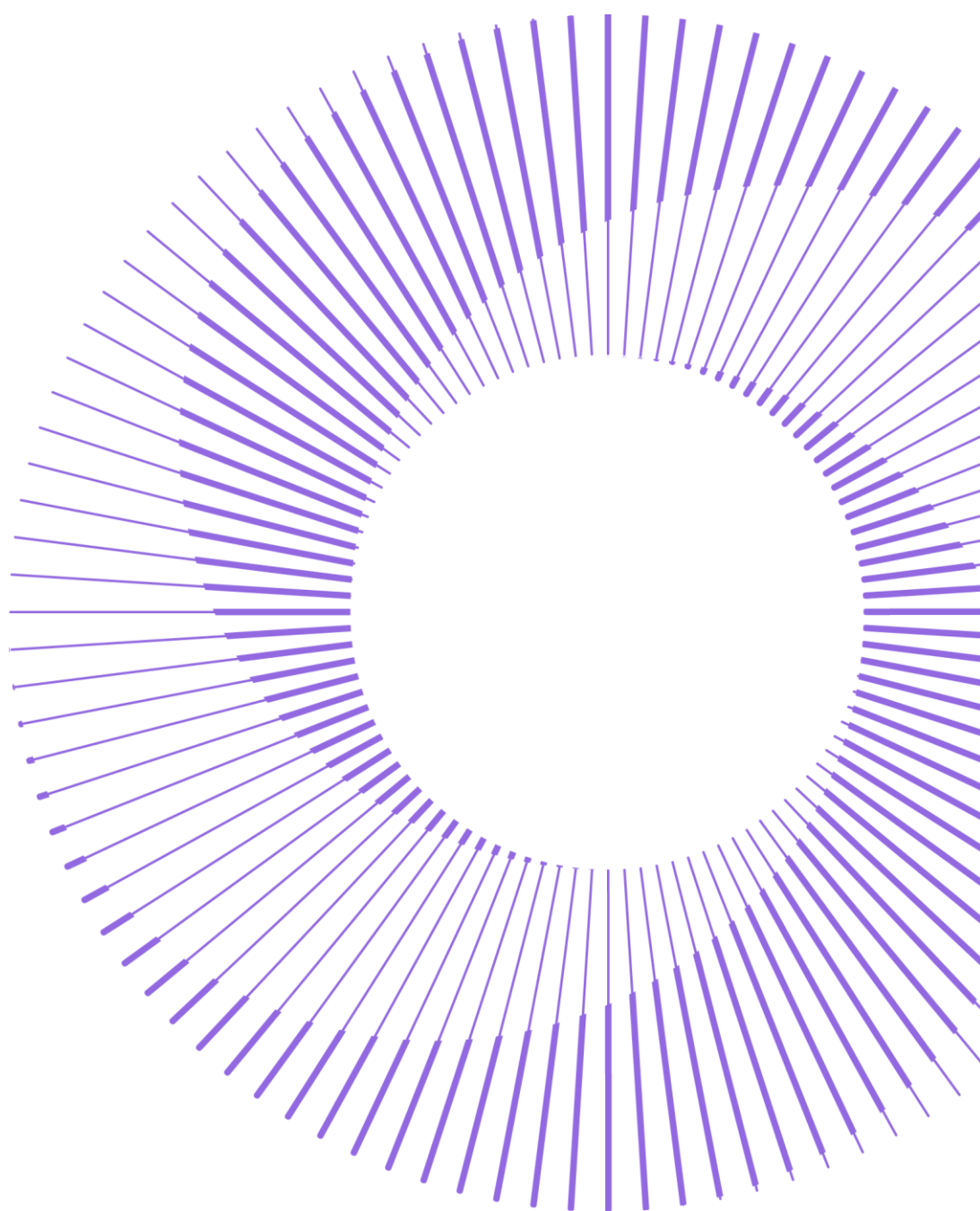


Figure 1: Construction Traffic Routing ITB17398

Key

-  Site Location
-  Construction Traffic Route







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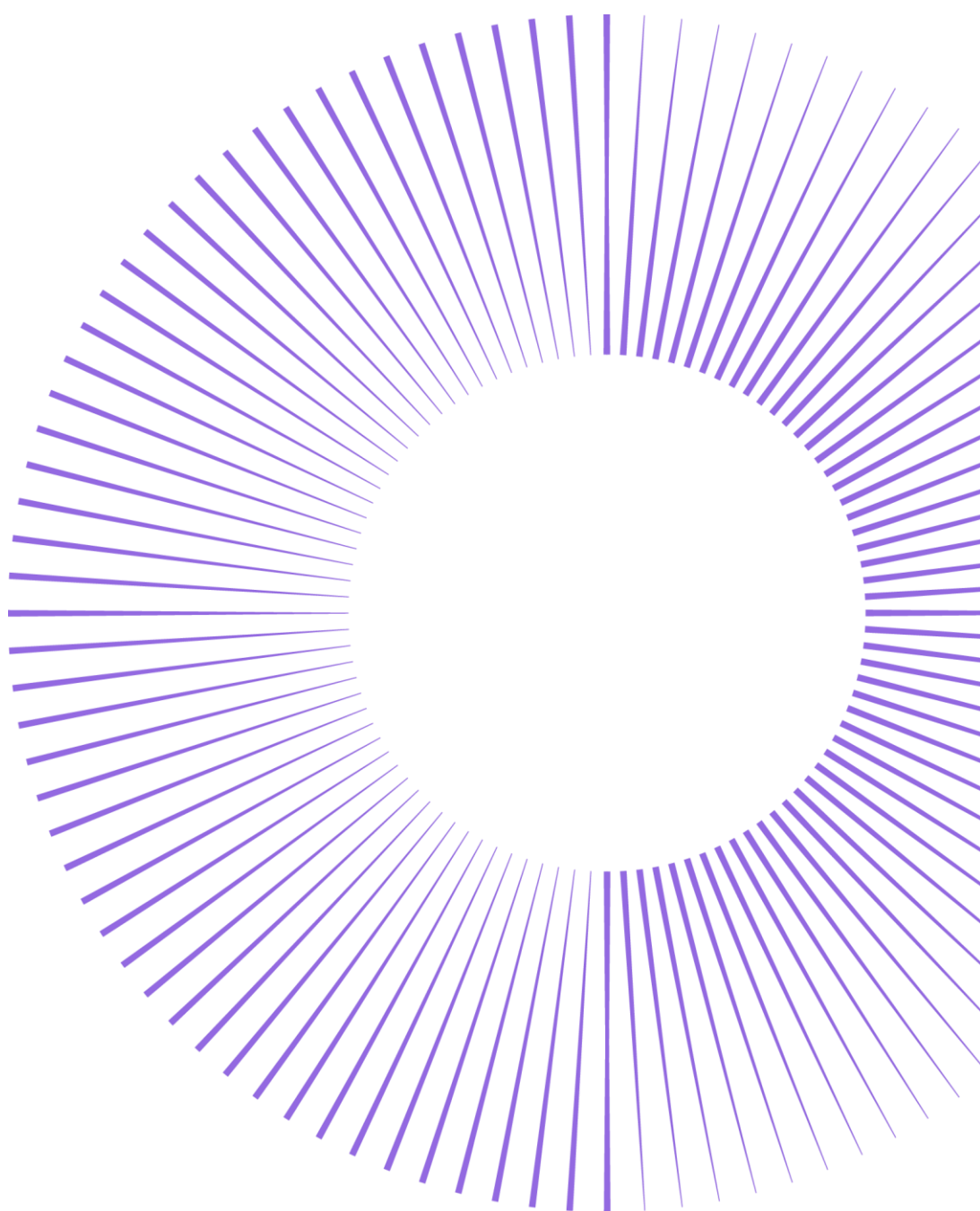
The Square, Basing View,
Basingstoke, Hampshire, RG21 4EB
www.i-transport.co.uk

Tel: 01256 637940

REV	DATE	BY	DESCRIPTION	CHK	APD
STATUS: FOR INFORMATION					

TITLE: SITE COMPOUND - SWEEP PATH ANALYSIS -16.5m ARTIC	
PROJECT: LAND EAST OF KINGSTONE LANE EAST PRESTON	CLIENT: SEAWARD HOMES

DRAWN: JBr	CHECKED: JBr	APPROVED: DS
PROJECT No: ITB17398	SCALE @ A3: 1:500	DATE: 27.07.26
DRAWING No: ITB17398-GA-002	REV: -	



APPENDIX A. DECISION NOTICE

DECISION NOTICE

Application Ref: K/46/23/PL

1 To Addressee

Henry Adams LLP
Rowan House
Baffins Lane
Chichester
PO19 1UA

2 Site Address

Land north-east of Kingston Lane
Kingston Lane
Kingston

3 Description of Development

Erection of 47 No residential dwellings (including affordable homes) (resubmission following K/56/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings.

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 and documents:

Location plan LP.01C
Location plan with vis splays LP.02C
Site layout SL.01G
Colour Site Layout CSL.01G
Colour Streetscene Elevations CSE.01E
Affordable Housing layout AHL.01E
Boundary Materials layout BML.01E
Dwelling materials layout DML.01E
Parking strategy layout PSL.01E

Refuse strategy layout RSL.01E
 Bin and cycle store BBS.01.peA
 Car port type 1 CP.01.peA
 Car port type 2 CP.02.peA
 Substation ESS.01.peA
 Sales garage SGAR.01.peA
 Sheds SH.01.peA
 Landscape General Arrangement 2368-TF-XX-00-DR-L-1001PO9

PLOTS 1-6 (1B2PWCX2, 1B2PAX4) GROUND FLOOR PLAN SHEET 1 OF 2 P.1-6.p1 REVB
 PLOTS 1-6 (1B2PWCX2, 1BW2PAX4) FIRST FLOOR PLAN SHEET 2 OF 2 P.1-6.p2 REVB
 PLOTS 1-6 (1B2PWCX2, 1B2PAX4) ELEVATIONS SHEET 2 OF 2 P.1-6.e1 REVA
 PLOTS 1-6 (1B2PWCX2, 1BWPAX4) ELEVATIONS SHEET 2 OF 2 P.1-6.e2 REVB
 PLOTS 7-10 (HT.L401; HT.301) ELEVATIONS P.7-10.e REVB
 PLOTS 7-10 (HT.401; HT.301) FIRST FLOOR PLAN SHEET 2 OF 2 P.7-10.p2 REVB
 PLOTS 7-10 (HT.401; HT.301) GROUND FLOOR PLAN SHEET 1 OF 2 P.7-10.p1 REVB
 PLOTS AS 11-12, 13-14 HT304 F(2BLOCK) M4(2) ELEVATIONS HT304(2BLK)_M4(2)-1.e REVA
 PLOTS AS 11-12, 13-14 HT304(2BLOCK) M4(2) GROUND AND FIRST FLOOR PLANS OPTION 1 T304(2BLK)_M4(2)-1.p REVA
 PLOTS 15-18 (HT.203) GROUND FLOOR PLAN SHEET 1 OF 2 P15-18.p1 REVB
 PLOTS 15-18 (HT.203) FIRST FLOOR PLAN SHEET 2 OF 2 P15-18.p2 REVB
 PLOTS 15-18 (HT.203) ELEVATIONS P.15-18.e REVC
 PLOTS AS 19-20 HT307 (2 BLOCK) ELEVATIONS HT307(2BLK).e REVB
 PLOTS AS 19-20 HT307(2BLOCK) GROUND, FIRST AND SECOND FLOOR PLANS HT307(2BLK).p REVB
 PLOTS AS 21.22.28.30.31 HT402 GROUND AND FIRST FLOOR PLANS HT.402.p REVC
 PLOTS AS 21,30 HT402 ELEVATIONS OPTION 1 HT402-1.e REVC
 PLOT AS 22 HT402 ELEVATIONS OPTION 2 HT402-2.e REVB
 PLOTS AS 24-25,26-27 HT403(2BLOCK) M4(2) GROUND, FIRST AND SECOND FLOOR PLANS HT403(2BLK)_M4(2).p REVA
 PLOTS AS 24-25 HT403(2BLOCK) M4(2) ELEVATIONS OPTION 2 HT4.3(2BLK)_M4(2)-2.e REVA
 PLOTS AS 26-27 HT403(2BLOCK)M4(2) ELEVATIONS OPTION 2 HT403(2BLK)_M4(2)-1.e REVA
 PLOTS AS 28,31 HT402 ELEVATIONS OPTION 3 HT402.3.e REVC
 PLOTS AS 32, 47, HANDED 29 HT 306 M4(2) ELEVATIONS HT306_M4(2).e REVA
 PLOTS AS 32, HANDED 47 HT306 M4(2) GROUND AND FIRST FLOOR PLANS HT306 M4(2).p REVA
 PLOTS AS 33,HANDED 23 HT309 M4(2) ELEVATIONS HT309_M4(2).e REVA
 PLOTS AS 33,HANDED 23 HT309 M4(2) GROUND AND FIRST FLOOR PLANS HT309_M4(2).p REVA
 PLOTS AS 34-35 HT204(2BLOCK)ELEVATIONS HT204(2BLK).e REVB
 PLOTS AS 34-35 HT204(2BLOCK) GROUND AND FIRST FLOOR PLANS HT204(2BLK).p.REVB
 PLOTS AS 36-37 HT203(2BLOCK) ELEVATIONS HT203(2BLK).e REVB
 PLOTS AS 36-37 HT203(2BLOCK) GROUND AND FIRST FLOOR PLANS HT203(2BLK).p REVB
 PLOTS AS 38-39 HT202(2BLOCK) ELEVATIONS OPTION 2 HT202(2BLK)-2.e REVB
 PLOTS AS 38-39, 40-41 (2 BLOCK) GROUND AND FIRST FLOOR PLANS HT202(2BLK) .p REVB
 PLOTS 40-41 AS HT202(2BLOCK) ELEVATIONS OPTION 1 HT202(2BLK)-1.e REVB
 PLOTS 42-43 JT304 (2BLOCK) M4 (2) ELEVATIONS OPTION 2 HT.304(2BLK)_M4(2)_2.e REVA
 PLOT 42-43 HT304(2BLOCK) M4(2) GROUND AND FIRST FLOOR PLANS OPTION 2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D SP1 and D DM1 of the Arun Local Plan.

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls, roofs, doors and windows of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity setting of the conservation area by endeavouring to achieve a building of visual quality in accordance with policy D SP1, and D DM1 of the Arun Local Plan.

- 4 No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: The site is of archaeological significance in accordance with Arun Local Plan Policy HER DM6. This is required to be a pre-commencement condition because otherwise the disturbance of earth could harm important deposits.

- 5 Prior to any works commencing, an air quality assessment must be submitted to and approved in writing by the Local Planning Authority. The applicant must follow the Air Quality and Emissions Mitigation Guidance for Sussex (2020): www.sussex-air.net/Reports/SussexAQGuidanceV.12020.pdf. The assessment shall include full details of the measures necessary to mitigate the emissions calculated by the assessment.

Reason: To protect the amenity of local residents in accordance with Arun Local Plan policy QE SP1 and QE DM3. It is necessary for this to be a pre-commencement condition because all aspects of the development from commencement will contribute to air quality.

- 6 No part of the development or premises shall be first used unless and until details of all operational phase air quality mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The mitigation shall be equal to a value as identified in the emissions mitigation assessment, contained in the submitted Air Quality Impact Assessment/Environmental Statement.

Reason: To protect the amenity of local residents in accordance with Arun Local Plan policy QE SP1 and QE DM3.

- 7 Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

1. A Preliminary Risk Assessment which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; potentially unacceptable risks arising from contamination at the site.
2. A Site Investigation Scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. Based on the Site Investigation Scheme and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and

how they are to be undertaken.

4. A Verification Report 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.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority

5. The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that 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. The report shall also include 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 report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 - 2031

- 8 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 implemented.

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 protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 - 2031

- 9 Prior to the first use of the electricity substation, an acoustic report assessing the impact shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 and shall include a scheme of attenuation measures to mitigate adverse impacts identified in the acoustic assessment. The scheme shall ensure that the rating level of noise emitted from the proposed substation is 5 dB less than the prevailing background sound level (LA90). The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter.

The electricity substation equipment shall be maintained in a condition so that it complies with the levels and mitigation measures specified in the approved acoustic report, whenever it is operating. After installation of the approved plant, no new plant shall be used without the written consent of the Local Planning Authority.

The following link provides information/guidance: Planning Noise Advice Document - Sussex,

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 - 2031

- 10 Prior to above ground works details showing the proposed location and number of fire hydrants shall be submitted to and approved in writing by the Local Planning Authority. The fire hydrant in the approved location to BS 750 standards or stored water supply shall be installed prior to occupation of any dwelling.

Reason: In the interests of amenity and in accordance with policy INF SP1 and TSP 1 of the Arun Local Plan 2011-2031 and in accordance with The Fire & Rescue Service Act 2004.

- 11 No development including site access, demolition or associated construction activities shall commence unless and until all the existing trees/bushes/hedges to be retained on the site have been protected in accordance with the details contained within the Arboricultural Impact Appraisal and Method Statement ref: MW.2211.KLEP.AIA rev B. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of top soil unless agreed by the Local Planning authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority.

No trenching should occur within the protective fencing surrounding the Root Protection Area.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy ENV DM4 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to ensure that trees are fully protected before the ground is disturbed and works commence.

- 12 The approved development shall achieve a minimum of 10% energy supply reduction from either the use of decentralised/renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF). Any physical features that are required as part of the works must be installed prior to the occupation of each dwelling and shall be thereafter permanently maintained in good working condition.

Reason: In order to secure a reduction in on site energy use in accordance with policy ECC SP2 of the Arun Local Plan and the NPPF.

- 13 No development shall take place, apart from the enabling works listed below (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), until a Construction & Environmental Management Plan and accompanying Site Setup Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with National Highways, WSCC Highways, the council's environmental health officer and ecologist as appropriate). Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction and will include (but not be limited to) details of the following information for approval:

- the phased programme of construction works;
- the anticipated, number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the strategic road network during the peak hours of 0800-0900 and 1700-1800 where practicable);
- the preferred road routing for all construction traffic associated with the development;
- provision of wheel washing facilities (details of their operation & location) and other works required to mitigate the impact of construction upon the public highway (including the provision of

temporary Traffic Regulations Orders);

- details of street sweeping;
- details of a means of suppressing dust & dirt arising from the development;
- a scheme for recycling/disposing of waste resulting from demolition and construction works (i.e. no burning permitted);
- details of all proposed external lighting to be used during construction (including location, height, type & direction of light sources and intensity of illumination);
- details of areas for the loading, unloading, parking and turning of vehicles associated with the construction of the development;
- details of areas to be used for the storage of plant and materials associated with the development;
- details of the temporary construction site enclosure to be used throughout the course of construction (including access gates, decorative displays & facilities for public viewing, where appropriate);
- contact details for the site contractor, site foreman and CDM co-ordinator (including out-of-hours contact details);
- details of the arrangements for public engagement/consultation both prior to and continued liaison during the construction works;
- details of any temporary traffic management that may be required to facilitate the development including chapter 8 traffic signage;
- 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).
- A dust management plan produced in accordance with the Institute of Air Quality Management (IAQM) 'Assessment of dust from demolition and construction (2014).
- Risk assessment of potentially damaging construction activities.
- Identification of "biodiversity protection zones".
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- The location and timing of sensitive works to avoid harm to biodiversity features.
- The times during construction when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication.
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- Use of protective fences, exclusion barriers and warning signs.
- Containment, control and removal of any Invasive non-native species present on site.

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints, shall be available on site and their availability made known to all relevant parties.

The 'Enabling Works' referred to above shall comprise the following:

- (a) site investigations or surveys.
- (b) ecological preparation works.
- (c) the provision of security fencing, hoarding and sales signage.
- (d) the clearance of the Site.
- (e) the provision of any temporary site point of access for construction traffic.
- (f) provision of temporary Welfare & Accommodation; and
- (g) temporary builders supply (electricity, water, data etc).

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) with no noisy work (defined as not involving any machinery/plant) on Sunday or Bank/Public Holidays.

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, biodiversity (particularly bats) and in the interests of highway safety in accordance with policies D DM1, ENV DM5, 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 construction site set-up agreed prior to access by construction staff.

- 14 No dwelling shall be occupied until the approved cycle storage sheds associated with that dwelling has been erected/provided. These cycle storage spaces shall thereafter be permanently retained and maintained.

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

- 15 Prior to occupation of any of each of the approved dwellings, the applicant or developer shall provide the dwelling with electric vehicle charge points in accordance with the Council's standards as set out in its Parking Standards SPD. This requires that where a dwelling has a driveway or garage then one of those parking spaces shall be provided with a charging point, with ducting then being provided to all other spaces, where appropriate, to provide passive provision for these spaces to be upgraded in future. The individual charge points shall be in accordance with the technical requirements set out in Part S, section 6.2 of the Building Regulations 2010 (as amended). The electric vehicle charge points shall thereafter be retained and maintained in good working condition.

Reason: To mitigate against adverse impacts on local air quality and to promote sustainable travel, in accordance with Arun Local Plan policy QE DM3(c), the Arun Parking Standards SPD and the NPPF.

- 16 No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan, once approved, shall thereafter be implemented as specified within the approved document.

The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport in accordance with policy T SP1 of the Arun Local Plan and the NPPF.

- 17 No individual dwelling shall be first occupied until the vehicle parking and turning spaces serving that dwelling have been constructed in accordance with the approved plans. The parking spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development in accordance with policy T SP1 of the Arun Local Plan and the NPPF.

- 18 Prior to commencement of development a Biodiversity Net Gain Design Stage Report, in line with Table 2 of CIEEM Biodiversity Net Gain report and audit templates (July 2021), shall be submitted to and approved in writing by the Local Planning Authority which provides a minimum of 10% measurable biodiversity net gain, using the DEFRA Biodiversity Metric 4.0 or any successor. The content of the Biodiversity Net Gain report should include the following:

- Baseline data collection and assessment of current conditions on site;
- A commitment to measures in line with the Mitigation Hierarchy and evidence of how BNG Principles have been applied to maximise benefits to biodiversity;
- Provision of the full BNG calculations, with detailed justifications for the choice of habitat types, distinctiveness and condition, connectivity and ecological functionality;
- Details of the implementation measures and management of proposals;
- Details of any off-site provision to be secured by a planning obligation;
- Details of the monitoring and auditing measures.

The proposed enhancement measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure measurable net gains to biodiversity and in accordance with the Environment Act 2021 and policies ENV SP1 and ENV DM5 of the Arun Local Plan.

- 19 Prior to above ground works a lighting design scheme for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

- 20 Prior to the new development being first occupied, a scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures shall be submitted to and approved by the Local Planning Authority. This shall include:

To include: annual protected species surveys of created and retained receptor habitats, bird surveys of created and retained habitats, use of bird or bat boxes. The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 30 years. Surveys should be undertaken in years 1, 3, 5, 7, 10, 15, 20, 25 and 30. Species results will be submitted to the West Sussex Records Centre,

Reason: To comply with the Biodiversity Net Gain requirements of the Environment Act 2021. To measure the effectiveness of biodiversity mitigation and/or enhancement measures, to see whether the measures achieve the expected biodiversity benefits.

- 21 No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the Local Planning Authority. The Reptile Mitigation Strategy shall include the following.

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local

provenance.

- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance of the Receptor area(s).
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the Local Planning Authority to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

- 22 A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to occupation of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) and to ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: ENV SP1 and ENV DM5 of the Arun Local Plan.

- 23 Details of bat tubes, bricks or boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. No less than 20 bat tubes, bricks or boxes shall be provided, and the details shall include the exact location, specification and design of the habitats. The bat tubes, bricks or boxes shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The bat tubes, bricks or boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: GI SP1, ENV SP1 and ENV DM5 of the Arun Local Plan.

- 24 Details of integral nesting bricks shall be submitted to and approved in writing by the Local

Planning Authority prior to any superstructure works commencing on site.

No less than 20 Swift nesting bricks shall be provided and the details shall include the exact location, specification and design of the bricks. The bricks shall be installed within the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Swift nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: GI SP1, ENV SP1 and ENV DM5 of the Arun Local Plan.

- 25 Details of Bee bricks and/or invertebrate hotels shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. No less than 12 Bee bricks and/or invertebrate hotels shall be provided and the details shall include the exact location, specification and design of the habitats. Bee bricks and/or invertebrate hotels shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Bee bricks and/or invertebrate hotels shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: GI SP1, ENV SP1 and ENV DM5 of the Arun Local Plan.

- 26 None of the dwellings shall be occupied unless and until full details of the public open space (POS) and associated management arrangements have been submitted to and approved in writing by the Local Planning Authority. The POS shall thereafter be implemented in accordance with the details as agreed through the discharge of condition (or any subsequent variation application) prior to occupation of the 10th dwelling and permanently retained thereafter. The approved details shall then be permanently adhered to.

Reason: To ensure POS is provided and that a management regime is established in accordance with Arun Local Plan policy OSR DM1.

- 27 None of the dwellings shall be occupied unless and until full details of the public play provision and associated management arrangements have been submitted to and approved in writing by the Local Planning Authority. The play provision shall thereafter be implemented in accordance with the details as agreed through the discharge of condition (or any subsequent variation application) prior to occupation of the 10th dwelling and permanently retained thereafter. The approved details shall then be permanently adhered to.

Reason: To ensure that play provision is in place for residents and that a management regime is established in accordance with Arun Local Plan policy OSR DM1.

- 28 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of 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 of the Arun Local Plan.

- 29 Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment by Pell Frischmann, 13/10/2023, revision P02, Sustainable Drainage Report by Pell Frischmann, 07/12/2023, revision P04 and drawing 106485-PEL-XX-ZZ-DR-CD-0510 Indicative Drainage Strategy by Pell Frischmann, 07/12/2023, revision P04 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. The discharge rate shall be restricted to 3.6 l/s/ha. Further surveys of the existing drainage system (watercourses and surface water sewers) must be completed to aid with detailed design. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Policy W DM2 Flood Risk in the Arun Local Plan.

- 30 All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (dated 13.10.2023), this includes all new residential dwellings to have a finished floor level raised a minimum of 150 mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policy W DM2 Flood Risk in the Arun Local Plan

- 31 Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy W DM2 Flood Risk in the Arun Local Plan

- 32 The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation,
- II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,
- III. a Management and Maintenance Plan for the lifetime of the development which shall include

the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and W DM2 Flood Risk in the Arun Local Plan

This application is subject to the Community Infrastructure Levy (CIL) as levied under Arun district Council's CIL Charging Schedule as adopted on 15th January 2020.

Shortly you will receive a Liability Notice which includes the calculated charge and person(s) liable to pay. If you have not submitted all the necessary CIL forms such as Assumption for Liability ([Form 2](#)) or any appropriate exemption or relief forms available on the Council's website <https://www.arun.gov.uk/cil> you must do so prior to commencement of your development. Failure to do so would invalidate any claim for exemption or relief. Furthermore, you must remember to submit your Commencement Notice no later than the day before the day on which the chargeable development is to commence. Failure to do so could result in a surcharge of up to £2,500.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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: Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is Arun District Council. It is advised to discuss proposals for any works at an early stage of proposals.

INFORMATIVE: Following approval of details showing the proposed location of all fire hydrant(s) or stored water supply (in accordance with West Sussex Fire and Rescue Service's Guidance Notes) and prior to the first occupation of any dwelling or unit forming part of the proposed new development you are advised to contact West Sussex Fire and Rescue Service (WSFRS) make them aware of all the fire hydrants for the site and their locations. They can then be operated and tested, their location marked up locally and plotted on the water management system and mapping. This information is then available to all fire crews attending the site, essential for locating the nearest fire hydrants available in the vicinity of a fire without delay.

Without this information WSFRS would not be aware of any fire hydrants available on the site and lead to valuable time being spent looking for a water supply to keep the fire appliance supplied with water. Without a supply of water people's lives and properties could be put at undue risk in the event of a fire. Fire hydrant information is to be sent to either the Planning Officer or directly to the Water and Access Department, WSFRS on the details given below: Frs.waterandaccess@westsussex.gov.uk

INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

INFORMATIVE: Investigations indicate that Southern Water can facilitate foul sewerage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. Southern Water (SW) can also facilitate water supply to service the proposed development. Southern Water requires a formal application for a connection to the water supply to be made by the applicant or developer.

To make an application visit Southern Water's 'Get Connected' service:
developerservices.southernwater.co.uk and please read the New Connections Charging Arrangements documents which are available to read on SW's website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

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

AFFORDABLE HOUSING:

The provision of 14 affordable dwellings across the scheme consisting of 9 affordable rented, 4 First Homes and 1 Intermediate.

TRANSPORT

A s278 agreement to secure the off-site highway works.

EDUCATION

A financial contribution in accordance with the standard formula to the County Council towards secondary school transport.

OTHER

Standard s106 monitoring costs.



Neil Crowther
Group Head of Planning

Case Officer: Mr S Davis

Decision Issued: **27th September 2024**

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