

DECISION NOTICE

Application Ref: LU/116/21/PL

1 To Addressee

Savills
2 Charlotte Place
Southampton
SO14 0TB

2 Site Address

Land South Of The Littlehampton Academy
Fitzalan Road
Littlehampton
BN17 6ED

3 Description of Development

Erection of 112 No. residential units with access from Fitzalan Road, open space, hard and soft landscaping works, internal roads/footways, car and cycle parking, substation, bin store and associated engineering and infrastructure works. This site is in CIL Zone 4 (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 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:

Location Plan	LTH-ECE-XX-XX-DR-A-XX-
5010 P04	
Topographical Survey	LTH-ECE-XX-XX-DR-
A-XX-5015 P03	
Block Plan	LTH-ECE-XX-XX-DR-A-SL-
5011 P03	
Illustrative Site Plan	LTH-ECE-XX-XX-DR-A-
SL-5012 P11	
Flat Block (Plots 1 to 32) Elevations and Materials Schedule	LTH-ECE-A_2C2_4-ZZ-
DR-A-EL-5115 P05	

Flat Block (Plots 1 to 32) Floor Plans and Sections A-XX-5114 P04	LTH-ECE-A_2C2_4-ZZ-DR-
Plots 33 & 34, 46 & 47, 57 & 58, 61 & 62, 79 & 80, 87 & 88, 102 & 103 and 111 & 112 Elevations, Floor Plans, Sections and Materials Schedule	LTH- ECE-HC302-ZZ-DR-A-XX-5113 P04
Plots 59 & 60 Elevations, Floor Plans, Sections and Materials Schedule	LTH-ECE- HC601-ZZ-DR-A-XX-5101 P04
Plots 81 to 86 Floor Plans PL-5102 P04	LTH-ECE-T01-ZZ-DR-A-
Plots 81 to 86 Elevations, Sections and Materials Schedule	LTH-ECE-T01-ZZ- DR-A-XX-5103 P04
Plots 51 to 53 Elevations, Floor Plans, Sections and Materials Schedule	LTH-ECE-T02- ZZ-DR-A-XX-5104 P04
Plots 35-37, 54-56, 66-71 & 99-101 Elevations, Floor Plans, Sections and Materials Schedule L T H - E C E - T 0 3 - Z Z - D R - A - X X - 5105 P04	
Plots 38-41 & 104-107 Elevations, Floor Plans, Sections and Materials Schedule	LTH-ECE-T04- ZZ-DR-A-XX-5106 P04
Plots 89-91 Elevations, Floor Plans, Sections and Materials Schedule	LTH-ECE-T05- ZZ-DR-A-XX-5107 P04
Plots 95-98 Elevations, Floor Plans, Sections and Materials Schedule	LTH-ECE-T06- ZZ-DR-A-XX-5108 P04
Plots 92-94 Elevations, Floor Plans, Sections and Materials Schedule	LTH-ECE-T07- ZZ-DR-A-XX-5109 P04
Plots 48-50, 63-65 & 108-110 Elevations, Floor Plans, Sections and Materials ZZ-DR-A-XX-5110 P04	LTH-ECE-T08- Schedule
Plots 72-75 Elevations, Floor Plans, Sections and Materials Schedule	LTH-ECE-T09- ZZ-DR-A-XX-5111 P04
Plots 42-45 Elevations, Floor Plans, Sections and Materials Schedule	LTH-ECE-T10- ZZ-DR-A-XX-5112 P04
Plots 76-78 Elevations, Floor Plans, Sections and Materials Schedule	LTH-ECE-T11- ZZ-DR-A-XX-5116 P02
Street Elevations EL-5120 P05	LTH-ECE-XX-XX-DR-A-
Refuse Collection Plan 5013 P05	LTH-ECE-XX-XX-DR-A-XX-
Cycle and Refuse Stores 5014 P03	LTH-ECE-XX-XX-DR-A-XX-
Affordable Housing Plan 5016 P06	LTH-ECE-XX-XX-DR-A-XX-
Landscape Masterplan P04	LTH-NTA-XX-00-DR-L-0501
Ecological Enhancement Plan SL-5000	LTH-ECE-ZZ-ZZ-SK-A-

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.

- 3 The development hereby permitted shall not be occupied before a scheme has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the internal noise levels within the residential units will conform to the "Indoor ambient noise levels for dwellings" guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014. Details shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings. The

scheme shall take into account the correct number of air changes required for noise affected rooms and LA_{max,f}, one minute, as specified here and in the Planning Pro PG. Any required means of mechanical ventilation should be based around a system of continuous air extraction and acoustically treated trickle ventilators, ideally with heat recovery (MEV3 or MEV4 Building Regulations 2010, Approved document F), or equivalent. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

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

- 4 Within 3 months of completion of the apartment block and houses adjacent to Fitzalan Link Road an Acoustics, Ventilation and Overheating Level 2 Assessment shall be carried out in respect of all, or a representative number of units, where the night-time noise level as demonstrated on page 9 of the Noise Report Version 3, indicates a low to medium, or high risk of overheating. The assessment shall be carried out by a suitably qualified energy and sustainability consultant in accordance with CIBSE, TM59; 'Design methodology for the assessment of overheating risk in homes,' in order to establish whether more robust ventilation and acoustic attenuation measures will be required than prescribed in the Noise Report. The assessment shall be submitted to the Local Planning Authority for approval and the works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

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

- 5 The development hereby permitted shall not be occupied before a scheme demonstrating that the external noise levels within the curtilage of residential units and amenity areas for the site will conform to the "Design criteria for external noise" upper guideline value of 55 dB LA_{eq,T} and preferably with the desired LA_{eq,T} level of 50 dB as specified in section 7.7.3.2 of BS 8233:2014 which shall include acoustic fencing to the 4 properties on the north-west of the site to a height to be agreed has been submitted to and approved in writing by the Local Planning Authority.

The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation and be retained thereafter.

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

- 6 The scheme shall be implemented as approved and, prior to commencement of any construction work, 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), 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. The report shall provide details of the data that will be collected in order to demonstrate that the works set out in the remediation method statement are complete and identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to the components, relating to ground investigation works and remediation method statement require the express written consent of the Local Planning Authority.

The 'Enabling Works' 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; and
- (f) provision of temporary Welfare & Accommodation;
- (g) temporary builders supply (electricity, water, data etc);
- (h) installation of temporary sales and marketing suite including show home and temporary parking.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Arun Local Plan.

- 7 No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy T SP1 of the Arun Local Plan. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

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

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

- 9 Development shall not commence, apart from the enabling works - listed below, until drainage details of the design of a whole site surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority.

The 'Enabling Works' shall comprise the following, and these works shall not be subject of the conditions of this Permission unless expressly stated in any individual condition:

- (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; and
- (f) provision of temporary Welfare & Accommodation;
- (g) temporary builders supply (electricity, water, data etc);
- (h) works connected with ground infilling or regrading;
- (i) Work to remove soil mounds and any associated levelling and remediation;
- (j) topsoil strip and re-grading of levels, (k) any temporary construction road or "haul road" to facilitate enabling works;
- (l) works for the provision or removal of drainage or mains services to prepare the Site for development;
- (m) installation of temporary sales and marketing suite including show home and temporary parking.

No building shall be occupied until the complete surface water drainage system serving the development has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 10 The development shall include the following ecological enhancements prior to occupation in accordance with details to be submitted to and approved by the Local Planning Authority:
- The scrub and boundary treeline to be retained and enhanced for bats;
 - Any gaps should also be filled in using native hedge species to improve connectivity;
 - Bat bricks are integrated into the buildings onsite and bat boxes are installed on the trees onsite facing south/south westerly positioned 3-5m above ground;
 - A hedgehog nesting box installed within the site to provide future nesting areas for hedgehogs.
- The enhancements shall be retained in perpetuity.

Reason: To ensure protection of protected species and improve biodiversity in accordance with policy ENV DM5 of Arun Local Plan.

- 11 The development shall proceed in accordance with the 'Recommendations' within the Preliminary Ecological Appraisal Report dated August 2020. These measures shall include provision of small access gaps at the base of new fence boundaries to enable continued dispersal of small mammals across the site, at the end of each working day, excavations covered over and open pipework capped to prevent entrapment of wildlife, provision of habitat piles for amphibians, invertebrates and reptiles within areas of retained rough grassland, scrub or woodland. A buffer strip around the hedgerows (5m) must be provided during construction and appropriately fenced to ensure this area is undisturbed. If any of the boundary line must be removed (for access) then 'hop over' points must be provided to reduce the gap created in the boundary line so bats and birds can still cross. Any brush piles, compost and debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition.

Reason: To ensure the proposals minimise the impact on wildlife in accordance with policy ENV DM5 of the Arun Local Plan.

- 12 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 and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. 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.

- 13 A scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to and approved by the Local Planning Authority and no dwelling with an electric car charging point shall be occupied until the electric car charging point for that dwelling has been provided and the charge points shall thereafter be retained and maintained in good working condition. Charge points should be Mode 3, 7kw fast chargers as a minimum.

Reason: New petrol and diesel cars / vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

- 14 If during development, any visibly 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 Arun Local Plan.

- 15 The development shall proceed in accordance with the mitigation as set out in section 7 of the RGP Construction Management Plan (Ref: 20/5433/C EMP05, dated March 2021). Should any piling operations be required as part of this development, then a piling method statement shall be submitted and approved by the Local Planning Authority prior to such works being undertaken.

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

- 16 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 on Sunday or Bank/Public Holidays.

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

- 17 No external lighting shall be installed until details have been submitted to, and approved in writing by the Local Planning Authority prior to occupation of the development. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, fully assessed by a competent individual when operational to ensure no light

creep/bleed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area/the environment and wildlife/local residents from light pollution in accordance with policies QE DM2 and ENV DM5 of Arun Local Plan.

- 18 No part of the development hereby permitted shall be first occupied until such time as the vehicular access onto Fitzalan Road serving the development has been constructed in accordance with the approved planning drawings.

Reason: In the interests of road safety in accordance with policy T SP1 of Arun Local Plan.

- 19 No part of the development shall be first occupied until plans and details of the emergency vehicular access onto Elm Grove, and a timetable for its construction have been submitted to and approved in writing by the Local Planning Authority.

The emergency access shall thereafter be constructed as per the approved timetable and details. The access once constructed shall be used by emergency vehicles, pedestrians, and cyclists only.

Reason: To ensure that the emergency access is suitable for its intended purpose in accordance with policy D DM1 of Arun Local Plan.

- 20 No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use in accordance with policy T SP1 of Arun Local Plan.

- 21 No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

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

- 22 No part of the development shall be first occupied until the road(s), footways, and casual parking areas serving the development have been constructed, surfaced, and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development in accordance with policy T SP1 of Arun Local Plan.

- 23 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 Arun Local Plan.

- 24 Prior to the first occupation of any dwelling/unit forming part of the proposed development fire hydrants shall be installed in accordance with details and in locations submitted to and approved in writing by the Local Planning Authority, in consultation with West Sussex County Council's Fire and Rescue Service. These locations shall be compliant with BS 750 standards or stored water

supply and connection to a water supply provided which is appropriate in terms of both pressure and volume for the purposes of firefighting.

The fire hydrants shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

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

- 25 All dwellings in the development hereby permitted shall be M4(2) compliant with the exception of Plots 59 & 60 that shall be M4(3) compliant as shown on drawing LTH-ECE-HC601-ZZ-DR-A-XX-5101.

Reason: To ensure an adequate range of accommodation in accordance with policies D DM1 & D DM2 of Arun Local Plan.

- 26 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls (and roofs) 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 by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: The applicant is advised of the new Planning and Noise Advice Document: Sussex, March 2021 to guide and inform decisions in this case.

INFORMATIVE: The applicant's attention is drawn to the requirements of the Environmental Protection Act 1990 and the Clean Air Act 1993 with regard to burning on site. A statutory nuisance may be caused by smoke and ash from fires or noise from the cutting or chipping trees. In addition, air quality could be adversely affected on large projects. The granting of this planning permission does not permit a statutory nuisance to be caused. The Environment Agency should also be contacted regarding Exemption Permits to burn on site.

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

INFORMATIVE: The applicant is advised to contact the WSCC Traffic Regulation Order team (01243 642105) to obtain the necessary paperwork and commence the process associated with the proposed car club parking bay. The applicant would be responsible for meeting all costs associated with this process. The applicant should note that the outcome of this process cannot be guaranteed.

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any

wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

INFORMATIVE: A surface water drainage verification condition guidance note is available at <https://www.arun.gov.uk/drainage-planning-consultations>, this clearly sets out our requirements for discharging this condition

INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to contributions towards leisure facilities, public art, sports pitches, open space and play, allotments, road improvements and education, fire and libraries.



Neil Crowther
Group Head of Planning

Case Officer: Mrs A Gardner
Decision Issued: 26th April 2022

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).