

REPORT UPDATE

Application No: LU/13/15/PL

Reason for the Update / Changes

Reason for Update/Changes:

Additional consultee responses -

The Emergency Planning Officer has advised that since the northern end of the site is clear of flooding risk and that part of the site provides a refuge should flooding occur. He recommends this is adequate to meet Arun's concerns for evacuation from possible flooding.

Greenspaces have advised that the section 106 contribution sought should be used at the nearest play space which is located at the open space to the north of Rosemead, Littlehampton. This play space has not previously received funding.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

LU/13/15/PL

Recommendation Report for Planning Permission

REF NO: LU/13/15/PL

LOCATION: The Old Dairy
Behind 3 & 5 Church Street
Littlehampton

PROPOSAL: Demolition of original dairy distribution depot and construction of eight dwellings and ancillary works. This application affects the character and appearance of the Littlehampton (East Street) Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal relates to the provision of 2no. 2 bedroom houses which are 2 storey in height and 6no, 2 and a half storey, 3 bedroom houses. Access to the site would be from Church Street. Turning space is incorporated within the development, together with a car parking for each dwelling.

SITE AREA

Approximately 2200 square metres.

RESIDENTIAL DEVELOPMENT DENSITY (NET) 36 dwellings per hectare

TOPOGRAPHY

The site is 2.64m at the front and 4.91m above ordnance datum (ground level) at the rear.

TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Along the main site boundaries there is a mixture of brick and flint walling mainly measuring 2-3m in height.
SITE CHARACTERISTICS	The site has commercial use originally developed as a milk distribution depot. It has been recently used as a depot under the management of the Littlehampton Town Council with various charities using the offices also on site. It is currently unoccupied. There are a number of sizeable buildings particularly to the south of the site comprising mainly of steel framed structures with metal roofs.
CHARACTER OF LOCALITY	Mixed residential and commercial in character. There is a medical centre and the Flintstones Community Centre to the west and a parade of shops opposite the site entrance in Church Street. There are 2 and 2 1/2 storey semi-detached properties in Goda Road to the east, terraced houses to the south and 2 storey semi-detached properties to the north in East Street.

RELEVANT SITE HISTORY

LU/24/95	Change of use of dairy depot to general community purposes with associated parking, including craft workshops, meeting rooms, stores and retention of existing retail, office and residential accommodation.	Approve Conditionally 20-11-1995
LU/253/01/	Change of use of 1st & 2nd floors from residential to office use	Approve Conditionally 15-10-2001
LU/298/13/	Demolition of original dairy distribution depot and construction of eleven dwellings and ancillary works. This application affects the character and appearance of the Littlehampton (East Street) Conservation Area.	Withdrawn 23-12-2013
LU/177/14/PL	Demolition of original dairy distribution depot and construction of 8 No. dwellings and ancillary works. Resubmission following LU/298/13. This application may affect the character and appearance of the Littlehampton (East Street) Conservation	Refused 11-08-2014

Area.

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

5 letters of objection

*Property styles inappropriate to the area and too high at two and a half storeys. Not enough space allowed for vehicles. Parking problems in Goda Road would increase. Quality design and materials are required. Too much of the site would be developed.

*More cars at the development will greatly increase the risk to pedestrians crossing the road entrance to the site.

*Extra traffic on a very narrow road is a danger and access is dangerous.

*If balconies are added, then it will lead to loss of privacy and more noise.

*If the brick wall currently behind 7, 9 and 11 Church Street is removed, there will be overlooking on those properties.

*Loss of light and overbearing and overlooking on to properties in Goda Road.

*Concern over additional sewage arising from the development using a Victorian sewer system.

*Flood risk concern.

*Passage/twitten at the rear of nos. 17, 19 and 21 Goda Road is reserved for these properties and objection is made to such access being shown on the plans for use by the development as it is not owned by the developer.

*Increase in noise. Construction noise will be abhorrent

*Will negatively impact on Conservation Area

Comments on Representations received:

Comments noted. The matters relating to the passage/twitten to the rear of nos. 17, 19 and 21 Goda Road is a private matter and as such cannot be considered in this application.

The design of the proposed properties as considered acceptable.

Concerns are not shared regarding impact on residential amenity. Noise levels at the site generated by the previous depot use would have been greater than the noise arising from 8 dwellings. County Highways have no objection to the proposal in terms of highway safety or parking provision.

Noise from construction traffic is not a material planning consideration.

CONSULTATIONS

Southern Water Planning

WSCC Strategic Planning

Environmental Health

Conservation Officer

Engineering Services Manager

Engineers (Fluvial Flooding)

Planning and Housing Strategy

Parks and Landscapes

Environment Agency

Listed Building Officer

Consultations responses received:

Environmental Health

No objection, planning permission should only be granted to the proposed development as submitted if a planning condition is imposed relating to possible contamination. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Southern Water

A formal application is required for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

County Highways

No objection, subject to conditions. This planning application has responded to all outstanding issues relating to planning application LU/177/14 including swept paths, and the need for a planning obligation to fund a future TRO, which might be needed to keep the access clear and free from parked cars.

The issue of the height of the existing hedge at No3 Church Street is being negotiated with the applicant to ensure the future visibility of the access is not compromised.

Environment Agency

An objection was raised to previous application LU/298/13 due to concerns that the proposed development would have posed an unacceptable flood risk to some occupants of ground floor flats and an insufficient Flood Risk Assessment. This revised application includes amended plans that remove ground floor flats from the most vulnerable area of the site. Given the expected flood depth we consider that this would provide residents with safe refuge during times of flood. I can confirm that this resolves the primary concern with the previous application. However the submitted Flood Risk Assessment still does not comply with the requirements of the NPPF. In particular it fails to

1. Demonstrate how the risk of flooding can be mitigated in the event that flood defences fail or are overtopped, identifying measures to protect occupants and property. This may include flood resilience measures to impact the flooding.
2. Consider how people will be kept safe from hazards identified.
3. Consider the requirement for flood emergency planning including flood warning and evacuation for a range of flooding events up to and including the extreme event.

The Planning Practice Guidance to the NPPF (Paragraph 057) places responsibilities on LPAs to consult their Emergency Planners with regard to specific emergency planning issues relating to new development. In all circumstances where warning and evacuation are significant measures in contributing to managing flood risk, we will expect LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions.

We therefore strongly recommend consulting with your Emergency Planners on the proposed safe evacuation route and whether they require any further information to be submitted due to the inadequacies of the Flood Risk Assessment highlighted above.

In terms of groundwater quality, the Environment Agency has made the decision not to provide detailed site-specific advice or comments with regards to land contamination issues.

Emergency Planning Officer

No proposed safe evacuation route is indicated, but no further information is required in this respect.

Conservation Area Advisory Committee

No Objection - Natural slate to be used- precise details of all joinery to be submitted

Engineers

No Objection - standard conditions requested

Greenspaces Department

A hard and soft landscaping scheme should be submitted for approval, detailing species choice, position, densities and size at time of planting. Any tree removal from this site should be agreed by Arun District Council's Tree Officer. This should be in accordance with BS: 5837: 2012 'Trees in relation to construction'. Contributions of £1000 per unit are requested as a commuted sum towards lay provision facilities.

Comments on Consultation responses:

Requested conditions have been proposed. The applicant has been requested to indicate a safe evacuation route. Members to be updated on this for committee.

POLICY CONTEXT

Designation applicable to site:

Within the Built-Up Area Boundary

Class C road

Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

GEN2

GEN7

GEN9

GEN11

GEN12

GEN20

AREA2

Built-up Area Boundary

The Form of New Development

Foul and Surface Water Drainage

Inland Flooding

Parking in New Development

Provision of Public Open Space within New Development

Conservation Areas

[Publication Version of the Local Plan \(October 2014\):](#)

SD SP2 Built-Up Area Boundary

SD SP1 Sustainable Development

D DM1 Aspects of Form and Design Quality

QE SP1 Quality of the Environment

D DM2 Internal Space Standards

D DM3 External Space Standards

W DM2 Flood Risk

D SP1 Design

H DM1 Housing Mix

HER DM3 Conservation Areas

HER SP1 The Historic Environment

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Arundel; Barnham & Eastergate; Bersted; Felpham; Littlehampton; Yapton. The Littlehampton Neighbourhood Plan contains no policies specifically relating to the site.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established

character of the surrounding area.

Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 Act states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially adversely affect the character or the setting of nearby Grade II Listed Buildings and will preserve the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The site is located within the built-up area where the principle of development is acceptable, subject to accordance with relevant planning policies. In this instance, the main criteria against which the application will be assessed is contained within the Arun District Local Plan which is considered to be mainly policies GEN7, GEN12 and AREA2 which seeks to prevent development that would have an adverse impact upon visual and residential amenities, provides acceptable parking and highways arrangements at the site and either seeks to preserve or enhance the Conservation Area. The site has been the subject to lengthy negotiations with officers which has resulted in a number of revisions to what is proposed

SITE HISTORY AND CONTEXT

This application forms a resubmission of previous application LU/177/14/PL for 8no. dwellings with an amended site layout. Parking spaces which were generally to the front of dwellings have been removed and renovation of boundary walls, where appropriate still forms part of the proposal. Demolition of all structures on the site is proposed including steel framed storage units, office buildings and storage sheds. Given the residential properties that surround the site and its currently unoccupied status, it is considered that a brownfield residential development is acceptable in principle in this town centre location.

DESIGN AND VISUAL AMENITY (GEN7, LOCAL PLAN)

This application seeks planning permission to erect 8No. dwellings which consists of 2no. 2 bed 2 storey semi detached houses, 6no. 3 bed houses 2 and half storey dwellings arranged in 2 terraces of 3. The existing access road will be used where it joins on to Church Street with a new internal access road to be created through the site with a turning head. The site contains a number of commercial buildings with a sizeable footprint which will be demolished and so the principle of development has already been established on this site.

The proposed 8no. dwellings are well spaced across the site with significant gaps between blocks of dwellings. The smallest gap of 2m is between the plot 2, a 2 storey semi and plot 3 the end of terrace. However this gap appears greater given the staggered and set back nature of the terrace.

Vehicle parking spaces have been removed from front garden areas and no longer dominate the site frontages. This arrangement has enhanced the appearance of the development with much of the parking now discretely located within the site.

Six of the dwellings are proposed to be 2 1/2 storey in height (Plots 3-8), but the actual heights of these dwellings will be very similar to those properties in Goda Road to the east where they are, mainly two storey properties. The lower 2 storey properties at the site entrance reflect the height of the smaller properties of nos. 11-21 Church Street to the south. It is therefore considered that the form of 2 1/2 and 2 storey properties will not be out of character with its surroundings.

Due to the site being situated within a Conservation Area, additional emphasis is placed on good quality design but this is influenced to a large extent by the use of appropriate materials and the level of detailing. It is considered that the imposition of appropriate conditions will ensure that the development preserves the appearance of the Conservation Area and as such would not be detrimental to the visual amenities of the site and its surrounding area. The current buildings on the site detract from the appearance of the site and the wider Conservation Area.

It is therefore considered that the proposal is acceptable in design and visual amenity terms and so complies with relevant policies GEN7(ii) and AREA2 of the Arun District Local Plan.

RESIDENTIAL AMENITY (GEN7 LOCAL PLAN)

The proposed scheme of residential development is considered to be more sympathetic to the surrounding residential properties than its former commercial use as a depot. In this respect, the scheme would form a significant improvement in terms of disturbance within and around the site.

The previous scheme concentrated development towards the south of the site. This proposal has moved units 3-5 closer to their site frontages which has provided a better outlook to the residents of 17-21 Church Street. In addition whilst these neighbouring properties have comparatively small rear gardens and a separation distance of approximately 5m would exist between Plot 1 and No. 17 Church Street, it is considered that this would not cause harmful overbearing and overshadowing on this property given that the closest dwelling would be sited level with the side elevation of the property and that the structures to be demolished currently project beyond the rear boundary of nos 17-21.

Plot 6 is 1m from the rear boundary of 11 and 13 Goda Road and the existing boundary comprises 2m high walling. The rear garden lengths of these properties are in excess of 17m and it is therefore considered that any adverse overbearing effects would not result in material harm. The dwellings would only extend along part of the rear boundary of both properties. No first floor windows, other than obscure glazed, are proposed in the end elevations of any of the dwellings and the proposed balconies would look across front gardens within the development where privacy would not be expected. The sides of the balconies are to have obscure glazed screens to prevent any adverse overlooking impacts. Obscure glazing and balcony screening are conditioned.

Within the site, the layout of Plot 3 in respect to Plot 2 which caused unacceptable overshadowing, overbearing and loss of light on the property of Plot 2 has been amended. Plot 3 has been moved forward and now only projects 1m beyond the rear elevation of plot 2. The development therefore no longer seriously affects the neighbour's outlook or daylight to the rear.

The main parking and turning area is located adjacent to the parking area at The Flintstone Centre and noise and nuisance to adjoining residential properties would therefore be minimised by this use of the existing access which is appropriately siting away from rear boundaries

The proposal is therefore considered to be acceptable in residential amenity terms and would comply with policy GEN7(iv) of the Arun District Local Plan.

HOUSING LAND SUPPLY

The provision of an additional 8No. dwellings at the site would positively contribute to the Council's 5 year housing land supply. The ability to demonstrate an adequate housing land supply does not affect the weight to be afforded to any relevant policies within the development plan or remove the requirement for there to be a presumption in favour of sustainable development within the NPPF. However, it does mean that there is less pressure on the Council to permit unsuitable schemes if there is significant and demonstrable harm.

INTERNAL SPACE STANDARDS (POLICY D DM2, EMERGING LOCAL PLAN)

The 8 No. dwellings are considered to meet the minimum room size requirements and so the scheme is considered to comply with policy D DM2 of the Emerging Local Plan.

EXTERNAL SPACE STANDARDS (POLICY D DM3, EMERGING LOCAL PLAN)

All properties have rear garden areas measuring in excess of the required 65 sq m and lengths exceeding 10m in accordance with the external space standards. The proposal therefore complies with policy D DM3 of the Emerging Local Plan.

HIGHWAYS AND PARKING (GEN12, ARUN DISTRICT LOCAL PLAN)

West Sussex County Council Highways department has no objection to the re-use of the site access for this development and the applicant has provided all information which was outstanding in the previous application including swept paths and the need for a planning obligation to fund a future Traffic Road Order which might be needed to keep the access clear and free from parked cars.

It is therefore considered that the proposal complies with policy GEN12 of the Arun District Local Plan.

LANDSCAPING AND COMMUTED SUM FOR PLAY EQUIPMENT

The applicant has provided a planning obligation as part of this proposal relating to the payment of a commuted sum of £1000 per unit, £8000 in total towards play provision facilities off site. This is in accordance with policy DEV20 of Arun District Local Plan.

CONCLUSIONS

The application is acceptable in terms of residential amenity and impact on the character and appearance of the area.

It is therefore recommended that the application is approved subject to the following conditions.

HUMAN RIGHTS ACT

FOR APPROVAL

Human Rights Act:

The Council in making a decision should be aware of and take into account any implications that

may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (the right to respect for private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal, neutral impacts have been identified upon those people with the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation.

RECOMMENDATION

APPROVE CONDITIONALLY

- 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 030114TP/01, TP3/03, TP.03/04, TP3/05, TP3/06, TP3/07, TP3/08, TP3/09, TP3/10, TP3/11, TP3/12, TP3/13 and Landscaping Scheme Plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The windows at first floor level on the side elevations of the dwellings shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 4 No windows (other than those shown on the plans hereby approved) shall be constructed at first floor level in the side elevations of the dwellings hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance

with policies GEN7, DEV19 of the Arun District Local Plan.

- 5 Prior to commencement of development details of the obscure screening to the balcony ends shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the details so approved and the approved screening shall be retained in perpetuity.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 6 No development shall be carried out 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. A 'statement of detail' shall be submitted 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. The materials and 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 7 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) 07-11-2014 submitted by the agent and the following mitigation measures detailed within the FRA:

Finished floor levels are set a minimum of 150mm above adjoining general ground levels subject to compliance with disabled access requirements.

Reason:

To reduce the risk of flooding to the proposed development and future occupants. In accordance with policies GEN7 and GEN11 of the Arun District Local Plan.

- 8 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

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 Arun District Plan policies GEN7 and GEN31.

- 9 Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

- 10 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and 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 shall thereafter be retained in perpetuity in good working order.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 11 Development shall not commence until full details of the maintenance and management of the SUDs 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 manufacturers recommended design life. Upon completed construction of the SuDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure the efficient maintenance and on going operation of the SuDs system and to ensure the best practice in line with guidance set out in 'The SuDs Manual' CIRIA publication ref: C697 Chapter 22

- 12 The buildings shall not be occupied until the parking spaces and turning facilities shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

- 13 The buildings hereby permitted shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

Reason: In the interests of road safety and to accord with approved policy in accordance with policy GEN7 of the Arun District Local Plan.

- 14 No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: In the interests of road safety and to accord with approved policy in accordance with policy GEN7 of the Arun District Local Plan.

- 15 Construction Management Plan
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning

Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- 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 GEN7 of Arun District Local Plan.

- 16 Landscaping (hard and soft) shall be carried out in accordance with the details shown on the Landscape Scheme plan submitted with the application. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, 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 GEN7 of the Arun District Local Plan.

- 17 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 18 **INFORMATIVE:**
The Environment Agency recommend that applicants:
· Apply the risk- based framework set out in the Model Procedures for the Management of Land Contamination (CLR 11) and follow the guidance in that document so that you can make the best decisions for your site
· Refer to the Environment Agency's Guiding Principles for Land Contamination (GPLC) documents
· Use BS 10175 2011, Investigation of potentially contaminated sites - Code of Practice as a guide to undertaking the desk study and site investigation scheme
· Use MCERTS accredited methods for testing contaminated soils at the site
· Consult the website at www.environment-agency.gov.uk for further information about the above and any permissions which may be required.

- 19 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk
- 20 INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to a commuted sum of £8000 towards play equipment within the District.
- 21 INFORMATIVE:INFORMATIVE: Should any sewer be found during construction works an investigation of the sewer will be required to ascertain the condition, the number of properties served and potential means of access, the applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk.