

Recommendation Report for Application for Approval of Details To Satisfy An Obligation

REF NO: LU/151/26/AOO

LOCATION: Phase 5
Hampton Park
Toddington Lane

PROPOSAL: Application to approve details required under the Section 106 Agreement dated 23.01.2013 (as amended) linked to LU/47/11 in relation to Schedule 18 (SUDS scheme maintenance and management) for Phase 5.

SITE AND SURROUNDINGS

DETAILS OF DECISION

Arun District Council hereby PART APPROVE the detail pursuant to S106 obligations for the following reasons, in respect only of Phase 5 of the development.

This application seeks approval of the scheme for management and maintenance of the SuDS (Schedule 18) as required under obligations set out in the Section 106 agreement dated 23rd January 2013 in relation to planning permission LU/47/11/ (and subsequent applications). This relates solely to Phase 5. As such, this application can only be part approved.

Schedule 18 requires the following:

'The Owners covenant with the District Council to submit and obtain approval from the District Council of a scheme to manage and maintain the SuDS Area and any SuDS and thereafter to manage and maintain for the life of the Development any SuDS Area and any SuDS in accordance with the scheme approved by the District Council.'

'SuDS' means 'sustainable drainage systems to manage the disposal of surface water drainage within the Development'

'SuDS Area' means 'a part of the site including any SuDS'

A 'Landscape Management and Maintenance Plan (North Littlehampton: Phase 5 and CWA) (LMMP) prepared by Tir Collective (TC22029 rev V6 dated 11.08.26) has been submitted to satisfy the requirements of this obligation.

Phase 5 comprises 261 No. dwellings, SuDS, planting, and play areas, all with the following landscape character areas: The Avenue, SuDS, Central Wetland Edge, Water Meadows Edge, Streets, Shared Surface Areas, LEAP and LAP. The

details required for this Obligation are in relation to the maintenance and management of the SuDS scheme.

Landscape Strategy: SuDS LA.PH5.3 details that the SuDS on phase 5, comprising a number of swales, will include tree planting, grasses, and shrubs/herbaceous planting. This will comprise the following species:

- *Alnus glutinosa* (Black Alder)
- *Alnus x spaethii* (Spaeth Alder)
- *Gleditsia triacanthos* 'Draves Street Keeper'
- *Quercus robur* (English Oak)
- Meadow mixture for wetlands (Emorsgate EM8)
- *Carex buechananii* (Buchanan's Sedge)
- *Deschampsia cespitosa* 'Goldschlieier' (Tufted hairgrass)
- *Corylus avellana* (Common Hazel)
- *Perovskia atriplicifolia* 'Blue Spire' (Russian Sage)

Vegetation within the Phase 5 swales will include species rich grass, left to grow long. The LMMP sets out the design concepts for the SuDS in Phase 5, Management objectives both short term (0-5 years) and long term (5-40 years), Maintenance objectives, monitoring, responsibilities and prescriptions. The LMMP requires that monitoring commitments for the SuDS area be carried out for five years post construction of the residential development, and then once every five years. Monitoring reports will be provided to the LPA. This will periodically review the aims and management prescriptions, to ensure the proposed objectives are being maintained and working. The LMMP also includes an Annual Maintenance Programme, requiring certain actions to be undertaken at differing points throughout the year, and setting out how those actions will be accomplished. This is with the exception of inspections, watering, and pest and disease control, which will be undertaken for all seasons.

It is determined that the details set out in the LMMP are acceptable, and satisfy the requirements of Schedule 18 for Phase 5. The following document is therefore approved in respect of the obligation:

- North Littlehampton: Phase 5 and CWA Landscape Management and Maintenance Plan TCC22029 V6 (Tir Collective - 11/08/26)

REASON FOR DECISION

The information has been reviewed by Hannah Kersley (Principal Planning Officer at Arun District Council) and meets the requirements of Schedule 18 requiring the submission and approval of a scheme to manage and maintain the SuDS area, in this case concerning only Phase 5. The details submitted are in compliance with the information previously approved in respect of LU/47/11/ (and subsequent applications). This

application can only be part approved; as Schedule 18 covers multiple SuDS schemes across the development, of which respective details will be required for each SuDS area. As this application only covers one area, Schedule 18 is not able to be fully approved until all areas have submitted their Management and Maintenance schemes.

To fully comply with the obligation(s) the development must be completed in accordance with the above details. If subsequent changes are required, amended details will need to be submitted and approved again before provision.

Please note this letter does not constitute a formal legal deed of discharge under Section 106A of the Town and Country Planning Act 1990 however the obligation status has been noted in the Planning Obligation Monitoring Records for any future enquiries.

DEVELOPMENT PLAN POLICIES

RECOMMENDATION

PART APPROVE / PART REFUSE