

Graham Nicolls Limited

building design+technology

21 King Street Arundel
West Sussex BN18 9BJ

TO: Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton

VALIDATION CHECK LIST ITEMS 12.06.2017
90 and 91 South Terrace. Littlehampton. Sussex
Proposed Alterations and Extension to Form Six New Flats

AFFORDABLE HOUSING STATEMENT:

1.01 No contribution to Affordable Housing applies to 10 or fewer new dwellings..

DRAFT PLANNING OBLIGATION:

2.01 Not applicable.

BIO-DIVERSITY STATEMENT:

- 3.01 There are no trees or vegetation within the site itself and although no professional bird survey has been undertaken, a detailed inspection carried out in May of this year showed no signs of bird nesting activity.
- 3.02 There are no signs of bats and neither the freeholders or recent tenants have any knowledge of their presence.
- 3.03 There are no ponds, streams or other watercourses.
- 3.04 See also Bio-diversity Checklist duly completed.

LAND CONTAMINATION STATEMENT:

4.01 No known contamination, if during any excavation, anything suspect is discovered it will be identified and any necessary remedial action taken.

ECONOMIC DEVELOPMENT STATEMENT:

5.01. Until May this year there were two full time and two part time members of staff however the tenants have ceased trading and the property is currently unoccupied.

RETAIL IMPACT STATEMENT:

6.01 There is no existing, and therefore no loss of, retail use.

FLOOD RISK STATEMENT:

- 7.01 See attached information provided by The Environment Agency.
- 7.02 Detailed information has been obtained from the Environment Agency with particular regard to this application site and its location. The following documents are attached to this Statement:
- [a] Flood Map showing the site to be in Zone 3
 - [b] Tidal depths
 - [c] Modeled Extents of Un defended depths
 - [d] Letter dated 24.11.2014 from the Environment Agency containing Supporting Information. In particular please note the paragraph headed

'Flood Defences' confirming the evidence shown on the enclosed maps and stating that the new East Bank Flood Defence Scheme has improved the chances of flooding to 1 in 300.

- 7.03 The site is entirely hard surfaced draining to gullies and thence to the public sewer system. Following completion of the proposal there will be small areas of soft landscaping incorporated into the proposals as shown on the enclosed Landscape Design Scheme.
- 7.04 The site is shown as being located in a flood zone however there are no records of flooding on the site as has been confirmed by the previous owners Littlehampton District Council.
- 7.05 The two existing floor levels comprising the Leisure use will be altered to provide three new self-contained flats within the upper floor level whilst the leisure use will be restricted to the lower floor level.
The upper floor level of the new flats will be raised firstly so as to achieve improved headroom within the lower floor level and also to ensure that the upper floor level is above the predicted flood levels of 4.95AOD as shown on the section drawings attached.
- 7.06 Services serving the new flats will be located above the flood level and facilities for direct contact to Environment Agency flood warning system will be provided.
- 7.07 In conversation with The Environment Agency, they suggested that they would not object to the proposed development as long as the raised floor level stated in Item 7.05 above is achieved or bettered. This proved to be the case as an almost identical planning application received their agreement and a consent was granted.

FOUL AND SURFACE WATER STATEMENT:

- 8.01 The existing drainage system will be adapted to serve the proposals, the line of the existing drains are shown on the plan. The overall roof area will remain virtually as existing, therefore run-off will not be increased, some new soft or permeable landscape is being introduced which will aid natural dispersal.

LAND ENGINEERING STATEMENT:

- 9.01 Not relevant.

LANDSCAPE STRATEGY:

- 10.01 The attached Landscape plan shows the proposed hard and soft landscaping with paving, areas of soft planting and park benches for the use of all the new dwellings. Sample materials will be supplied for approval prior to commencement of works.

LIGHTING ASSESSMENT:

- 11.01 New wall lights will be incorporated in the terrace and garden areas and to light the new Bin Store and parking area and entrances to aid safety and security.

NOISE/EXTRACTION STATEMENT:

- 12.01 The existing kitchen extract will be retained for the reduced leisure use.

BIN STORAGE AND COLLECTION STATEMENT;

- 13.01 See plan for location of bin storage areas for all flats and for the remaining existing Leisure use.

PARKING PLAN:

- 14.01 See plan for location of four parking spaces including one disabled space.
Note the provision of secure cycle storage.

- 15.01 PLANNING APPLICATION SUMMARY: Not relevant.

STREET SCENE ELEVATION:

- 16.01 See list of planning drawings.

- 17.01 STRUCTURAL SURVEY AND CONVERSION STATEMENT: not relevant.

- 18.01 TELECOMMUNICATIONS: Not relevant.

TRANSPORT ASSESSMENT:

- 19.01 The reduced floor area dedicated to Leisure use will reduce the frequency of trade deliveries and associated vehicle movements.

TRANSPORT STATEMENT:

- 20.01 The site is located close to the main town centre, where a full range of shops, Businesses and local authority facilities are within easy walking distance.
20.02 The bus station in Anchor Springs and the main line railway station are only ten minutes walk away.
20.03 Local parks and public open spaces are easily reached on foot and the site is situated directly on the main sea front road and Promenade close to the new riverside walkway recently constructed.
20.04 These new dwellings will be easily accessed on foot or by bike for a wider selection of shops and leisure facilities, and since buses and trains are frequent and the use of cars will not be necessary for normal local use.

TREE SURVEY AND ARBORICULTURAL STATEMENT:

- 21.01 Not relevant, there are no existing trees.
Note: See attached Landscape proposals.

- 22.01 LIDSEY FOUL WATER ASSESSMENT: Not relevant.

- 23.01 VALIDATION CHECKLIST: Attached.

PLAN AND DRAWING REQUIREMENTS:

- 24.01 Requirements complied with.

In order to fully convey this proposal we enclose drawings of the property as currently existing marked as below

As existing drawings:

030617/SY50 - SY07 Inclusive

Current Application drawing numbers:

030617/TP.50 - TP60: Inclusive

Plus Landscape scheme drawings

- 25.01 HISTORIC ENVIRONMENT SEARCH: NOT REQUIRED

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