

Application No: LU/245/10.

Case Officer: [REDACTED]

Planning Portal Ref:
Receipt No: P84770
Amount: 170.00
Date: 5.8.10

Cross/other ref:
Additional receipt/refund:
Amount:
Date:

Site Number(s): LU-336-63
Grid Reference: 502705:101464
Flood Zone: Fluvial 1 (2) (3A) (3B)
Tidal 1 (2) (3A) (3B)

Flood Zone: Natural defences Yes/No Listed Building: Yes/No
Public Sewer: Yes/No Conservation Area: Yes/No

Technical Notes: Please see an amended description that actually says what they are doing / have done.
- ~~New labels~~ Please
- ~~Hold~~ - No detail of lighting - illumination
- ~~Site Plan~~ needs to be red edged
- ~~Description of development~~

Registration Notes: - Note for planning
- New labels description has been amended.

History Files Y/N

APO Please tick if there are any other statements required from the following:

Affordable Housing	Open Space
Bin Storage & Collection	Parking Layout/Access
BiBodiversity	Planning
EIA	Retail Impact
Flood Risk	Structural
Heritage	Telecommunications
Land Contamination	Transport/Travel
Landscaping	Tree
Lighting	Ventilation
Loss of Retail Use	Walls
Noise	Street Scene Elevation
Date made complete: 23.12.10	Signed: 12-8-10
	Dated: [REDACTED]

WSCC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Rcg3/4/Strategic)	WSE	3/2/10
WSCC Development Section (Listed Building Consultations only)	WSD	
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Trading Standards	WTS	
Commission for Social Care Inspection	RHU	
Playschool Registration Unit	PRU	
Highways Agency and Consultants Interoute	HA & MO	
English Heritage (Parks/Gardens Special Interest only)	EH2	
West Sussex Health Authority (Eastern Area)	WHA	
West Sussex Health Authority (Western Area)	CHA	
Southern Water	SWW	
Environment Agency (Zone 2, 3 or 2/3)	EA	
Portsmouth Water Co.	PW	
South Downs Joint Committee	SCB	
Railway consultee	RP	
English Nature	EN	
Sussex Police	POL	
English Heritage (for apps affecting grade 1 or 2* LB's)	EH	
Garden History Society	GHS	
Health & Safety Executive	HSE	
Government Office for the South East	MFF	
Sport England South East	SPO	
West Sussex Fire and Rescue (Water And Access Management)	WFW	
Department for Environment, Food & Rural Affairs	DEF	
The Countryside Agency	COA	
South East England Regional Assembly	SEE	
Commission for Architecture & the Built Environment	CAB	
Western Sussex Primary Care Trust	PCT	
South East Economic Development Agency	ECD	
Ofcom Wind Farm Enquiries	OFC	
The Theatres Trust	TIT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council)	WOR/CHI/HOR/ NMP	
Landscapes	LDS	
Aboriculturist	HOR	
Environmental Health	FS	
Leisure Services	TL	
Concessions Officer	CON	
Engineers - All to go to Brian Holland + Fluvial flooding (Simon Power) END or Coastal Protection (Roger Spencer) ENC or Structural (Bruce Taunton) ENS	ENG ENC END	
Council Tax	CTR	
Building Control	BC	
Economic Regeneration	ER	
Housing Policy	HOU	
Housing Management	CHO	
Local Plans	FP	
Conservation Officer	CO	
Planning Solicitor	LEG	
Elections	EL	
Bognor Regis Task Force	BTF	
Car Parks	CAR	
Environmental Amenities and Community Safety	EAC	
Parish Council		
TSU WILL ALWAYS DO:		
CAAC - any app falling within a Conservation Area (enter group code CAA)		
Six Societies - any demolition to a listed building (AMS, CBA, GG, SPA, VS + EH for principle demolition + LOCAL GROUPS ABS, LVC, FVS, AS, EPK, FCG, FNV)		
Mark Everson - any tree applications (HOR)		
Environment Agency - if development in a flood plain		
Southern Water - development over a public sewer or If in Barnham Drainage Area		
Adjoining Parish/Town Council if Dual Parish application		
Anything with a wind turbine consult NATS (use code WFC)		

**Nicola Spencer**

From: Anita Gardner
Sent: 05 January 2011 13:37
To: Nicola Spencer
Subject: FW: LITTLEHAMPTON PLAN APP REF LU/245/10
Attachments: Simbro Pontoon 7.5 x 2_000.pdf; Simbro Pontoon 11.5 x 2_000.pdf

Nicola,
Please can these plans be printed off so that they can be added to the application.
Thanks
Anita

From: Mark Taylor [mailto:mark@solararchitectureltd.co.uk]
Sent: 05 January 2011 12:17
To: Anita Gardner
Cc: Robert Boyce; Robert Boyce
Subject: LITTLEHAMPTON PLAN APP REF LU/245/10

Dear Mrs. Gardner,

PLANNING APPLICATION REF LU/245/10 LAND ON THE
WEST BANK OF THE RIVER ARUN

Further to our 'phone conversation of today's date please
find attached as discussed technical details for the pontoon
system for the moorings at Littlehampton Sailing Club.

Should you require any additional information please do
not hesitate to contact us.

Kind regards

Mark

Mark Taylor
Director
Solar Architecture Ltd.
2 Hobs Acre
Upper Beeding
West Sussex BN44 3TZ



17/01/2011

Registered in England & Wales No.05092211
VAT Registration No. 704 4552 55

This email including attachments is confidential, may be covered by legal professional privilege and is intended for the addressee only.
If you are not the intended recipient you are prohibited from printing, copying or distributing it.

All designs, drawings and information contained in or attached to this e-mail are the property and copyright of Solar Architecture Ltd. and may not be copied or submitted to a third party, or used in any way that may be considered prejudicial to their interests. All rights are strictly enforced

If you have received this email in error, please notify the sender immediately by e-mail, fax or by telephone and delete this email from your system.
Thank you.



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Solar Architecture Ltd
Unit 2 Hobbs Acre
Upper Beeding
Steyning
West Sussex
BN44 3TZ

Your Ref:
Our Ref : LU/245/10/
Please ask for:
Mrs A Gardner
[REDACTED]

24th December 2010

Dear Mr Taylor

The Town and Country Planning Act 1990 (as amended)

Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings.

Land on the west bank of the River Arun Littlehampton

Receipt No P84770	Amount: £ 170.00	VAT Number 193 5586 24
		TOTAL PAID: £ 170.00

Thank you for your recent planning application; which was accepted as a valid application on 23rd December 2010. It is being dealt with by Mrs A Gardner who will be able to help you by telephone, should you have any questions. However, I would point out that it will not be possible for you to meet with the case officer unless a prior appointment has been arranged.

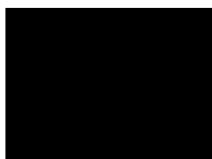
This Council is legally obliged to publicise all planning applications received. I would be grateful if you would display the enclosed notice on or near the site for 21 days from the date you receive this letter in a position where it can easily be seen by the general public. A decision cannot be made until 3rd February 2011 which is the end of the advertising period.

If you have not received a decision by 17th February 2011 and have not agreed in writing to extend this time limit, or been advised that your application is invalid, you are entitled to appeal to the Secretary of State in accordance with the Town and Country Planning Act within 6 months from the date by which the decision should have been made (unless the application has been referred to the Secretary of State by this Council for decision). Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

Please be aware that some of our correspondence including the Decision Notification will be sent by email if you have provided an email address on your forms. It is therefore important to inform us if your email address changes throughout the course of the application.

Please do not hesitate to contact us if you have any queries.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

Our Ref. ADC/2819/PAPP/04

Your Ref. LU/245/10

Date. 9th Dec. 2010

FAO: P. Cleveland Esq.
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

ARUN DISTRICT COUNCIL

10 DEC 2010

RECEIVED

Dear Sir,

LAND ON THE WEST BANK OF THE RIVER ARUN

Thank you for your recent letter and for your assistance over recent' phone conversations between our offices regarding the above application. In furtherance of providing the information requested we enclose the following:

- 1) 3 copies of our drawing Ref. No. 2106/PL/01/1 showing the site plan. This drawing supercedes the previously issued PL/01. The new drawing is based on a complete and accurate electronic survey of the site giving a much improved level of information. It contains all the planning application information held on the original drawing. It also shows the proposed Stage 2 of the mooring layout. As this now makes the drawing too large to fit onto a single A1 sheet it is now divided into 2 sheets showing Stage 1 and Stage 2 of the mooring layouts.
- 2) 3 copies of our drawing Ref. No. 2106/PL/01/2 showing the site plan and details of Stage 2 of the mooring layout. (see above)
- 3) 3 copies of our drawing Ref. No. 2106/PL/04 showing the site and location plans.

Should you require any additional information please do not hesitate to contact this office.

Please accept our thanks for your help and assistance with this application.

Yours faithfully



Mark Taylor RIBA ARB
cc. Robert Boyce Propridium Holdings Ltd.

100

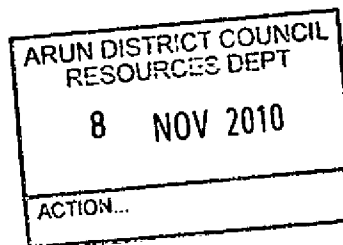


Our Ref. ADC/2819/PAPP/03

Your Ref. LU/245/10

Date. 5th Nov. 2010

FAO: P. Cleveland Esq.
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



Dear Sir,

**REPOSITIONING OF SECURITY FENCING TO BOUNDARY OF SITE AND SECURITY
LIGHTING TO ACCESS TO LAND ON THE WEST BANK OF THE RIVER ARUN**

Thank you for your recent letter and for your assistance over recent phone conversations between our offices.

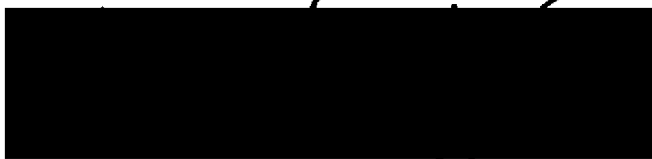
As part of our response we enclose the following:

- 1) 3 copies of our drawing Ref. No. 2106/PL/03 showing details of the security lighting and cctv masts as installed.

We shall be responding to the other points of your letter under separate cover.

Many thanks for your help and assistance with this application.

Yours faithfully,



Mark Taylor RIBA ARB
cc. Robert Boyce Propridium Holdings Ltd.



Solar Architecture Ltd
Unit 2 Hobbs Acre
Upper Beeding
Steyping
West Sussex
BN44 3TZ

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General
Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: LU/245/10/
Your Ref:

Please ask for:
Mr P Cleveland

Dear Mr Taylor

13th August 2010

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning General Development Procedure Order 1995 (as amended)
Relocation of security fencing to boundary of site and security lighting to access.
Land on the west bank of the River Arun Littlehampton

Thank you for your recent application which I received on 5th August 2010. It is being dealt with by Mr P Cleveland who will be able to help you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following matters have been resolved :-

I require 1 electronic or 3 paper copies of a location plan in accordance with the guidance notes available on our website detailed below (click on National List). The site plan needs to be edged in red.

Please forward detail of illumination & detail of posts, together with a description of the development.

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3390>

If you are unable to download the required guidance documents from the web site please contact the above officer who will arrange to post a paper copy to you.

Please provide the above by 27th August 2010. If this information is not received by this date, the application will be returned to you as incomplete and you will have to submit a fresh application.

Yours sincerely



Kim Roberts
Assistant Director Planning Services &
Housing Strategy

"Anita Gardner" <Anita.Gardner@arun.gov.uk>

To <Don.Baker@westsussex.gov.uk>

08/02/2011 09:06

cc

Subject RE: LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Don,

My target date is 17-02-2011, so I would appreciate a response by 15-02 if possible!

Thanks

Anita

From: [REDACTED]

Sent: 07 February 2011 15:20

To: Anita Gardner

Subject: Re: LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Anita

Our records show that we only received it on 3rd and our deadline is the 24th but I see your target determination date is the 17th do you need a response from WSCC urgently?

I will make sure I am on the list for this one and will look at NE comments.

Don Baker MIEEM | Senior Ecologist, Environment & Heritage, West Sussex County Council

Location: 1st Floor Northleigh, Tower Street, PO19 1RH

Internal: 56691 | External: +44 (0) 1243-756691 | E-mail: don.baker@westsussex.gov.uk



Save the environment - think before you print.

"Anita Gardner"

To [REDACTED]

04/02/2011 09:48

cc

Subject LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Don,

I have consulted County on this application, but to date I have not received a response. I am not sure whether you would have an input into any reply. I have consulted English Nature on the above application and they have suggested I consult you regarding the impact on the West Beach Local Nature Reserve. Do you have any comment to make?

Thanks

15/02/2011

Anita Gardner

From: Anita Gardner

Sent: 15 February 2011 14:31

To: [REDACTED]

Subject: RE: LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Don,

I'm trying to find the answers to your questions. Unfortunately the planning microfiched file (LU/383/04) has gone missing. Compliance officers are checking its whereabouts. The other info I need to check with the agent. It seems very likely that the application will extend beyond its time limit. I will respond fully as soon as possible.

Anita

From: [REDACTED]

Sent: 10 February 2011 10:54

To: Anita Gardner

Cc: [REDACTED]

Subject: RE: LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Anita

The DAS explains that this is to 'regularise works undertaken' can you confirm that this is a retrospective application.

I note on the plans that landscaping is to be native species such as Tamarisk / Sea Bark (further to a memo from Parks and Landscapes). Tamarisk is not a native species (Israel?) and I have never heard of Sea Bark. Has the landscaping been approved discharging condition 4 of LU/383/04?

LU/245/10 application form states in Q14 that a report was carried out and approved under LU/383/04 this is not available to view. Are you able to send documents relating to LU/383/04; lack of them makes it difficult to comment.

Will the security lights be on for the entire dark period? Operated by movement sensors? What is the light spill profile?

I'm not clear where security fence is being moved to and from where. Likewise the security lighting.

What is the fence design and its relationship to the bank to be protected? I.e. will the bank be damaged?

Which are the additional pontoons?

Best regards

Don Baker MIEEM Senior Ecologist, Environment & Heritage, West Sussex County Council Location: 1st Floor Northleigh, Tower Street, PO19 1RH Internal: 56691 External: +44 (0) 1243-756691 E-mail: don.baker@westsussex.gov.uk
--



Save the environment - think before you print.

15/02/2011

Anita Gardner

From: [REDACTED]
Sent: 10 February 2011 10:54
To: Anita Gardner
Cc: [REDACTED]
Subject: RE: LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Anita

The DAS explains that this is to 'regularise works undertaken' can you confirm that this is a retrospective application.

I note on the plans that landscaping is to be native species such as Tamarisk / Sea Bark (further to a memo from Parks and Landscapes). Tamarisk is not a native species (Israel?) and I have never heard of Sea Bark. Has the landscaping been approved discharging condition 4 of LU/383/04?

LU/245/10 application form states in Q14 that a report was carried out and approved under LU/383/04 this is not available to view. Are you able to send documents relating to LU/383/04; lack of them makes it difficult to comment.

Will the security lights be on for the entire dark period? Operated by movement sensors? What is the light spill profile?

I'm not clear where security fence is being moved to and from where. Likewise the security lighting.

What is the fence design and its relationship to the bank to be protected? I.e. will the bank be damaged?

Which are the additional pontoons?

Best regards

Don Baker MIEEM Senior Ecologist, Environment & Heritage, <u>West Sussex County Council</u> Location: 1st Floor Northleigh, Tower Street, PO19 1RH Internal: 56691 External: +44 (0) 1243-756691 E-mail: don.baker@westsussex.gov.uk



Save the environment - think before you print.

08/02/2011 09:06

To: [REDACTED]
cc:
Subject: RE: LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Don,

My target date is 17-02-2011, so I would appreciate a response by 15-02 if possible!

15/02/2011

Thanks
Anita

From: [REDACTED]
Sent: 07 February 2011 15:20
To: Anita Gardner
Subject: Re: LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Anita

Our records show that we only received it on 3rd and our deadline is the 24th but I see your target determination date is the 17th do you need a response from WSCC urgently?

I will make sure I am on the list for this one and will look at NE comments.

<u>Don Baker MIEEM</u> Senior Ecologist, Environment & Heritage, <u>West Sussex County Council</u> Location: 1st Floor Northleigh, Tower Street, PO19 1RH Internal: 56691 External: +44 (0) 1243-756691 E-mail: don.baker@westsussex.gov.uk



Save the environment - think before you print.

[REDACTED]

To [REDACTED]

04/02/2011 09:48

cc

Subject LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Don,

I have consulted County on this application, but to date I have not received a response. I am not sure whether you would have an input into any reply. I have consulted English Nature on the above application and they have suggested I consult you regarding the impact on the West Beach Local Nature Reserve. Do you have any comment to make?

Thanks

Anita Gardner

[REDACTED]

[REDACTED]

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

15/02/2011

Anita Gardner

From: Anita Gardner

Sent: 04 February 2011 09:48

To: [REDACTED]

Subject: LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Don,

I have consulted County on this application, but to date I have not received a response . I am not sure whether you would have an input into any reply. I have consulted English Nature on the above application and they have suggested I consult you regarding the impact on the West Beach Local Nature Reserve. Do you have any comment to make?

Thanks

Anita Gardner
[REDACTED]

04/02/2011 .



Anita Gardner

From: Anita Gardner

Sent: 15 February 2011 14:44

To: [REDACTED]

Subject: FW: LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Dear Mr Taylor,

I have consulted the County Ecologist on your application and he has asked for confirmation of the following:

I note on the plans that landscaping is to be native species such as Tamarisk / Sea Bark (further to a memo from Parks and Landscapes). Tamarisk is not a native species and I have never heard of Sea Bark. To your knowledge has the landscaping been approved discharging condition 4 of LU/383/04? (The file has been temporarily mislaid)

Will the security lights be on for the entire dark period? Operated by movement sensors? Please provide details of the light spill profile?

It is not clear where security fence is being moved to and from where. Likewise the security lighting.

Please provide details of the fence design and its relationship to the bank to be protected? I.e. will the bank be damaged?

Which are the additional pontoons?

Without prejudice, I would appreciate confirmation of these points and receipt of additional information within the next 10 days .

Yours sincerely
Anita Gardner
Principal Planner



Save the environment - think before you print.

Anita Gardner

From: Anita Gardner

Sent: 10 March 2011 13:58

To: [REDACTED]

Subject: FW: LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Don,

I have spoken to the agent regarding the proposed landscaping and he is prepared to amend the species from tamarisk and sea bark to those that you consider appropriate.

Are you able to provide some acceptable alternatives.

Regards

Anita Gardner

Principal Planner
[REDACTED]

From: Anita Gardner

Sent: 15 February 2011 14:31

To: [REDACTED]

Subject: RE: LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Don,

I'm trying to find the answers to your questions. Unfortunately the planning microfiched file (LU/383/04) has gone missing. Compliance officers are checking its whereabouts. The other info I need to check with the agent. It seems very likely that the application will extend beyond its time limit. I will respond fully as soon as possible.

Anita

From: [REDACTED]

Sent: 10 February 2011 10:54

To: Anita Gardner

Cc: [REDACTED]

Subject: RE: LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Anita

The DAS explains that this is to 'regularise works undertaken' can you confirm that this is a retrospective application.

I note on the plans that landscaping is to be native species such as Tamarisk / Sea Bark (further to a memo from Parks and Landscapes). Tamarisk is not a native species (Israel?) and I have never heard of Sea Bark. Has the landscaping been approved discharging condition 4 of LU/383/04?

LU/245/10 application form states in Q14 that a report was carried out and approved under LU/383/04 this is not available to view. Are you able to send documents relating to LU/383/04; lack of them makes it difficult to comment.

Will the security lights be on for the entire dark period? Operated by movement sensors? What is the light spill profile?

10/03/2011

I'm not clear where security fence is being moved to and from where. Likewise the security lighting.

What is the fence design and its relationship to the bank to be protected? I.e. will the bank be damaged?

Which are the additional pontoons?

Best regards

Don Baker MIEEM | Senior Ecologist, Environment & Heritage, West Sussex County Council
Location: 1st Floor Northleigh, Tower Street, PO19 1RH
Internal: 56691 | External: +44 (0) 1243-756691 | E-mail: don.baker@westsussex.gov.uk



Save the environment - think before you print.

[Redacted]

To [Redacted]

cc

08/02/2011 09:06

Subject RE: LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Don,

My target date is 17-02-2011, so I would appreciate a response by 15-02 if possible!

Thanks

Anita

From: [Redacted]

Sent: 07 February 2011 15:20

To: Anita Gardner

Subject: Re: LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land on the River arun, Littlehampton

Anita

Our records show that we only received it on 3rd and our deadline is the 24th but I see your target determination date is the 17th do you need a response from WSCC urgently?

I will make sure I am on the list for this one and will look at NE comments.

Don Baker MIEEM | Senior Ecologist, Environment & Heritage, West Sussex County Council
Location: 1st Floor Northleigh, Tower Street, PO19 1RH
Internal: 56691 | External: +44 (0) 1243-756691 | E-mail: don.baker@westsussex.gov.uk



Save the environment - think before you print.

"Anita Gardner"

[Redacted]

To [Redacted]

cc

04/02/2011 09:48

Subject LU/245/10 Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings - Land

10/03/2011

on the River arun, Littlehampton

Don,

I have consulted County on this application, but to date I have not received a response. I am not sure whether you would have an input into any reply. I have consulted English Nature on the above application and they have suggested I consult you regarding the impact on the West Beach Local Nature Reserve. Do you have any comment to make?

Thanks

Anita Gardner

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

—
This e-mail and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure e-mails and attachments are virus-free but you should carry out your own checks before opening any attachment.

—
Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

—
This e-mail and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure e-mails and attachments are virus-free but you should carry out your own checks before opening any attachment.

10/03/2011



Anita Gardner

From: [REDACTED]
Sent: 15 March 2011 09:06
To: Anita Gardner
Subject: Re: LITTLEHAMPTON SAILING CLUB

Dear Ms. Gardner,

Many thanks for your kind assistance. We will amend the planting schedule and as soon as we have the lighting information we will send you an amended drawing.

Kind regards

Mark Taylor

On 14/03/2011 10:32, "Anita Gardner" [REDACTED] > wrote:

Dear Mr Taylor,
I have heard from the County Ecologist who has suggested that hawthorn, blackthorn or goat willow would be appropriate species.
Hope this is of assistance
Anita Gardner
Principal Planner
Direct line 01903 737529

From: [REDACTED]
Sent: 07 March 2011 13:57
To: Anita Gardner
Cc: Robert Boyce; Robert M Boyce
Subject: LITTLEHAMPTON SAILING CLUB

Dear Ms. Gardner,

Thank you for your e-mail. As far as I am aware although application LU/383/04 was approved on 19th January 2005 I don't know whether a landscaping was submitted or the condition relating to the landscaping has been discharged as we were not the Architects at that time.

Naturally, we are concerned with regard to your comments that one of the species specified does not appear to exist and that another is not native. The planting specification was transferred from the original drawings to our drawing as we had been advised that the landscaping scheme had already been agreed with your offices.

15/03/2011

I will check to say how the security lights are being operated and seek to obtain a light spill profile . My understanding is that the security fencing is being extend from its original position at the main entrance to the site. I will check this also.

I will check to determine the impact of the fence on the bank.

If you feel that a meeting at your offices would assists you I should be pleased to attend.

Yours sincerely

[Redacted signature]

[Redacted content]



Registered in England & Wales No.05092211
VAT Registration No. 704 4552 55

This email including attachments is confidential, may be covered by legal professional privilege and is intended for the addressee only.
If you are not the intended recipient you are prohibited from printing, copying or distributing it.

All designs, drawings and information contained in or attached to this e-mail are the property and copyright of Solar Architecture Ltd. and may not be copied or submitted to a third party,

or used in any way that may be considered prejudicial to their interests. All rights are strictly enforced

If you have received this email in error, please notify the sender immediately by e-mail, fax or by telephone and delete this email from your system. Thank you.

<http://www.arun.gov.uk> <<http://www.arun.gov.uk>>

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

Anita Gardner

From: [REDACTED]
Sent: 20 July 2011 12:09
To: Anita Gardner
Subject: Re: LU/245/10/ Repositioning of fencing and security lighting and additional pontoon moorings Land on west bank of River Arun
Attachments: 03 PLAN APP DGRG 01 _ Layout.pdf; 04 PLAN APP DRG 02 _ Layout.pdf; uniflood mini datasheet.pdf

Dear Ms. Gardner,

Further to this e-mail and our 'phone conversation of 18th July we attach revised copies of our drawing ref. nos. **2106/PL/01/1** and **2106/PL/01/2** showing revised proposed planting types together with a data sheet for the flood lighting.

Please let us know if you require any additional information..

Many thanks for your help on this application.

Yours sincerely

Mark Taylor
Solar Architecture

On 09/06/2011 12:36, "Anita Gardner" [REDACTED] wrote:

Dear Mr Taylor,
I note that I have not received any additional information following my request on 15-02-2011. Therefore unless I receive this information within 10 days of the date of this e-mail I will determine the application as submitted
Yours sincerely
Anita Gardner
Principal Planner
<http://www.arun.gov.uk> <<http://www.arun.gov.uk>>
NLPG UPRN 100062237016
DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

21/07/2011

Anita Gardner

From: [REDACTED]
Sent: 11 June 2011 14:18
To: Anita Gardner
Subject: Re: LU/245/10/ Repositioning of fencing and security lighting and additional pontoon moorings
Land on west bank of River Arun

Dear Ms. Gardner,

Thank you for your mail. I do appreciate that this information has been outstanding for some time. However, I am away on leave currently and back in the office on Monday 27th June. Could I request that, if at all possible, you could wait until I return to the office please?

I will endeavor to supply the information that you have requested as an urgent matter. I would greatly appreciate your further patience and assistance in this matter.

Yours sincerely

Mark Taylor

On 09/06/2011 12:36, "Anita Gardner" [REDACTED] wrote:

Dear Mr Taylor,

I note that I have not received any additional information following my request on 15-02-2011. Therefore unless I receive this information within 10 days of the date of this e-mail I will determine the application as submitted

Yours sincerely

Anita Gardner

Principal Planner

<http://www.arun.gov.uk> <<http://www.arun.gov.uk>>

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

14/06/2011

Anita Gardner

From: Anita Gardner

Sent: 09 June 2011 12:37

To: 'Mark Taylor'

Subject: LU/245/10/ Repositioning of fencing and security lighting and additional pontoon moorings Land on west bank of River Arun

Dear Mr Taylor,

I note that I have not received any additional information following my request on 15-02-2011. Therefore unless I receive this information within 10 days of the date of this e-mail I will determine the application as submitted

Yours sincerely

Anita Gardner

Principal Planner

09/06/2011

Anita Gardner

From: Anita Gardner
Sent: 21 July 2011 14:48
To: 'Mark Taylor'
Subject: RE: LU/245/10/ Repositioning of fencing and security lighting and additional pontoon moorings
Land on west bank of River Arun

Dear Mr Taylor,

Thankyou for the additional information. I still require confirmation of the proposed hours the security lights will be on. Will they be operated by movement sensors? What is the light spillage? Where is the security lighting and fencing being moved from and to? There are no details of the bank in relationship to the proposed fencing to demonstrate the impact on the bank.
I would appreciate receipt of this information within 3 weeks of the date of this e-mail.

Regards
Anita Gardner

From: [REDACTED]
Sent: 20 July 2011 12:09
To: Anita Gardner
Subject: Re: LU/245/10/ Repositioning of fencing and security lighting and additional pontoon moorings
Land on west bank of River Arun

Dear Ms. Gardner,

Further to this e-mail and our 'phone conversation of 18th July we attach revised copies of our drawing ref. nos. **2106/PL/01/1** and **2106/PL/01/2** showing revised proposed planting types together with a data sheet for the flood lighting.

Please let us know if you require any additional information.

Many thanks for your help on this application.

Yours sincerely

Mark Taylor
Solar Architecture

On 09/06/2011 12:36, "Anita Gardner" [REDACTED] > wrote:

Dear Mr Taylor,
I note that I have not received any additional information following my request on 15-02-2011. Therefore unless I receive this information within 10 days of the date of this e-mail I will determine the application as submitted.
Yours sincerely
Anita Gardner
Principal Planner
<http://www.arun.gov.uk> <<http://www.arun.gov.uk>>
NLPG UPRN 100062237016
DX 57406 Littlehampton

21/07/2011

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

Anita Gardner

From: [REDACTED]
Sent: 05 August 2011 12:08
To: Anita Gardner
Subject: Re: LU/245/10/ Repositioning of fencing and security lighting and additional pontoon moorings
Land on west bank of River Arun

Dear Ms. Gardner,

I am seeking the lighting spillage info from the manufacturer. My understanding is that will be operated by motion sensors.

The security fencing, I understand, is new. What information on the bank would you like? I will contact you next week to see if we can satisfy these queries for you.

Kind regards

Mark Taylor

On 21/07/2011 14:48, "Anita Gardner" <[REDACTED]> wrote:

Dear Mr Taylor,

Thankyou for the additional information. I still require confirmation of the proposed hours the security lights will be on. Will they be operated by movement sensors? What is the light spillage? Where is the security lighting and fencing being moved from and to? There are no details of the bank in relationship to the proposed fencing to demonstrate the impact on the bank.
I would appreciate receipt of this information within 3 weeks of the date of this e-mail.

Regards
Anita Gardner

From: Mark Taylor [REDACTED]
Sent: 20 July 2011 12:09
To: Anita Gardner
Subject: Re: LU/245/10/ Repositioning of fencing and security lighting and additional pontoon moorings Land on west bank of River Arun

Dear Ms. Gardner,

Further to this e-mail and our 'phone conversation of 18th July we attach revised copies of our drawing ref. nos. **2106/PL/01/1** and **2106/PL/01/2** showing revised proposed planting types together with a data sheet for the flood lighting.

Please let us know if you require any additional information.

Many thanks for your help on this application.

Yours sincerely

16/08/2011

Mark Taylor
Solar Architecture

On 09/06/2011 12:36, "Anita Gardner" <[REDACTED]@uk> wrote:

Dear Mr Taylor,
I note that I have not received any additional information following my request on 15-02-2011. Therefore unless I receive this information within 10 days of the date of this e-mail I will determine the application as submitted

Yours sincerely

Anita Gardner

Principal Planner

<http://www.arun.gov.uk> <<http://www.arun.gov.uk>>

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk> <<http://www.arun.gov.uk>>

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

Anita Gardner

From: Anita Gardner

Sent: 03 October 2011 13:54

To: [REDACTED]

Subject: LU/245/10 Security fencing to boundary, security lighting to access road and construction of additional pontoon moorings Land on West bank of River Arun , Littlehampton

Don,

Following our previous correspondence regarding the above application I have received some additional information from the agent this includes substitute landscaping proposals, drawing no. 2106/PL/01/1 and lighting details. The agent has advised that the lighting would operate by motion sensors and that the security fencing is new.

Please can you advise of any comments you may have on these amendments.

Regards

Anita

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE **COPY CONSENT**

Application Ref: LU/383/04/

1 To Addressee

J Hodge-Company Secretary
L'ton Sailing and Motor Club
C/O 144 Highdown Drive
Littlehampton
West Sussex
BN17 6HP

2 Site Address

Land on the West Bank
River Arun
Littlehampton

3 Description of Development

Provision of new pontoons for additional moorings. Removal of concrete gridirons & construction of hard standing area. Extension of existing boat shed to provide updated members facilities/parking

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 plan and subject to compliance with the conditions specified.

CONDITION 1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

CONDITION 2 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed building/extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 3 The building shall not be occupied until the parking spaces/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/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 policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- CONDITION 4 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme. 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- CONDITION 5 This permission relates to the amended layout plan submitted on 20/12/2004 and not to the layout plan originally submitted.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr D J Vick

19th January 2005

Decision Notice Issued: 20th January 2005

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

Siobhan Honney-Bayes

From: [REDACTED]
Sent: 07 November 2011 11:07
To: Planning.Responses
Cc: Anita Gardner
Subject: [LU/245/10/]

Attachments: dps1.rtf

Please find attached our response to the above application.

Regards

Catherine McLeod

Planning Liaison Officer
Environment Agency
[REDACTED]

ACK

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

If we have sent you information and you wish to use it please read our terms and conditions which you can get by calling us on 08708 506 506. Find out more about the Environment Agency at www.environment-agency.gov.uk

09/11/2011

Arun District Council
Development Control
1, Arun Civic Centre Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2011/111156/01-L01

Your ref: LU/245/10/

Date: 13 January 2011

Dear Sir/Madam

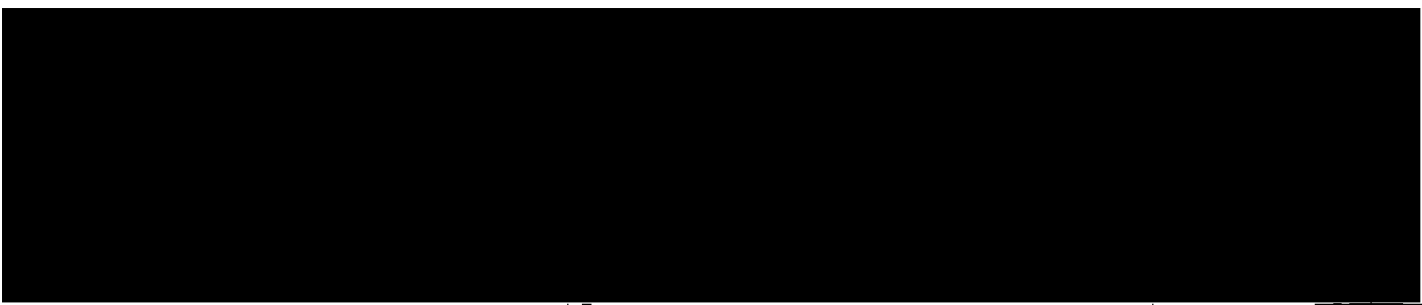
**REPOSITIONING OF SECURITY FENCING TO BOUNDARY OF SITE AND
SECURITY LIGHTING TO ACCESS ROAD TO LAND ON THE WEST BANK OF
THE RIVER ARUN AND CONSTRUCTION OF ADDITIONAL PONTOON
MOORINGS.
LAND ON THE WEST BANK OF THE RIVER ARUN LITTLEHAMPTON**

Thank you for consulting us on the above application.

We have no objection to this proposal on flood risk grounds.

Yours faithfully

**Keely Mowatt
Development & Flood Risk
On behalf of Planning Liaison**



PLANNING APPLICATION REPORT

REF NO: LU/245/10/

LOCATION: Land on the west bank of the River Arun
Littlehampton

PROPOSAL: Repositioning of security fencing to boundary of site and security lighting to access road to land on the west bank of the River Arun and construction of additional pontoon moorings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal relates to alterations to a previous approval LU/383/04 for new pontoons and moorings, extension of the boat shed and parking facilities. This application refers to the additional provision of new security fencing to the boundary of the site and security lighting to access road and seeks to regularise works undertaken on site which were not included in the previous approval.
SITE AREA	Approximately 13,800 sqm
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	0.3m high retaining wall to edge strip of roadway. Fencing around perimeter is mesh and post to 2m high.
SITE CHARACTERISTICS	Main use of site is mooring and storage of boats. Roadway and entrance comprise a mud/rubble roadway. Existing compound adjacent to Arun Yacht Club. Some evidence of works along access road. Pedestrian ramps and pontoons existing. Several boats moored in area at time of visit. Single storey building to north of site. Existing slipway. 3 portacabins to north of site.
CHARACTER OF LOCALITY	Rural riverside location. Golf course opposite. Side of road. Pontoons on opposite side of river.

RELEVANT SITE HISTORY

LU/383/04/	Provision of new pontoons for additional moorings. Removal of concrete gridirons & construction of hard standing area. Extension of exisiting boat shed to provide updated members facilities/parking	Approve Cond 19-01-2005
------------	---	----------------------------

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection

Arun Yacht Club

No objection in principle, but major concerns about certain aspects of the proposed development should the actual construction differ from the submitted plans. Concern regarding dredging and excavations and undermining and eroding of adjoining bank and impact on adjacent dingy pen and complete collapse of river frontage. Request a condition is imposed relating to dredging and excavation levels and submission of appropriate details to be prepared by a civil engineer/hydrologist.

Comments on Representations received:

The Council's Engineers have been consulted on the application.

CONSULTATIONS

Engineering Services Manager

Engineers (Fluvial Flooding)

Engineers (Coastal Protection)

Environment Agency

Natural England

WSCC Local Development Divis.

Engineers (Fluvial Flooding)

Engineers (Coastal Protection)

Environmental Health

Environment Agency

Consultations responses received:

County Highways: No objection. Proposal seeks to replace fencing already present. No material change to existing highway matters.

County Ecologist: Pleased to see native planting, that the lights will have motion sensors and that robust ranch style open fencing will protect the sand catchfly plant.

Natural England: Proposal is unlikely to have implications for the SSSI. Application does appear to affect West Beach Local Nature Reserve and recommend County Ecologist is consulted.

Council's Drainage Engineer: Condition suggested relating to surface water disposal. If the proposal is to discharge to the water course (The river Arun) the Environment Agency will need to be consulted.

Council's Coastal Protection Engineer: No specific Coastal Protection concerns, but would like to see an Informative relating to works below High Water Mark.

Environment Agency: No objection in terms of flood risk

Environmental Health: No objection subject to imposition of condition EHL2.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary
Abuts River Arun

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	<u>GEN7</u>	The Form of New Development
	<u>GEN33</u>	Light Pollution
	<u>AREA15</u>	Sites of Local Importance for Nature Conservation
	<u>SITE11</u>	West Bank, River Arun, Additional Moorings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPS9	Biodiversity & Geological Conservation

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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 established character of the surrounding area. The uses would be appropriate for this location and there would be no adverse impact on nature conservation.

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

The proposal is an amendment to an earlier approval for pontoons/moorings/security fencing and lighting. The development has therefore been approved in principle. The alterations now proposed are minor in relation to the development as a whole and would have no adverse effect on the visual amenities of the locality or the character of the area. The existing fencing is moving out to the existing Club boundary line to create 30 parking spaces. The proposed landscaping will assist in visually softening the development, particularly the areas of car parking. The site lies within a Site of Local Importance for Nature Conservation. It is considered that any disturbance to rare plants

would be minimal and the compensatory mitigation measures which include the provision of ranch style fencing to protect the sand catchfly plant are acceptable and have accordingly been made the subject of a condition.

The creation of the pontoons and dredging works are acceptable in principle to the Engineers subject to imposition of an appropriate condition being imposed.

No lighting spillage has been submitted as part of the application, but this can be covered by an appropriate condition. The lighting would be adjacent to the roadway, and would be operated by motion sensors. It would therefore only operate when necessary. 2 posts each with 2 floodlights are not considered excessive. They therefore accord with policy GEN33 of the Local Plan in that the light levels are the minimum required for security and working purposes, the protected glare and spillage would be consulted by condition and there would be no adverse impact on neighbouring land uses on the wider landscape. The site adjoins the dingy compound to the north and open vegetated land to the south. The site lies in a rural area where background lighting is limited. The occasional use of two sets of security lights would not detract from the existing unlit character of this part of the west bank.

The site lies within policy area Site II where planning permission will be granted for additional moorings, provided there is no adverse impact on nature conservation interests and that proposals are not detrimental to the integrity of tidal defences or the ability to maintain or improve them. The agent has provided sufficient information to demonstrate implications for nature conservation and protection of species would be minimal and are acceptable and there would be no change to the integrity of tidal defences. The proposal therefore accords with this policy.

The application is therefore recommended for approval subject to the following conditions.

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 1:5000 site plan, SBR-11.5 X 2-PR01-000, SBR-7.5 X 2-PR01-000, PL/04, 2106/PL/01/1, 2106/PL/01/2 and 2106/PL/03.

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 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme in accordance with the details indicated on drawing no.2106/PL/01/1. The approved details of the landscaping shall be carried out in the first planting and seeding season, following 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 GEN7 of the Arun District Local Plan.

- 4 During construction works the rare plant species (which includes the sand catchfly) located on the site frontage and identified on drawing 2106/PL/01/1 shall be protected by the ranch style fencing as indicated on the submitted plan.

Reason: To ensure the retention of vegetation important to the ecological quality of the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 5 External lighting in association with this development shall be motion sensor operated and comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E2.
Reason: To control the residential amenities of the local environment in accordance with Arun District Local Plan policies GEN7, GEN33.

- 6 The development shall not proceed until details of the proposed surface water drainage scheme have been submitted and approved in writing by the Local Planning Authority. Surface water drainage shall be carried out in accordance with such details and in conjunction with associated building works. The system should include trap gullies and oil interceptor, especially if the proposal is to discharge to the river.

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

- 7 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN33, SITE11, AREA15

NATIONAL POLICIES: PPS1, PPS7, PPS9

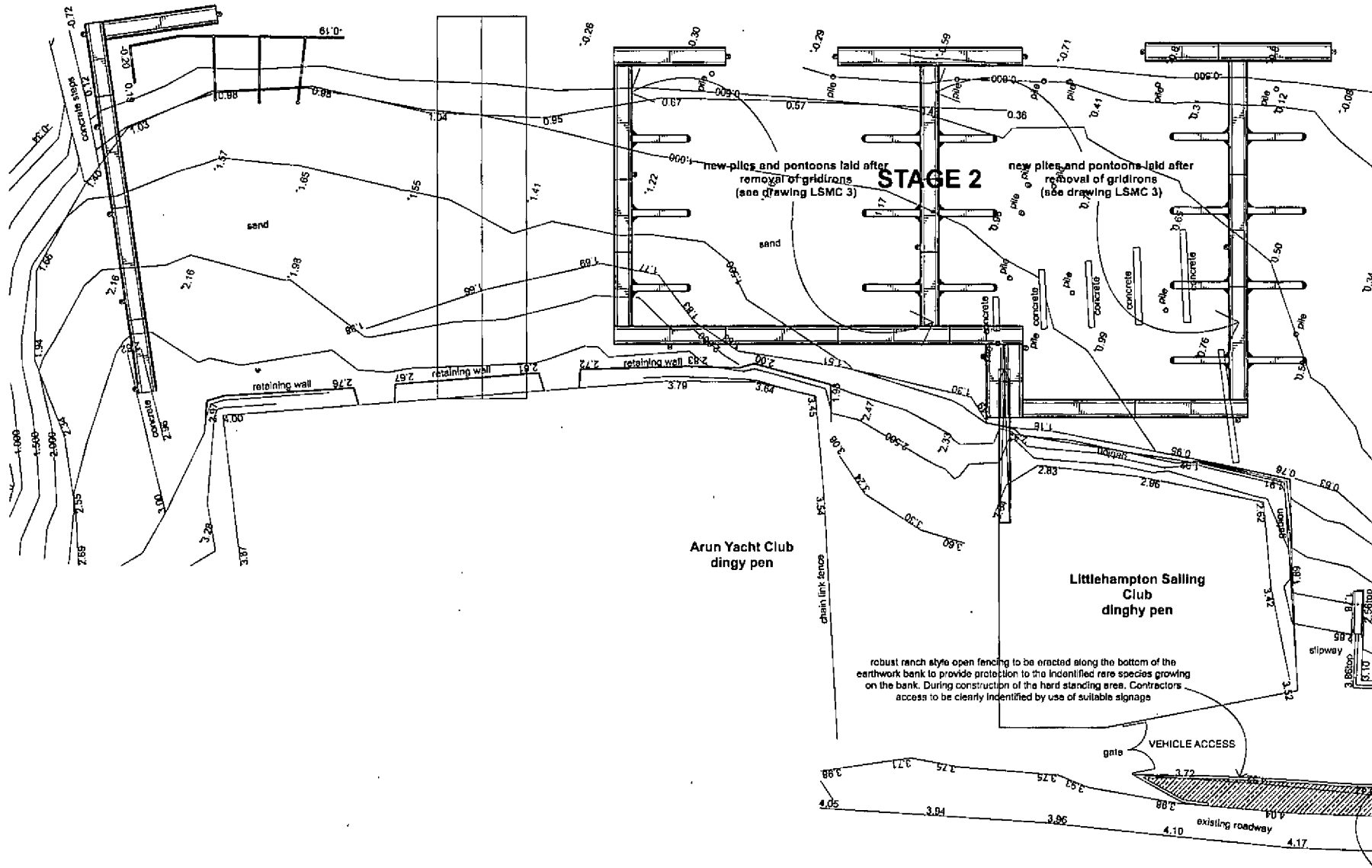
This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

- 8 INFORMATIVE: This permission relates only to works above High Water Mark and does not purport to grant consent for any works which are outside of planning control and would require the consent of other relevant authorities.

be subject to

below this level

RIVER ARUN



NOTES:

Within dimensions to take precedence over scaled

This drawing and design are the copyright of Solar Architecture and must not be copied or submitted to a third party, or used in any way prejudicial to their interests

This drawing may not be submitted to any third party (City, County, District, Local Authority) without the express written approval of Solar Architecture

All reasonable efforts have been undertaken in the preparation of this drawing to maintain accuracy

Some elements or components may have been calculated via computer or photographic modelling where access to the building or parts of the building was not possible for reasons of security, HSE regulations or employee industrial assurance

The contractor/sub-contractor is responsible for confirming all site dimensions. All design dimensions to be confirmed on site by the appropriate contractor/sub-contractor

© Solar Architecture Ltd





Recommendation Report

Application No.

LOJ 245/10

Committee ☐

:

Date

Delegated



Recommend Permission



Recommend Refusal



	Date	Signature
Prepared by Case Officer	9/1	
Agreed by Team Leader	13-1-12	
Agreed by H.O.P.S / P.C.M. (if required)		
Committee Plans		

Comments:

Should be link provided
of policy spreads to partners,
i.e. - Shall be provided before
partners contact with us.

Added see
attached report

13/1

