

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: LU/263/25/RES

LOCATION: Southern Allotments
Hampton Park
Littlehampton

PROPOSAL: Approval of reserved matters (access, appearance, landscaping, layout and scale) following the approval of LU/47/11/ for Southern Allotments.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks approval for reserved matters (access, appearance, landscaping, layout and scale) for the southern allotments included as part of the approval for LU/47/11/ (as amended). The southern allotments have been previously approved under LU/263/22/RES; which approved permission for 36 No. allotments on 18/12/23. This development has not been implemented within the time limit, and has now expired. This application is subsequently a resubmission of the previous application.
SITE AREA	Approximately 1ha.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development. Some trees and hedgerows are proposed for removal; however these are not covered by a TPO.
BOUNDARY TREATMENT	Weldmesh fencing of approximately 1.8m in height along western boundary, adjoining part of the Acoustic barrier towards the south of the site. Mixed boundary treatment to north, south and east boundaries; comprising steel palisade, heras, and timber close boarded fencing, and hedgerows.
SITE CHARACTERISTICS	The site is currently an area of vacant ground located between the southern section of the Lyminster Bypass (to the west) and residential properties to east and south. The railway line lies to the north.
CHARACTER OF LOCALITY	Predominantly residential to the north, east and south. Worthing Road allotments and Wick Football Ground are located to the west.

RELEVANT SITE HISTORY

LU/105/24/NMA	Non-material amendment following the grant of LU/263/22/RES relating to the installation of a gate on	Approve 14-05-24
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the western boundary.

LU/42/24/DOC	Approval of details reserved by condition imposed under LU/263/22/RES relating to conditions 5-Biodiversity Enhancement Strategy and 6-management and maintenance of hedge along eastern boundary.	DOC Approved 12-04-24
LU/263/22/RES	Approval of reserved matters following LU/47/11 for the Southern allotments and access.	ApproveConditionally 18-12-23
LU/182/15/PL	Variation of conditions 4, 6, 7, 8, 39 & 42 imposed under planning reference LU/47/11/ relating to list of plans, illustrative masterplan, CHP plant building, Design Statement, bus stops & traffic improvements.	App Cond with S106 03-10-18
LU/346/14/PL	Application for variation of Conditions 11, 17, 18, 20 and 30 imposed under LU/47/11 relating to maintenance of watercourse, scheme for creation of central wetland area, scheme for details of bridges and buffer-zones to on-site watercourses, ecological management plan and scheme for hydrants.	ApproveConditionally 20-02-15
LU/47/11/	Outline application with some matters reserved for mixed use development comprising: demolition of existing buildings and structures, up to 1,260 residential dwellings (out of a potential 1,460 dwelling masterplan), up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, community centre, youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, children's play areas, primary vehicular access from a new access from the A259 bridging over the railway line with additional access from Mill Lane & Toddington Lane. This application is the subject of an Environmental Impact Assessment & a departure from the development plan. This application affects a public right of way.	App Cond with S106 23-01-13

This application follows on from LU/47/11/ (as amended by LU/346/14/PL and LU/182/15/PL), which approved outline permission for up to 1,260 residential dwellings (out of a potential 1,460 dwelling masterplan), up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, community centre, youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, children's play areas, primary vehicular access from a new access from the A259 bridging over the railway line with additional access from Mill Lane & Toddington Lane.

The section 106 for the original permission (as amended) requires that a programme for the layout and serving of the allotments to ensure the completion of the works by the anticipated occupation of the 100th dwelling. The site currently has approximately 496 occupations. An access easement is allowed for WSCC to maintain the adjoining road.

LU/263/22/RES was previously approved in 2023 for 36 No. allotments. This included 6 No. conditions. LU/42/24/DOC was submitted following this, and approved details for conditions 5 (Biodiversity Enhancement Strategy) and 6 (management and maintenance of hedge along eastern boundary).

LU/105/24/NMA was approved on 14/05/24 for the installation of a gate on the western boundary, to replace a fence which was included as part of LU/263/22/RES.

LU/263/25/RES reflects the changes and details submitted under LU/42/24/DOC and LU/105/24/NMA.

REPRESENTATIONS

Littlehampton Town Council - Support:

- Amendments to layout requested to assist in efficient management of the site once completed. This includes standardisation of plot sizes, and revisions to some plots to avoid 'land locking'.
- Additional space for tractor turning should be included.

No letters of representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and addressed in the conclusion below.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS:

No objection subject to condition.

ADC ECOLOGY:

No objection.

ADC TREE OFFICER:

No response.

ADC PARKS AND LANDSCAPES:

No response.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and requested conditions applied below. WSCC have requested the inclusion of EH Charging points; the imposition of this condition is considered to be unreasonable for this form of development.

POLICY CONTEXT

Built Up Area Boundary
Archaeological Notification Area
CIL Charging Zone 2
WSCC Mineral Consultation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
ENVDM3	ENV DM3 Biodiversity Opportunity Areas
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
OSRSP1	OSR SP1 Allotments
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
DSP1	D SP1 Design
QESP1	QE SP1 Quality of the Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:

SPD12	Open Space, Playing Pitches, Indoor, Built Sports Facilities
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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 complies with relevant Development Plan policies in that the development would not result in adverse harm to residential, visual or highway amenity, quality of environment, trees, ecology and biodiversity, and highway safety.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

(a) the provisions of the development plan, so far as material to the application,

(aza) a post examination draft neighbourhood development plan, so far as material to the application,

(b) any local finance considerations, so far as material to the application, and

(c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

BACKGROUND

LU/47/11/ (as amended) agreed outline permission for up to 1,260 residential dwellings (out of a potential 1,460 dwelling masterplan), up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, and additional facilities and works. This included the provision of replacement and additional allotments. Allotments in this location were agreed within the indicative masterplan (drawing no. GR.L-002 Rev A) showing the vehicular access from Holly Drive; and are subsequently referred to as the 'Southern Allotments'.

Reserved matters (landscaping, access and layout) have been previously approved for the southern allotments under LU/263/22/RES. This application is a resubmission of this RM, following its expiry in December 2025. Though the details submitted have been previously assessed under LU/263/22/RES (and subsequent applications LU/42/24/DOC and LU/105/24/NMA), it is necessary to re-assess the proposal against updated planning policies to ensure compliance. The key considerations for this application are:

- Access;
- Appearance;
- Landscaping;
- Layout; and
- Scale.

The main policy consideration is policy OSR SP1 of the Local Plan. This policy is generally supportive of the creation of new allotments subject to a number of criteria being satisfied. It is considered that those criteria set out in the policy are satisfied in that, the site is located within the urban area; is reasonably flat and not subject to flooding; a water supply is available; parking and cycling facilities have been provided; the site has natural surveillance from both the new road but also surrounding residential properties and finally the site is provided with secure boundaries. There are also areas proposed for wheelchair accessible ground level raised beds.

Further, the site was identified for additional allotments through LU/47/11 over 10 years ago and the use of the site for this purpose is in accordance with the policies in the Local Plan.

COMPLIANCE WITH OUTLINE CONDITIONS

It has been established by case law that applications for the approval of reserved matters must be within the ambit of the outline planning permission and must be in accordance with the conditions annexed to the outline planning permission. Certain conditions imposed by the outline set parameters for the nature and form of the Reserved Matters submission and these are analysed below. When determining whether reserved matters fall within the ambit of an outline planning permission the courts have allowed a little freedom of interpretation with the usual test being whether any changes make a material difference to the essence of what was approved.

The following conditions of LU/47/11/ concern matters to be addressed under this application, and set out parameters for which the Reserved Matters must comply:

- Condition 1, 5, 7 and 14 sets out the details which must be submitted for each phase or sub phase, and parameters that shall be complied with.
- Condition 2 and 3 set out the time limits for the submission of Reserved Matters application, and implementation of the development.
- Condition 8 requires each phase or sub-phase to include a design statement.

These elements have been reviewed as part of this application, and are concluded to be acceptable. A design statement has not been provided; this is concluded to not be necessary as part of this application, given the nature of the proposal.

HIGHWAYS, PARKING AND ACCESS

Policy T SP1 of the ALP supports development that incorporates appropriate levels of parking in line with the WSCC guidance on parking provision. Policy T DM1 requires that new development be located within easy access of established non-car transport modes/routes. Arun District Council adopted its Parking Standards SPD in January 2020.

The site would be accessed via an area of land which currently sits between the properties 'Holly end' and 'The Laurels', both of which front Holly Drive to the east of the site. Holly Drive serves approximately 40 dwellings and has a carriageway width of 4.9m with a 30 mph speed limit. The proposed access is consistent with the indicative masterplan approved under LU/47/11/, which outlined that an access point would be provided from Holly Drive to this parcel of land.

Vehicular access would only extend as far as the designated parking area, and small internal area close to the proposed accessible beds; this is with the exception of the access to the Highway Easement, which would only be accessible by Highways and maintenance teams. Hoggin footpaths are to be provided to allow pedestrian access to the allotment plots.

The application has been accompanied by visibility splays, swept path analysis, highway construction details, external works layout and technical note for the proposed access. These details have been reviewed by WSCC Highways, who have raised no objection subject to conditions.

Arun Parking Standards (APS) provides guidance on parking provision for different developments throughout the district. The site falls within Zone 2 of the APS. Table 4.1 sets out vehicular and cycle parking provision in non-residential developments; however as allotments generally fall under an 'agriculture' use class, no specific provision is set out for this proposed use. As such, it is necessary to consider this on a case-by-case basis to determine whether the proposed provision of parking is appropriate for the scale and use of the site, and would not have an adverse impact on highway amenity

and on-street parking elsewhere.

A central parking area is proposed, directly from the access off Holly Drive. 14 No. parking spaces are proposed, 2 of which would be for disabled use. The 2 No. disabled spaces would be accessed from an additional gated area, in close proximity of the proposed location for accessible beds. 34 No. allotment plots and an additional area for accessible beds (number unspecified) are proposed. Littlehampton Town Council currently run 6 No. allotment sites within the area, with parking provisions for each site varying. Worthing Road Allotments to the west of the site comprises over 200 plots, with a formal parking area with capacity for around 16 vehicles. It must however be noted that additional informal parking is available throughout the site, with users able to drive to and park close to plots. This is an occurrence across other allotments within the area. This is with the exception of Kingley Gate Allotments, which provides parking with a capacity of around 9 car parking spaces, and offers around 22 allotment plots; with limited vehicle access to the plots themselves. This parking provision offers 1 space per 2.4 plots. 14 spaces for approximately 36 plots (accounting for around 2 accessible beds) would subsequently be at a provision of 1 space per 3 (2.57) plots; a slightly lower provision than that provided at Kingley Gate. However, this is still determined to be a sufficient amount of parking for the number of proposed plots, and would not result in plot owners relying on overspill parking provision from Holly Drive.

8 No. cycle parking spaces are proposed; providing 1 cycle space per 4.5 plots. This is a sufficient provision to encourage non-car transport to the allotments.

The proposed allotments would not result in adverse harm to highway safety or amenity, and would provide an acceptable access and parking provision for the use of the site. This would also include acceptable accommodation for non-car users, and disabled access. This is in accordance with ALP policies T DM1 and T SP1, the APS, and NPPF.

DESIGN AND VISUAL AMENITY

Layout:

The allotments comprise a linear north-south composition, with a central parking area accessed from Holly Drive. A hoggan footpath is provided to act as a linear spine through the site, with plots spanning off this main access track. 19 No. individual plots are located to the north of the central parking area, with an additional area for accessible beds. 15 No. individual plots are located to the south. The layout would be bounded by a highway easement to the west.

A range of plot sizes are proposed, ranging from 62, 70, 80, 90, 100 and 125sqm. The accessible beds are proposed in an area of 250sqm. Littlehampton Town Council have raised an observation that the plot sizes should be regularised to accord with their adopted allotment sizes. These are provided at the following sizes:

- Small = 62.5sqm
- Medium = 125sqm
- Large = 250sqm

Whilst plot sizes do not accord with the sizing currently set by LTC, this is something that can be regularised in future once the site is adopted. ALP Policy OSR SP1 does not set specific sizing requirements for plots; however the Arun SPD 'Open Space, Playing Pitches, Indoor and Built Sports Facilities' does advise that allotments should measure 0.025ha per plot (250sqm). It should be noted that this SPD existed at the time LU/263/22/RES was determined, and the plot sizes were considered acceptable at that time. As such, there it would not be reasonable to resist this application on the basis that the plot sizes do not accord with the LTC requirements, given they have previously been accepted.

This is especially given that the plot sizes could be amended under an NMA at a future date should they need to be regularised.

In addition to the plots, the site would also include a number of multifunctional spaces and water taps within easy accessibility of all plots. This meets the requirements of ALP policy OSR SP1.

Overall, the layout makes a sufficient use of the space, with easy accessibility to parking, multifunctional spaces, and water taps. A range of plot sizes are provided as a mix across the site; allowing for the allotments to cater to a range of plot owners. The layout is therefore acceptable.

Appearance:

The appearance of the site would be generic of other allotment sites within the surrounding area, and reflect the characteristics expected. Its appearance would appear congruous within the locality; matching the appearance, design and layout of Worthing Road allotments to the west. Its visual impact would be screened by soft landscaping, including hedging and trees, to retain a natural appearance to the site.

The site is acceptable in respect of appearance.

Landscaping:

A mix of hard and soft landscaping will be used across the site. The access road and parking areas will be laid with bituminous macadam surfacing. This will be bounded by amenity grass seeding along both sides of the access, and at the entrance to the southern portion of the site. At the western end of the parking area, highway easement surfacing will be used, of hoggin material. This will span the edge of the site between the allotments and highway. A hoggin footpath will be provided as a spinal route through the north and southern parts of the site. This surface will also be used for the multifunctional spaces. Amenity grass seeding will be used across the rest of the site, where plots aren't served directly by the footpath. Timber edging will also be used to separate different surfacing.

In respect of soft landscaping, native hedge planting will be used around the perimeter of the two allotment areas. Trees will also be planted along this hedging to aid with variation, and heavier screening in places. A small area of ornamental shrub will be planted at the entrance to the parking area.

ADC Parks and Landscapes were consulted on this application, however no comments were received. They were also consulted under LU/263/22/RES, and no objection was raised at the time. As the details match that submitted at the time under the previous RM, it is determined that the landscaping is still acceptable.

Scale:

The scale of the development is appropriate. The S106 under LU/47/11/ requires that the southern allotments be an area no less than 0.81ha in size. This proposal meets that requirement, and provides a sufficient range of plots across the site to meet the mix of demands for allotments.

In respect of design and amenity, the proposal is acceptable and accords with ALP policies D DM1, D SP1 and OSR SP1, the Arun Design Guide, and the NPPF.

RESIDENTIAL AMENITY

Policy D DM1(3) requires the consideration of impacts of neighbouring amenity such as loss of sunlight, privacy and outlook and unacceptable noise and disturbance. Policy QE SP1 requires that all

development contributes positively to the quality of the environment and ensures that development does not have a significantly negative impact upon residential amenity.

The allotments will bound the rear gardens of properties in both Holly Drive and Toddington Park; and will result in an increase in noise and disturbance on the site. This is especially so for Holly End and The Laurels which are located at the entrance to the site, which will primarily experience noise from traffic and pedestrians entering and exiting. Whilst it is acknowledged that the allotments will have an impact on the amenity of the surrounding area, this site was accepted as part of LU/47/11/ for use as allotments, and impact on amenity was assessed in principle at this outline stage. The development has also not changed from that proposed under LU/263/22/RES, under which impact to amenity was acceptable.

Therefore, it is considered that the proposal will have no increased impact to amenity and quality of environment to that accepted under LU/263/22/RES. The development subsequently maintains accordance with ALP policy D DM1, and also complies with QE SP1.

ECOLOGY AND TREES

ALP policy ENV DM4 states TPO protected trees, Ancient Woodland or trees that contribute to local amenity are not damaged or felled unless the development meets certain criteria, including where benefits outweigh the loss of trees or woodland, and appropriate mitigation can be secured. There are no protected trees on site.

ALP Policy ENV DM5 states development schemes shall seek to achieve a net gain in biodiversity and protect habitats on site.

The application has been accompanied by a Biodiversity Enhancement Statement Rev C, Ecological Impact Assessment, Technical Note for Fox Den Monitoring, Manual for managing trees, Hedgerow Management Plan, Arboricultural Assessment and Method Statement, Tree Survey Plan and Tree Protection Plan.

The proposal requires the removal of part of the existing hedgerow and trees on site in order to facilitate the access, and a number of plots. This loss was accepted under LU/263/22/RES. Retained trees and hedgerows will be protected where necessary. The proposal also includes the planting of a significant amount of hedging around the perimeter, and planting of additional trees which mitigates this loss.

The Biodiversity Enhancement Statement sets a number of ecological enhancements including:

- 6 No. log piles to north and west perimeter.
- 1 No. rocket box to eastern boundary.
- 2 No. hedgehog homes to east and west boundaries.
- 4 No. bird boxes to southern end of the site.

The ADC Ecologist has reviewed the supporting information, and has raised no objection to the works. As such, subject to securing the ecological enhancements, planting and tree protection measures via condition, the development is in accordance with ALP policies ENV DM4 and ENV DM5, and the NPPF.

SUMMARY

The proposal accords with that previously accepted under LU/263/22/RES, and does not result in any increased harm or impact to the material planning considerations assessed above. The proposal is compliant with relevant Development Plan policies and relevant paragraphs of the NPPF. As such, it is recommended for approval subject to the following conditions and informatives.

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 (right to respect 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 the following 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).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL liable.

RECOMMENDATION**APPROVE CONDITIONALLY**

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

Access Overview And Visibility Splays 2020-6309-001 Rev C
 Estate Car Vehicle Swept Path Analysis 1 2020-6309-003 Rev C
 Estate Car Vehicle Swept Path Analysis 2 2020-6390-004 Rev C
 Vehicle Swept Path Analysis 2021-6309-101 Rev A
 Tree Survey Plan 21207-1 Rev B
 Tree Protection Plan 21207-2
 Allotment Landscape Proposals 5111/NMA/100 Rev A
 Private Highway Construction Details 519.VCE.0701 Rev T2
 Overall External Works Layout 519.1.VCE.0710 Rev T2
 South Allotments Location Plan 519_PL_SALLOT_001 Rev A
 Vehicle Swept Path Analysis 2 2021-6309-102 Rev C

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1, D SP1 and QE SP1.

- 2 No allotment be first brought into use until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing no. 5111/NMA/100 Rev A.

Reason: In the interests of road safety and in accordance with Arun Local Plan policies OSR SP1, T DM1 and T SP1.

- 3 No allotment be first brought into use until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and in accordance with Arun Local Plan policies OSR SP1, T DM1 and T SP1.

- 4 No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Holly Drive in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and in accordance with Arun Local Plan policies OSR SP1, T DM1 and T SP1.

- 5 No part of the development shall be first occupied until the vehicle turning space has been constructed within the site in accordance with the approved site plan. This space shall thereafter be retained at all times for its designated use.

Reason: In the interests of road safety and in accordance with Arun Local Plan policies OSR SP1, T DM1 and T SP1.

- 6 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans. The spaces so provided shall be retained in perpetuity.

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

- 7 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (ECOSA, 9th June 2022) as submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and Section 40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

- 8 All biodiversity enhancement measures and/or works shall be carried out in accordance with the details contained in the Biodiversity Enhancement Strategy (Ecology Partnership, March 2024). This shall include the installation of ecological enhancements as shown on Figure 6

and must include:

- 6 No. log piles.
- 1 No. rocket box.
- 2 No. hedgehog homes.
- 4 No. bird boxes.

These enhancements must be installed prior to any allotment being first brought into use and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the Section 40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species), and accord with Arun Local Plan policy ENV DM5.

- 9 The management and maintenance of the hedgerows shall be implemented in accordance with the Hedgerow Management Plan (CSA/511/01 Rev C, CSA Environmental - April 2024) hereby approved. The maintenance shall be carried out in accordance with the maintenance schedules set out in this plan and shall be retained in that manner thereafter. Should any details change, including the management responsibility, the details shall be submitted in writing for approval by the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Arun Local Plan policies ENV DM5 and QE SP1.

- 10 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.

- 11 INFORMATIVE: Works within the Highway - Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the S38/278 off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

- 12 INFORMATIVE: Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

- 13 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This Reserved Matters application applies for an Outline planning application which was approved prior to mandatory BNG taking effect in 2024.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).