

VALIDATION CHECKLIST ITEMS

955_90 & 91 SOUTH TERRACE, LITTLEHAMPTON, BN17 5LJ
9TH OCTOBER 2018

1. Affordable Housing Statement

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

2. Biodiversity Statement & Report

- There are no trees or vegetation within the site itself and although no professional bird survey has been undertaken, a detailed inspection carried out in May 2017 showed no signs of bird nesting activity.
- There are no signs of bats and neither the freeholders nor recent tenants have any knowledge of their presence.
- There are no ponds, streams or other watercourses.
- See also completed Bio-diversity Checklist attached. (955_BIODIVERSITY CHECKLIST.pdf)

3. Land Contamination Assessment

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

4. Economic Development Statement

- Until May 2017 there were two full-time and two part-time members of staff however the tenants have ceased trading and the property is currently unoccupied.

5. Retail Impact Statement

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

6. Flood Risk Statement

- Attached, see 955_FLOOD RISK ASSESSMENT.pdf

7. Foul and Surface Water Drainage Statement

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

8. Land Engineering Works Statement

- Not applicable.

9. Landscaping Strategy

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

10. Lighting Assessment

- Lighting will be installed surrounding access, parking, bike storage and refuse storage areas to aid safety and security.

11. Noise / Extraction Assessment

- Not applicable.

12. Bin Storage & Collection Provision

- See attached plan for location of bin storage areas for all flats and for the remaining existing Leisure use. (see 955_90ST_P01.pdf)

13. Parking Plan

- See attached plan for location of four parking spaces including one disabled space. (see 955_90ST_P01.pdf)

14. Planning Application Summary

- See application form.

15. Street Scene

- Attached, see 955_90ST_P01.pdf

16. Structural Survey & Conversion Method Statement

- Not applicable.

17. Telecommunications Development Statement

- Not applicable.

18. Transport Assessment (TA) / Travel Plan (TP)

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

19. Transport Statement (TS)

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

20. Tree Survey & Arboricultural Implications

- Not applicable as there are no existing trees.
- See attached landscape proposals (955_LANDSCAPE PLAN.pdf)

21. Lidsey Foul Water – Environmental Assessment Statement

- Not applicable.

22. Validation Checklist

- Attached, see 955_LVR.pdf

23. Plan and Drawing Requirements

- Attached, see 955_90ST_P01.pdf

24. Historic Environment Records Search

- Not applicable.

25. Draft S106 legal agreement for the Pagham Management Contribution

- Not applicable.

26. Heritage Statement

- Not applicable.