

Recommendation Report for Planning Permission

REF NO:	LU/338/21/PL
LOCATION:	Land on south side of Eldon Way Littlehampton BN17 7HE
PROPOSAL:	Construction of a Youth and Community Centre, Multi Use Games Area (MUGA), Cycle Store, Bin Store, vehicular access and altered pedestrian access with associated scheme of hard and soft landscaping. This application is in CIL Zone 4 (zero rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal includes relocation of the existing play equipment and replacement with a roughly 'L' shaped Youth and Community Centre measuring approx. 28m long, 21m wide and 7m high, MUGA, cycle and bin stores, vehicular and pedestrian access with an associated scheme of hard and soft landscaping. The proposals include the provision of a multi purpose room, meeting room, kitchen, toilets, office and 10 car parking spaces, one disabled car space, a space for a minibus and 8 no. cycle parking spaces. The Gross Internal Area (GIA) proposed for the community centre is 332m2.
SITE AREA	0.6 ha
TOPOGRAPHY	Predominantly flat.
TREES	Western boundary in part has a line of mature trees.
BOUNDARY TREATMENT	The eastern boundary is marked by a close-boarded fence and sporadic trees/hedges. Some trees on western boundary.
SITE CHARACTERISTICS	The site lies on the south side of Eldon Way and is an area of Open Space. The northern part of the site is level ground which is laid to grass and also includes a fenced enclosure containing children's swings. The southern half provides a BMX track so is undulating land and is separated from the northern half by fencing. To the north of the site on the opposite side of the Eldon Way is the current Keystone Community Centre. The site is predominantly grassed with a small area of hardstanding near the vehicular entrance. A MUGA exists to the rear of the building.
CHARACTER OF LOCALITY	Mixed commercial and residential. To west and south of the site commercial units within the Lineside Industrial Estate. To the east are rear gardens which serve a number of two-storey terraced dwellings located in Clun Road.

RELEVANT SITE HISTORY

LU/250/96	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for construction of BMX/Cycle Track	Deemed Perm Cnd 05-02-97
LU/421/77	Erection Of Equipment For Use As Children'S Playground	ApproveConditionally 07-12-77

REPRESENTATIONS

One Support

- This is a well designed & much needed facility for an area with substantial need and replaces an aesthetically poor building with limited facilities.
- The replacement play area and the new MUGA are welcome.
- Suggest the new trees being planted to replace those removed should be of better quality not just at least as good as those being replaced as those were defined as low quality.
- There is no evidence of the proposed more efficient use of energy, water etc. Solar panels, rainwater harvesting etc.

COMMENTS ON REPRESENTATIONS RECEIVED:

Energy efficiency and landscaping are conditioned. The proposal does incorporate solar panels on the roof.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineer - No Objection.

Pre commencement condition requested to ensure that the development is adequately drained and does not increase flood risk elsewhere.

Environmental Health - No Objection.

Conditions requested relating to contaminated land, lighting, noise and construction management.

Ecology Officer - No Objection.

County Highways - No Objection.

The site is currently accessed via a wooden gate along Eldon Way. Eldon Way is a single carriageway road subject to 30mph speed limit. The new vehicular access is taken from the location of the existing gated access and would be a 6.0m wide vehicle crossover supported by 1.0m chamfers.

Pedestrian access into the site would be served from a 2.0m wide footway connecting with the existing footway on Eldon Way. This footway would provide a continuous connection through the

site providing access to the new youth centre, the MUGA and BMX track to the rear.

Swept path analysis have been carried out for the vehicles that would access the development, including an estate car, fire tender and a minibus. It has been demonstrated within the Transport Statement that these vehicles would be able to turn within the site and exist in forward gear.

Parking provision is acceptable.

In line with WSCC Safety Audit Adopted Policy, the development would result in intensification of a vehicular access. A Stage 1 Road Safety Audit has been submitted and is acceptable.

Archaeology Officer - No Objection.

Landscape Officer - No Objection.

The Planning Design and Access Statement has detailed the proposals and shown how the proposals aim to make efficient and effective use of the open land available. The proposals will provide a new community centre, and MUGA , improved children's play with landscaped flexible outdoor space with the retention of the BMX track to the south. Soft landscaping with native tree, hedgerow and wildflower meadow planting to benefit the local wildlife and to soften the boundary treatment and the adjacent built form, has been indicated.

The replacement play area and proposed MUGA are to be located close to the sites western boundary, which adjoins industrial units rather than residential dwellings and has been set in consideration of Aruns Design Guide 2021.

The Landscape Strategy Masterplan LLD2345-LAN-DWG-010 Rev 03 has indicated that the proposed play area would replace the existing provision and feature new play equipment selected to respond to the site's location and to create opportunities for a wide range of play experiences inclusive for all. Further detail will need to be submitted and approved to ensure this provides inclusive and accessible play experiences for a wide range of age and abilities.

The proposed MUGA is detailed to be surfaced with permeable asphalt and would be fenced with min. 3.0 m high robust sports fencing. Positioning of MUGA would be in line with Sport England's Design and Construction Considerations. At its closest point, the proposed MUGA would be 26.5 m from nearest residential dwelling.

The Masterplan is somewhat illustrative and further detail will need to be submitted re the full landscape proposal including proposed tree and shrub species choice, quantities and size of proposed planting at time of planting.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Requested conditions have been imposed.

POLICY CONTEXT

Designation applicable to site:
 Within Built Up Area Boundary
 Flood Zone 1
 Designated Area of Open Space
 Archaeological Notification Area

DEVELOPMENT PLAN POLICIESArun Local Plan 2011 - 2031:

DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
QEDM4	QE DM4 Contaminated Land
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities
HWBSP1	HWB SP1 Health and Wellbeing
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment

Littlehampton Neighbourhood Plan 2014 Policy 14 Keystone Centre

Littlehampton Neighbourhood Plan 2014 Policy 16 Open Spaces

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans 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 is considered to comply with relevant Development Plan policies in that

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

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The site is located within the built-up area boundary and is designated as existing open space within Arun Local Plan and occupies a highly sustainable location close to a large residential area and employment uses.

The development plan in the determination of this application consists of the Arun Local Plan and the Littlehampton Neighbourhood Development Plan.

Policy D DM1 of the Arun Local Plan sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Public realm and Public art.

Policy D SP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, character, materials, finish and architectural details.

Policy QE SP1 of the Arun Local Plan sets out that all development should contribute positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents to the District.

Policy 16 of the Littlehampton Neighbourhood Development Plan states that there will be a presumption against development proposals on any accessible open space in the town unless there are exceptional circumstances that include:

- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

Policy 14 of the Littlehampton Neighbourhood Plan states the Neighbourhood Plan will support the retention, improvement and extension of the Keystone Centre as a valued community facility for young people in the town.

IMPACT ON OPEN SPACE AND WELLBEING

The proposal is located within an area designated as open space. Policy HWB SP1 of the Arun Local Plan states development should maximise the impact it can make to promoting healthy communities and reducing health inequalities and policy OSR DM1 allows for redevelopment of areas of open space provided the development is for alternative open space, sports or community provision the needs for which outweigh the loss. The centre relates to a building for use for recreation which will benefit the community and compensate for the loss of open space. The swing area is being relocated and the BMX track is unaffected. It therefore accords with policy OSR DM1 of the Arun Local Plan and Policies 14 & 16 of the Littlehampton Neighbourhood Plan.

Policies OSR DM1 and HWB SP1 reflect the guidance within the National Planning Policy Framework (NPPF). Paragraph 92 supports achieving healthy, inclusive and safe places by promoting social inclusion, designing out crime and enabling and supporting healthy lifestyles, especially where this would address identified local health and well-being needs. Paragraph 93 states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces and community facilities. Paragraph 99

states that existing open space should not be built on unless an assessment has been undertaken which has clearly shown the open space is surplus to requirements; the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Arun District Council have, recently allocated the site of the existing community centre, opposite the application site, for future economic development, it has been accepted that the current provision of a community building and associated outdoor space is 'expected' to be lost without there having been any provision made by the Council for a replacement facility in the local area. It is also important to appreciate that should the existing site be redeveloped for economic purposes, the MUGA would effectively be left landlocked.

The existing Keystone community centre opposite the site is no longer fit for purpose. By virtue of its age, construction and layout, it fails to appear attractive to the local community. It is thermally inefficient, cannot be easily adapted for users and offers only a limited space. The orientation of the building, coupled with the MUGA located to the rear, also make the existing site unattractive to users in the sense that it provides opportunity for crime. Policy 16 of Littlehampton Neighbourhood Plan acknowledges the importance of the Keystone Centre as a valued community facility for young people in the town and supports the retention, improvement and extension of the Keystone Centre.

In contrast, to the outdated Keystone Centre the proposed replacement centre has been designed to provide a significantly more usable and adaptable internal space that will provide users with a far greater range of opportunities for activities/functions than is currently the case. It will look modern and attractive in appearance and set a new standard for design in the locality and will also be constructed using the latest sustainable construction technologies.

The proposal is compliant with policy in that although the application involves development of land which is designated as existing open space it is acceptable in principle as it would successfully address identified local health and well-being needs and in doing so, provide all members of the local community with social, recreational and cultural facilities far superior to those which exist. The need for the facility clearly outweighs the loss of this heavily under-used area of existing open space.

DESIGN AND VISUAL AMENITY

Policy D DM1 of the Arun Local Plan requires the Council seek to make the best possible use of land by reflecting or improving on the character of the site and the surrounding area. It is necessary that development demonstrates a high standard of architectural principles, use of building materials and hard and soft landscaping to reflect the local area. The policy requires the scale of development keep within the general confines of the overall character of a locality. ALP policy D SP1 "Design" requires development to make efficient use of land and reflect local character.

The architectural approach proposes a single storey building of simple design with a contemporary appearance and a materials palette comprising brick walls with timber cladding, powder-coated aluminium fenestration and an aluminium standing seam roof. The building also incorporates sustainable construction techniques. The site is flanked by an industrial estate and residential properties so those buildings which exist in the immediate vicinity are of mixed appearance. The proposed building will therefore not appear at odds with surrounding buildings. Both the cycle and bin stores will be of brick construction. Given the mixed nature and scale of development in the locality, the proposed single storey building is considered appropriate to its location in terms of its scale. It complies with Part H of the Arun Design Guide in that the scale of the building is suitable for its location and role and its form and character accord with the requirements of Part J.

The proposed layout aims to make an efficient and effective use of the open land available. The site's existing pedestrian path will be altered so as to provide a separate access into the site. It will lead to the entrance courtyard and run further into the site in order to enable users to access the centre's outdoor spaces, the MUGA and the existing BMX which is located within the southern half of the site.

The submitted Landscape Design Strategy recognises that its primary objective is to create an attractive and flexible community space to benefit a wide range of users. The proposed strategy provides extensive detail on how the scheme's hard and soft landscaping elements will be successfully integrated and also identifies a number of opportunities for soft landscaping which in turn, will serve to significantly enhance the site's ecological qualities and protect the site's boundaries with neighbouring properties.

The design and architectural treatment of the building is of good quality and will be in keeping with the character of the area. The proposals are acceptable and compliant with policies D SP1 and D DM1 of Arun Local Plan.

RESIDENTIAL AMENITY

ALP policy D DM1 requires there be minimal impact to users and occupiers of nearby property and land. ALP policy QE SP1 requires development contribute positively to the quality of the environment and ensure development does not have a significantly negative impact on residential amenity.

The proposed location and orientation of the community centre, MUGA and replacement play area adequately protect neighbouring residential amenities which exist along the eastern boundary of the site. There are no windows or outdoor amenity spaces proposed on the east side of the community centre. The replacement play area and proposed MUGA will be located close on the western side of the site which is bounded by industrial units. The proposed layout will therefore accord with policies D DM1 and QE SP1 of the Local Plan as well as section J of the Arun Design Guide which requires provision of a high standard of amenity for residents, visitors and all building users by minimising the impacts of noise.

To assess the impact of noise 'pollution' generated by the proposed scheme of development on noise-sensitive receptors (specifically, residential properties) in the surrounding area, a noise impact assessment has been submitted with the application. This indicates that the greatest noise generation will occur from external play on the new MUGA and from plant noise associated with the air conditioning system. The assessment concluded that noise from the MUGA would have an acceptably low level of adverse impact on residents. It is also noted that the application site is currently used as a community area with a playground, a field, and a climbing frame, and also includes for the BMX track, which create noise levels similar to those which would be likely to occur with the new MUGA. It is proposed that the hours of use of the building would be 7am to 10.30pm daily. A Noise Management Plan is recommended to be put in place and adhered to and this is conditioned.

In respect of the potential for noise pollution from the air conditioning system, the assessment acknowledges that full details of the system were not available at the time of submission but suggests that if mitigation is required, it should be relatively easy to implement by relocation or enclosure. Accordingly, the proposal satisfies Local Plan Policies QE SP1 and QE DM1.

ACCESS AND PARKING

ALP policy T SP1 seeks to ensure development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport. It states schemes must explain how development has been designed to: (i) accommodate the efficient delivery of goods and supplies; (ii) give priority to pedestrian and cycle movements and have access to high quality public transport

facilities; (iii) create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter.

T SP1 states proposals must incorporate appropriate levels of parking taking into consideration the impact of development on on-street parking. Policy T DM1 requires new development be located in easy access of established non-car transport modes/routes, contribute to the improvement of such routes & facilities and contribute towards provision of a joined-up cycle network and Public Rights of Way network.

Para 108 of the NPPF states: "In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: (b) safe and suitable access to the site can be achieved for all users". Regard should be had to para 109 which states: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

The advice of WSCC Highways is summarised above. They are satisfied the proposal will not result in an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. The proposal is not contrary to the NPPF (para 111), and there are no transport grounds to resist the proposal.

The access is from Eldon Way and the site is sustainably located. 11no. off-street car parking spaces are provided with one of these being suitable for use by a disabled person. A designated space will also be provided for a minibus. The calculation for parking provision is based on the car parking provision for the existing Keystone Centre as neither Arun's parking standards or West Sussex County Council's provide a specific car or cycle parking standards for a youth centre / community centre. This level of parking provision is considered acceptable by County Highways.

For users of the site who will not be travelling either by car or on foot, a cycle store will be provided within the community centre's entrance courtyard. The store will be able to accommodate a maximum of 8no. cycles at any given time. The access drive and parking areas will be constructed using permeable block paving.

Given the modest scale of the proposed development, and also as the site lies within easy access of established public transport services, it is considered that an unacceptable level of vehicular traffic that would not be generated that would overburden the highway network. Accordingly, the proposal meets with NPPF paragraph 110 and Local Plan Policy T DM1.

FLOOD RISK AND DRAINAGE

ALP policy W DM3 requires all development identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.

The site lies within Flood Zone 1, with the southwest corner of the site bordering Flood Zone 3. A Flood Risk Assessment is included with the application. Given that the site lies within Flood Zone 1, it is at very low risk of surface water flooding. The FRA indicates that there is not expected to be any surface water flooding within the site, and low risk scenario flood depths are indicated by the flood mapping to be no more than 300mm depth within the adjacent highway, to the west of the proposed access with no surface water flood risk in the highway to the east. The type of development proposed also falls within the 'Less Vulnerable' classification and is appropriate in Flood Zone 1. The proposed development will increase the hardstanding area of the site; however SuDS measures will be used where possible in order to prevent any increase in the rate of run-off generated by the site. Safe access and egress for the site is available. The site is not at risk of fluvial and surface water flooding therefore there is no need for a Flood

Evacuation Plan.

It is proposed that post-development surface water run-off will be managed through sustainable drainage measures, with the installation of permeable surfacing, free-draining surfacing and a geocellular soakaway, in order to avoid any surface water flooding on site. The wastewater from the proposed development will discharge to the public foul sewer network, with connection arrangement to be confirmed subject to site investigation.

The assessment concluded that the completion of the development will not increase flood risk either on or off the site and in this respect, the development is considered suitable with regards to flood risk and surface water drainage. Drainage Engineers have no objection subject to imposition of appropriate conditions. The proposed scheme of development will therefore meet with the requirements of Local Plan policies ECC SP1 and W DM3.

TREES AND ECOLOGY

Policy ENV SP1 confirms that Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species.

An arboricultural survey (incorporating Tree Constraints and Protection Plan) has been submitted. The survey identified 8 trees and 4 tree groups within the development area. To facilitate the proposal, it will be necessary to remove 3 of the trees and 1 of the groups of trees. All of these have been identified as being of low quality (Category C). The assessment proposes that 15 trees of species equal to or greater native biodiversity value are to be planted to replace those felled to facilitate the development. The proposed scheme of development is therefore considered acceptable in arboricultural terms. In this respect, the proposal complies with NPPF paragraph 130 and Local Plan policy ENV DM4.

A Preliminary Ecological Appraisal is included in the submission which assesses the ecological impact of the proposed scheme. This established that the species poor amenity grassland which covers the vast majority of the site has no potential to support protected species and is therefore considered to be of low ecological value. It did however, note that some small patches of scrub have potential to support nesting birds. It sets out mitigation measures and these measures are conditioned. Policy ENV DM5 of the Arun Local Plan requires Biodiversity Net Gain to be provided as part of the planning application prior to determination. In line with this the appraisal also sets out enhancement measures for biodiversity with the aim of resulting in a net ecological gain for the site and further enhancements are conditioned. The Council's Ecology Officer is satisfied that the biodiversity enhancements recommended within the Phase 2 results and mitigation strategy (March 2021) are suitable. Therefore, the proposals are satisfactory in this regard. Accordingly, the proposal meets with NPPF paragraph 130 and Local Plan Policy ENV DM5.

ENERGY AND CLIMATE CHANGE:

ALP policy ECC SP2 requires that all new residential and commercial development be energy efficient and incorporate decentralised, renewable and low carbon energy supply systems. ECC SP1 requires that new development be designed to adapt to impacts arising from climate change.

PV panels are proposed and their provision and other measures are secured via planning conditions. The proposal therefore accords with these policies.

SUMMARY

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

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.

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:
 Location and Plans 20031-01
 Proposed Muga, bin store& bike store floor plans and elevations 20031-08
 Proposed Elevations 20031-06
 Proposed Site Plan 20031-04
 Proposed Floor Plans and Roof Plan 20031-05
 Proposed Site Sections 20031-07
 Existing Site Sections 20031-03
 3D main entrance 20031-09
 Existing site plan 20031-02

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

- 3 Prior to the commencement of development the following components of a scheme to deal

with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 4 Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 5 No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of

construction upon the public highway (including the provision of temporary Traffic Regulation Orders),

- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy TSP1 of the Arun Local Plan. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 6 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls (and roofs) of the proposed building 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.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 7 The Community Centre shall only be used between the hours 7am and 10.30pm daily.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan.

- 8 An acoustic assessment of compliance with the noise control measures shall be submitted to the Local Planning Authority after completion of the development hereby permitted. This will particularly consider those properties which are nearest to the proposed Youth Centre. Any provisions indicated in the assessment which need to be made to control noise affecting the residential properties within proximity to the site, including a Noise Management Plan, shall be submitted in writing for the written approval of the Local Planning Authority and all works which form part of the approved scheme shall thereafter be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority and thereafter maintained and adhered to.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan.

- 9 Prior to first use of the building hereby approved, a bat box shall be installed on the building in a south/south west position 3-5m above ground and a bird box shall be installed on the new building or a tree within the grounds of the property in accordance with details to be submitted to and approved by the Local Planning Authority. The boxes shall be retained in perpetuity.

Reason: To support local wildlife and biodiversity, in accordance with national planning policy and policy ENV DM5 of the Arun Local Plan.

- 10 Prior to first use of the building hereby approved, a hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs in accordance with details to be submitted to and approved by the Local Planning Authority. The box shall be retained in perpetuity.

Reason: To support local wildlife and biodiversity, in accordance with national planning policy and policy ENV DM5 of the Arun Local Plan.

- 11 The development shall proceed in accordance with the biodiversity improvements indicated in the Landscape Design Strategy (August 2021) and Preliminary Ecological Appraisal (October 2020).

Reason: To support local wildlife and biodiversity, in accordance with national planning policy

and policy ENV DM5 of the Arun Local Plan.

- 12 No part of the development shall be used 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 in accordance with policy TSP1 of the Arun Local Plan.

- 13 No part of the development shall be used until the cycle parking spaces hereby approved have been provided in accordance with the plans submitted. These spaces shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

- 14 The development will incorporate decentralised, renewable energy supply systems and use sustainable construction methods in accordance with details to be submitted to and agreed by the Local Planning Authority. Details and a timetable of how this is to be achieved for the development, shall be submitted to and approved in writing by the Local Planning Authority prior to any works above damp proof course taking place. The development shall be implemented in accordance with the approved details and retained as operational thereafter.

Reason: In order to secure a reduction in the use of energy at the site in accordance with national planning policy and policy ECC SP2 of the Arun Local Plan.

- 15 No development shall commence until a Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP), which shall include full details of how the habitats and enhancements onsite will be managed during the construction phase and post construction, have been submitted to and approved by the Local Planning Authority. The development shall proceed in accordance with the details so approved.

Reason: To support local wildlife and biodiversity, in accordance with national planning policy and policy ENV DM5 of the Arun Local Plan. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 16 The lighting shall be installed to prevent obstructive light and to avoid light nuisance at nearby light-sensitive receptors. All installation of lighting luminaires should reference the guidance given by the Institute of Lighting Professionals to ensure that existing residents are protected from obstructive lightings. Details shall be submitted to and approved by the Local Planning Authority prior to use of the building.

Reason: To control the residential amenities of the local environment in accordance with Arun Local Plan policies QE SP1, QE DM2 and D DM1.

- 17 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 18 **INFORMATIVE:** Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm event plus 40% on stored volumes/rainfall intensity (allowance for climate change) between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year storm event plus 40% on stored volumes/rainfall intensity. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.
- 19 **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.
- 20 **INFORMATIVE:** The applicant's attention is drawn to the requirements of the Environmental Protection Act 1990 and the Clean Air Act 1993 with regard to burning on site. A statutory nuisance may be caused by smoke and ash from fires or noise from the cutting or chipping trees. In addition, air quality could be adversely affected on large projects. The granting of this planning permission does not permit a statutory nuisance to be caused. The Environment Agency should also be contacted regarding Exemption Permits to burn on site.
- 21 **INFORMATIVE:** The granting of this planning permission does not in any way indemnify against statutory nuisance
action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information, please contact the Environmental Health Department on 01903 737755.
- 22 **INFORMATIVE:** The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.
Guidance outlined in the new Bats and Lighting Publication produced by the Institution of Lighting Professionals and the Bat Conservation Trust "Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment" series publication should be adopted into the site plans(http://www.bats.org.uk/news.php/406/new_guidance_on_bats_and_lighting).
- 23 **INFORMATIVE:** The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take,

damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.