

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: LU/369/21/RES

LOCATION: Central Wetland Area
Hampton Park
Toddington Lane
Littlehampton
BN17 7PL

PROPOSAL: Approval of reserved matters following outline consent LU/47/11/ (amended under LU/182/15/PL) for the formation of the Central Wetland Area and the construction of the Central Spine Road running across the Central Wetland area, linking up Phase 5 and Phase 2B (also known as Phase 4). This site is in CiL Zone SP2 and is not CIL Liable as strategic site.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks approval of Reserved Matters for the formation of the Central Wetland Area and the construction of the part of the Central Spine Road linking Phase 5 and Phase 2B. The reserved matters that are being applied for comprise access, appearance, scale, layout and landscaping. Separate discharge of condition (DOC) applications will be submitted which will cover surface water drainage and foul water drainage, ecology, archaeology, tree protection measures and the submission of a construction management plan.
SITE AREA	6.53 hectares.
TOPOGRAPHY	Predominantly flat.
TREES	There are a number of trees (G2 - G5 inclusive) which are the subject of Tree Preservation Order (TPO/LU/1/13) in the southern part of the site.
BOUNDARY TREATMENT	To the west of the site there are other phases of Hampton Park residential development, which have been or are being constructed. The northern boundary of the site is lined with trees which back onto the Black Ditch. To the south of the site is the railway line which is lined with metal fencing, scatter trees and a small bank. East of the site is land proposed to be within the Phase 5 parcel of Hampton Park development.
SITE CHARACTERISTICS	The site is part of a former nursery, which is located north of Littlehampton. This area is known as North Littlehampton Strategic Development Area and marketed as Hampton Park. Surrounding phases of the site have been or are being constructed. The site is bounded to the north by the Black Ditch, beyond is open fields. To the south of the site is

allocated land for a Community Hub, including a new primary school. The eastern boundary of the site is allocated for residential development, sports pitches and changing facilities. The western boundary is formed by land designated for the Central Wetland Area.

CHARACTER OF LOCALITY

Toddington residential area is located south of the railway, and the village of Lyminster lies to the north. Wick is located to the west of Hampton Park. The A284, which is the main road serving Littlehampton from the A27, passes to the west of the site through Lyminster and Wick and then south to Littlehampton Town Centre.

RELEVANT SITE HISTORY

PAA/36/20/	Proposal for 299 homes on Phase 5 consisting of 2, 3 and 4 bed dwellings, including 20% affordable dwellings; the Main Infrastructure (Central Spine Road, Central Wetland Area and green swales); the Community Hub; the mixed use proposals for the designated retail parcels and civic square situated around the Commercial Hub; and the refreshed Masterplan.	Refused 27-07-20
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
LU/178/20/RES	Approval of reserved matters following outline consent LU/47/11 for 46 No. dwellings.	ApproveConditionally 07-05-21

LU/186/21/RES	Approval of reserved matters following LU/47/11 for the change of house types on Plots 42 & 43 ('Coniston Corner') and Plot 44 ('Derwent') to be replaced with the 'Lockwood' house type & a change to the rear garden fence on Plot 41. This site is in CIL Zone 2 & is Zero Rated.	ApproveConditionally 02-09-21
LU/206/21/RES	Approval of reserved matters following outline consent LU/47/11/ for the development of 261 No. dwellings, the formation of green swale (SuDs feature) and the construction of part of the Central Spine Road running through Phase 5 at Hampton Park and southwards to link up with Toddington Lane. This site is in CIL zone SP2 and is not CIL Liable as strategic site.	
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

Application LU/182/15/PL varied conditions 4,6,7,8, 39 & 42 on outline consent LU/47/11/. Condition 6 revised wording now incorporates and approves the The Development Framework Document (August 2017). This document provides further design guidance, building on the overarching principles set out in LU/47/11.

A pre-application (PAA/36/20) was submitted on 23rd April 2020 for the provision of infrastructure including the construction of the Central Wetland Area and the Central Spine Road. It was concluded that based on the information submitted, were a reserved matters application to be submitted it would be likely to be refused for the following reasons:

- There were a lack of footways/cycleways across the Central Wetland Area and a lack of connectivity for pedestrians and cyclists to Phase 2B, Phase 5, the Community Hub and the Local Centre.

Persimmon Homes were strongly urged to submit one reserved matters application covering both the main infrastructure (i.e. the Central Spine Road, the Central Wetland Area and the green swales) and incorporating the proposed housing on Phase 5 as one integrated development, as they are inextricably linked; and the Central Wetland Area is an integral part of the surface water drainage network and the informal open space provision for Phase 5.

Contrary to advice from the Local Planning Authority at pre-application (PAA/36/20) stage, two separate reserved matters applications have been submitted. The LPA needs to consider the two applications on their own merits.

REPRESENTATIONS

LITTLEHAMPTON TOWN COUNCIL

Support.

The proposal is vital to the success of Hampton Park and would provide a valuable and attractive leisure amenity for residents and the wider community.

COMMENTS ON REPRESENTATIONS RECEIVED:

All planning related comments are noted and covered in the Conclusions section of this report.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

NATIONAL HIGHWAYS:

No objection.

LOCAL HIGHWAY AUTHORITY:

No objection,

ENVIRONMENT AGENCY:

No objection.

LEAD LOCAL FLOOD AUTHORITY:

No comments to make on this reserved matters application.

ADC DRAINAGE:

No objection, subject to appropriate drainage information being submitted to satisfy the condition requirements.

SOUTHERN WATER:

No objection.

ADC ECONOMIC REGENERATION:

No objection.

ADC ENVIRONMENTAL HEALTH:

No objection.

The construction of the spine road would include extensive pile driving. A Construction Management Plan condition is recommended demonstrating best practice techniques to reduce noise and vibration.

NATURAL ENGLAND:

No objection.

ADC ECOLOGY:

No objection.

The Ecological Management and Mitigation Plan (Revision 2, January 2022) is appropriate.

ADC ARCHAEOLOGY:

No objection.

The archaeological investigation of this site has been completed and no further intervention is warranted.

ADC CONSERVATION OFFICER:

No objection.

The Central Wetland Area is close to two listed buildings: The Old Farmhouse & Holly Cottage and the Dovecote at Toddington Farm; and it is also close to a third: Toddington House. The settings of the listed buildings have already been impacted upon as a result of the existing/emerging development and it is thought that, subject to the retention of the existing boundary screening, it would cause no harm to the settings of the assets. The proposed landscaping of the Central Wetland Area would introduce a carefully considered planting scheme which is positive and would help to integrate the new development into the local area. On this basis, the proposal would not cause harm to the significance of the assets or their setting.

ADC GREENSPACE:

No Objection

The proposed planting mix includes native and naturalised species, comprising deciduous (fruiting and non-fruiting) and evergreen species which would provide a good plant variety, which is suitable for this location. Reed bed planting and marginal planting has been included to pond areas. The pathways are shown to be elevated; with DDA compliant access to the the lower Central Wetland area. Benches and litter bins are proposed along the pathways and within the areas of natural play.

ADC ARBORICULTURE:

No consultation response was submitted.

WSCC PROW OFFICER

No objection.

COMMENTS ON CONSULTATION RESPONSES:

All planning related comments are noted and covered in the Conclusions section of this report.

In response to the comments made by ADC Environmental Health, a Construction Management Plan would be submitted under a separate DOC application.

POLICY CONTEXT

Designation applicable to site:

Within the built-up area boundary (BUAB) in the Arun Local Plan.

Within the North Littlehampton Strategic Development Area (SDA).

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
GISP1	GI SP1 Green Infrastructure and Development
HERSP1	HER SP1 The Historic Environment
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

Littlehampton Neighbourhood Plan 2014 Policy 19 Lyminster Bypass & the A27 at Arundel

Littlehampton Neighbourhood Plan 2014 Policy 2 A Spatial Plan for the Town

Littlehampton Neighbourhood Plan 2014 Policy 22 Design of New Development

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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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.

The Littlehampton Neighbourhood Plan (NP) was made on 5th November 2014. Relevant Littlehampton NP policies have been taken into account and are addressed in the 'Conclusions' section of this report.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states "that in considering whether to grant planning permission for development which affects listed building or its settings, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

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."

Section 70(2) of TCPA 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, 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.

The proposed Central Wetland Area would provide an area of public open space for use by local residents, together with a network of footways and cycleways to improve connectivity for pedestrians and cyclists across Hampton Park. It would visually enhance the character and appearance of the adjacent parcels of residential development and the Community Hub. The proposal would function as a fundamental part of the surface water drainage system. The construction of a section of the Central Spine Road would connect Phase 2B and Phase 5 across the Central Wetland Area and would provide essential highway infrastructure for Hampton Park. The proposed development of the Central Wetland Area and the Central Spine Road comply with the approved Development Framework Document, 2017, the Movement Parameter Plan, the Development Plan policies and the NPPF.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Section 38(5) states: "If to any extent a policy contained in a development plan for an area conflict with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document". Therefore, the Arun Local Plan takes precedence over the Littlehampton Neighbourhood Plan should there be any conflict between the two.

The principle of development at Hampton Park was established through outline planning application

(LU/47/11/) for up to 1260 residential dwellings, employment space, local facilities, a hotel, care home, a new primary school, community centre, and youth and leisure facilities.

This application is for the delivery of the Central Wetland Area, which consists of informal open space, a section of the Spine Road, and also forms an integral part of the surface water drainage system. The key considerations of this reserved matters application are details relating to the layout, appearance and landscaping of the Central Wetland Area, and the sections of the Central Spine Road.

COMPLIANCE OF THE PROPOSAL WITH OUTLINE CONDITIONS

Several conditions imposed on the outline approval (LU/47/11 and LU/182/15/PL) set parameters for the nature and form of the proposed development and these have been summarised below.

Condition 4 states that development shall be carried out in accordance with approved plans which consist of a Masterplan (GR.L-002 Rev A), Parameter Plans Uses (GR.L-006 Rev A), Vertical Alignment (GR.L-008 Rev A), Horizontal Alignment (GR.L-009 Rev A), Vehicular Access (GR.L-010 Rev A), Play and Fitness Routes (GR.L-011 Rev A) and Pedestrian and Cycle Access (GR.L-014 Rev B). The development as proposed is in accordance with these plans.

Revised by application LU/182/15/PL, Condition 6 states development shall not be carried out except in substantial accordance with the updated illustrative masterplan drawing number GR. L-002 Rev B (Masterplan), the Design and Access Statement incorporating Design Guidance dated February 2011 and the Development Framework Document (August 2017). The development as proposed accords with these documents.

Condition 8 requires details of the treatment of the public realm, including materials and street furniture. The locations of the street lighting columns, timber benches and bins along the shared footways and cycleways are set out in the submission and comply with the requirements of the condition wording.

Conditions 10, and 13 required that details of the proposed surface water drainage and foul drainage schemes be agreed prior to commencement. Therefore, the design of drainage does not need to be approved as part of the determination of this application and will be the subject of a discharge of condition application.

Condition 14(vi) requires details of surfacing, lighting, and signage. The location and design of the street lighting includes lighting columns set back 0.5m from the back of the shared use footway. Street lighting would increase levels of lighting along the footways and cycleways and would increase the perception of safety for users of the paths, this is in accordance with the condition wording.

Condition 20 requires the submission of an ecological management plan. This information (Ecological Mitigation and Management Plan Rev 2 January 2022) has been submitted with this reserved matters application, and deemed acceptable by the Ecologist. A discharge of condition application will need to be submitted to formally discharge condition 20.

LAYOUT, LANDSCAPING AND PLAY

Arun Local Plan (ALP) policies D DM1, and LAN DM1, and Littlehampton Neighbourhood Plan (LNP) Policy 22 are all relevant in respect of design and character. The National Design Guide (NDG) is a material consideration in the determination of this application, as well as the Arun Design Guide.

The Central Wetland Area layout would provide an area of species rich wetland planting, a woodland glade, wildflower meadows and informal open space for the public. This would follow the principles that

have been set out by the Design and Access Statement. The proposed Central Wetland Area would deliver a high-quality parkland open space, which would be safe and well overlooked by the surrounding developments. The proposed vegetation planting would mimic the grazing marsh habitat that has developed along the Black Ditch. The proposal would form a green corridor, that provides a wide expanse of informal open space running north/south through Hampton Park, which provides the main area of public amenity space. This is in accordance with the approved Development Framework Document.

The landform within the site is proposed to be re-modelled, with changes to ground levels to create the required storage volumes and ponds. Swales would direct the flow of water through the site and drain into the Black Ditch. The Central Wetland Area would link the site to the Black Ditch. Conversely, the site would also have the capacity to relieve flood waters from the Black Ditch and from the dwellings in Phase 2B and 5. The design and layout of the Central Wetland Area accords with the Development Framework Document, as it provides an area of landscaped open space that enhances the character of the immediate site, and the wider surroundings, as well as providing an essential part of the wider Hampton Park drainage strategy.

The Central Spine Road is proposed to cross the Central Wetland Area, linking up Phase 2B and Phase 5. The road would have black-top surfacing and kerbstones, and block paved tables at each junction, pinch points and speed reducing features every 15m. The road would be constructed to adoptable standards, and the speed limit would be 20mph.

A bridge was previously proposed to carry the Central Spine Road over the central wetland, however, a grass embankment incorporating a culvert, with trees along the embankment is proposed and this would be a more appropriate and visually attractive solution. The culvert would provide connection between the larger compensation area to the south, with the Black Ditch to the north. The culvert will be adopted by West Sussex County Council (WSCC) under a S38 Agreement, which would ensure the ongoing management and maintenance of the structures.

The landscape strategy includes the formation of 3 wetland areas, 1 north of the Central Spine Road, and the others located on the southern side of the site, adjacent to phase 2B. A parkland area is proposed in the southern part of the Central Wetland Area comprising retained trees, new tree, shrub planting, and species rich grasses. The Planting Location and Feature Plan, includes the proposed provision of reed bed planting within the pond wetland areas. Tree planting is proposed at the top of the banks adjacent to the approved housing on Phase 2B, alongside the swales and along the embankment on either side of the Central Spine Road where it crosses the Central Wetland Area. The parkland area would function as an informal recreational area.

The detailed landscape design includes the layout and design of the public realm within the development which achieves a good balance between planting and open space. The Planting Location and Features Plan includes planting of 230 trees, using native species and shrubs which would compensate for the loss of 93 trees. The plant species proposed in the northern part of the site have been amended to include a higher mix of native species which are appropriate for the Central Wetland Area and would enhance the character of the site. Areas of natural play have been incorporated into the Central Wetland area, including timber climbing structures, which are acceptable and in accordance with the approved Development Framework Document.

There are several trees within Statutory Protection as groups (G2-G5 inclusive) under Tree Preservation Order (TPO/LU/1/13) located in the southern part of the site, including a Weeping Willow, Silver Birch, and Japanese Wingnut. An Arboricultural Assessment and Method Statement (dated 26th October 2021), along with a Tree Protection Plan have been submitted. A buffer zone of 2.0 metres is proposed beyond the root protection area (RPA) of the retained trees, which in line with best practice guidance.

The gradient between the trees, the swales and the ponds are proposed to have a slope of 1:20 so there would be no issues around the safety of trees or root impact.

The scheme reflects the landscaping of the surround countryside and uses native planting that is appropriate for this locality further enhancing the visual character of the site. The proposal provides a fundamental road link to the rest of the site and the wider highways infrastructure. In respect of layout, landscaping and play, the proposed development accords with Policies D DM1, LAN DM1, ENV SP1, ENV DM 4 and D SP1 of the Local Plan, the Arun Design Guide, and LNP policy 22.

ECOLOGY

An Ecological Mitigation and Management Plan has been submitted with the application and deemed acceptable by the County Ecologist. The ecologist has noted that to ensure no reptiles are harmed, a precautionary approach will be taken whereby all vegetation is removed in a two cut process. Details of these measures can be secured by existing and outstanding pre-commencement condition 20 and 21 on the outline permission (LU/47/11). The conditions require the resubmission and approval of the Ecological Mitigation and Management Plan, therefore it is not a matter for consideration through the determination of this reserved matters application.

FOOTWAYS AND CYCLEWAYS

The proposal provides pedestrian links crossing the wetland area, ensuring connectivity between the development parcels, the Local Centre, and the Community Hub. The footways dissecting the Central Wetland Area would be sufficient width to accommodate cyclists.

A 3.0m wide shared asphalt surfaced footway and cycleway is proposed to run north/ south along the southern part of the Central Wetland Area, linking up with the approved footway/ cycleway which run along the eastern boundary of Phase 2B. In addition, a shared asphalt surfaced footway/ cycleway would run along the northern boundary of the Central Wetland Area, linking Phase 5 with Phase 2B. All the paths running through and along the boundary of the Central Wetland Area would be raised so they would be usable during periods of wet weather. Where paths go over the swales, timber bridges with handrail will be constructed to allow connectivity and safe travel throughout the site. No concerns with the proposed path arrangements, or construction details have been raised by WSCC Right of Way Officer.

In terms of connectivity and permeability, the proposed development complies with the Development Framework Document, as it provides footways and cycleways that cross the Central Wetland Area and linking-up with the adjacent phases at Hampton Park.

FITNESS TRAIL:

The Fitness Trail was identified on the approved (LU/74/11) Play and Fitness Routes Parameter Plan, however this has not been included in the layout for the Central Wetland Area or layout of Phase 5. The S106 requires the submission and approval of the fitness trail details, and as such will be considered through this process.

HERITAGE ASSETS

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states "that in considering whether to grant planning permission for development which affects listed building or its settings, the Local Planning Authority shall have special regard to the desirability of preserving the

building or its setting or any features of special architectural or historic interest which it possesses."

Paragraph 199 of the NPPF (2021) requires great weight to be given to the conservation of heritage assets. Any harm resulting from the proposed development should be weighed against the public benefit in accordance with paragraph 202 of the NPPF (2021). Paragraph 202 of the NPPF, 2021 says that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

The site is close to listed buildings; The Old Farmhouse, Holly Cottage, and Dovecote at Toddington Farm and Toddington House. The retention of the existing boundary screening associated with the heritage assets would help to limit visibility into and out of the Central Wetland Area and Central Spine Road. The proposed landscaping of the Central Wetland Area with the retention of trees, and introduction of additional planting would help integrate the development into Hampton Park and the wider area. It is concluded that together with the established principles of application LU/47/11, and the proposed landscaping in this application there would be no harm to the significance of the heritage assets or their settings, the development is therefore acceptable, and in accordance with the Policy HER DM1 of the Local Plan, the NPPF and Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990.

SUMMARY

The Central Wetland Area would provide an essential area of open space, as well as providing a fundamental part of the surface water drainage system for Hampton Park. Whilst, the Central Spine Road crosses the central wetland area, it does not undermine the open space provision that is being provided.

In this case the appearance, scale and landscaping details for the central wetland are acceptable and would deliver open space which response positively to the character of the site and the wider locality. The proposals are in accordance with relevant development plan policies as well as the Development Framework Document and the NPPF. Therefore, it is recommended that the application is approved 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 approved shall be carried out in accordance with the following approved drawings and submitted materials:

- SF/PHLITTLE-CWA. 10/40 Rev P4 Proposed Footpaths and Longitudinal Sections
- 519_MP_PCA_01 Rev A- PROPOSED PEDESTRIAN & CYCLE ACCESS PLAN
- 519_PL_CWA_BWD_01- PROPOSED TIMBER BOARDWALK - CONSTRUCTION DETAILS & PLAN
- SF/PHLITTLE-CWA.10/60 Rev P3 - PROPOSED STREET LIGHTING DESIGN
- SF/PHLITTLE-CWA.10/30 Rev P7 CONSTRUCTION TREATMENTS PLAN
- SF/PHLITTLE-CWA.10/50 Rev P2 BULK EARTHWORKS - ISOPACHYTE HEIGHTS
- SF/PHLITTLE-CWA.10/51 Rev P2 BULK EARTHWORKS - SECTIONS
- 519_CWA-LP_01 LOCATION PLAN - MASTERPLAN
- 217-255_E15.5mT/002 GENERAL ARRANGEMENT - Plan View & Sections
- 6217-255_E15.5mT/003 SPECIFICATIONS - Text & Sketches
- 6217-255_E15.5mT/004 INSTALLATION & DETAILS - Illustrations & Details
- 6217-255_E15.5mT/627 CROWN JOINT DETAIL - Geometry
- 6217-255_E15.5mT/637 CROWN JOINT DETAIL - Reinforcement
- 6217-255_E15.5mT/999 LOOP JOINT BARS - Sketch for Location 1/50 scale
- 6217-255_E15.5mT/S20 ARCH ELEMENT A & B - Geometry & Anchor Location
- 6217-255_E15.5mT/S30 ARCH ELEMENT A & B - Reinforcement
- 6217-255_E15.5mT/S40 ARCH ELEMENT C & D - Geometry & Anchor Location
- 6217-255_E15.5mT/S41 ARCH ELEMENT E & F - Geometry & Anchor Location
- 6217-255_E15.5mT/S42 ARCH ELEMENT G & H - Geometry & Anchor Location
- 6217-255_E15.5mT/S43 ARCH ELEMENT I & J - Geometry & Anchor Location
- 6217-255_E15.5mT/S44 ARCH ELEMENT K & L - Geometry & Anchor Location
- 6217-255_E15.5mT/S50 ARCH ELEMENT C & D - Reinforcement
- 6217-255_E15.5mT/S51 ARCH ELEMENT E & F - Reinforcement
- 6217-255_E15.5mT/S52 ARCH ELEMENT G & H - Reinforcement
- 6217-255_E15.5mT/S53 ARCH ELEMENT I & J - Reinforcement
- 6217-255_E15.5mT/S54 ARCH ELEMENT K & L - Reinforcement
- PHTV/EW/03/BEBO/02 Services Arrangement over "BEBO" Overfilled Bridge rev A
- 2231-001 Byland Pile & Cap - General Arrangement Rev A
- 2231-002 Reinforced Concrete Pile Cap Details Rev A
- 2231 Byland Pile and Cap Report Rev A
- 332510715-TN004 Technical Note - Response to EA Objection (April 2022)
- TC22029_A088461-LA2 Planting Location and Features Rev C
- TC22029_A088461-LA1 Landscape Strategy - Illustrative Plan Rev C
- TC22029_A088461-LA3 Vegetation - Retained and Lost Plan Rev C
- TC22029_A088461-LA4 Landform Plan Rev C
- TC22029_A088461-LA5 Planting Plan Rev C

- TC22029_A088461-LA6 Specifications Rev C
- TC22029_A088461-LA7 Cross Sections - Locations Plan Rev C
- TC22029_A088461-LA8 Cross Sections - Sheet 1 of 2 Rev C
- TC22029_A088461-LA9 Cross Sections - Sheet 2 of 2 Rev C
- MB/C/03 Proposed northern crossing and construction details rev P1
- Design & Access Statement Rev B01
- Archaeological Evaluation Report Rev V1
- Ecological Mitigation & Management Plan
- Planning Statement Nov 2021
- Boardwalk Technical Specifications
- SGN Manual Manual for managing trees on development sites rev v3
- 16267-AA-CWA-DC-5 Arboricultural assessment & method statement
- 16267-15 Tree Protection Plan

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

- 2 INFORMATIVE: The applicant is required to enter into a Section 59 Agreement under the 1980 Highways Act to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process. Note this is only required if HGV traffic exceeds 20 movements per working day.
- 3 INFORMATIVE: Section 278 Agreement of the 1980 Highways Act - Works within the Highway
The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works if they affect the existing public highway. The applicant should 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.
- 4 INFORMATIVE: Section 38 Agreement of the 1980 Highways Act - Provision of Adoptable Highway
The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant should to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.
- 5 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.
- 6 INFORMATIVE: Temporary Developer Signage
The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.
- 7 INFORMATIVE: The applicant is advised that any proposed structures on, under, above or adjacent to any roads, watercourses etc, are required to be subject to the Technical Approval

process as specified within BD 2/12 of the Design Manual for Roads and Bridges. The applicant should contact the WSCC Structures Team to commence this process. The applicant should note that the failure to obtain technical approval may prevent the future adoption of the structure as part of the public highway or otherwise and as a consequence may incur additional works to bring the works up to a suitable standard.

- 8 INFORMATIVE: The submitted plans show tree planting close to water distribution mains. Southern Water has restrictions on proposed tree planting adjacent to sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water mains and sewers" and the Sewerage Sector Guidance with regards to any landscaping proposals and Southern Water restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.
- 9 INFORMATIVE: Please note:
 - The 9 inches, 14 inches public trunk mains require a clearance of 6 metres on either side of the trunk mains to protect it from construction works and to allow for future access for maintenance.
 - No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water trunk mains without consent from Southern Water.
 - No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
 - All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.
- 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.