

DECISION NOTICE

Application Ref: LU/369/21/RES

1 To Addressee

Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
GU15 3TQ

2 Site Address

Central Wetland Area
Hampton Park
Toddington Lane
Littlehampton
BN17 7PL

3 Description of Development

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.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

- 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.

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.

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.

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 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.

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.

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.

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.

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.

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.

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.



Neil Crowther
Group Head of Planning

Case Officer: Katie Sharp

Decision Issued: **10th August 2022**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

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

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).