

DECISION NOTICE

Application Ref: WA/36/26/PD

1 To Addressee

Manorwood
Suite 114
26 The Hornet
Chichester
PO19 7BB

2 Site Address

Choller House Farm
Barnham Lane
Walberton
BN18 0AX

3 Description of Development

Prior approval under Schedule 2, Part 3, Class Q for the conversion of existing 7 agricultural buildings into 9 No dwelling houses.

4 In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

CONDITION

This development under Class Q is permitted subject to any development under Class Q(a) or Class Q(b) being completed within 3 years from the date of this decision.

- 1 No development hereby approved shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:
 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 results of the site investigation and the detailed risk assessment referred to in (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 the remediation strategy 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 written consent of the local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with paragraph 187 of the NPPF. This is required to be a pre-commencement condition because contaminants could be mobilised during the construction phase.

- 2 Prior to any part of the permitted development hereby approved being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy (See Condition 1) 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 (See Condition 1) to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 187 of the NPPF.

- 3 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 187 of the NPPF.

- 4 No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters that must be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency. If such an assessment is required and approved, the development must be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 187 of the NPPF.

- 5 No development hereby approved shall take place until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, who shall consult with WSCC Highways and the council's Environmental Health Team as appropriate.

The approved CEMP shall thereafter be implemented and adhered to throughout the construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction. The CEMP shall provide details as appropriate, including but not necessarily restricted to, the following matters:

- the preferred road routing for all construction traffic associated with the development.
- provision of wheel washing facilities (details of their operation and location) and other works required to mitigate the impact of construction upon the public highway, including the provision of Temporary Traffic Regulations Orders.
- details of street sweeping.
- details of areas for the unloading, loading, parking and turning of vehicles on site.
- details of areas to be used for the storage of plant and materials associated with the development.
- contact details for the site contractor, site foreman and CDM coordinator, including out-of hours contact details.
- details of the arrangements for public engagement/consultation prior to and during the development.
- details of any temporary traffic management that may be required to facilitate the development, including chapter 8 traffic signage.
- measures to minimise the noise and vibration generated by the construction process, to include hours of work, proposed methods of piling for foundations, the careful selection of plant and machinery and the use of noise mitigation barriers.

If residential properties are to be completed and occupied prior to the whole development being finished, a scheme to protect those early occupants from noise and vibration shall also be submitted to and approved in writing by the Local Planning Authority.

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints and shall be available on site and their availability made known to all relevant parties.

No demolition/construction activities shall take place other than between 08.00 hours and 18.00 hours on Monday to Friday and between 08.00 hours and 13.00 hours on Saturday with no work on Sundays or Bank/Public Holidays.

Reason: In the interests of the safety/amenity of nearby residents and occupiers of any nearby noise-sensitive premises, the safety and general amenities of the area and in the interests of highways safety in accordance with NPPF paragraphs 116 and 187(e). This is required to be a pre-commencement condition because it is necessary to have the construction site set-up agreed prior to access by demolition/construction staff.

- 6 No external alterations hereby approved (except relating to the installation of services) shall take place unless and until a detailed colour schedule of materials and finishes to be used for external walls (and roofs) of the buildings have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the conversion of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the buildings by endeavouring to achieve a building of visual quality in accordance with NPPF paragraph 131.

- 7 No part of the development hereby approved shall be occupied until the mitigation measures outlined in Section 5 of the submitted Flood Risk Assessment AEG9506_BN18_Arun_01a Produced by Aegea and dated: 22/04/2026 have been implemented in full.

Reason: To reduce the risk of flooding to the proposed units and future occupiers in accordance with NPPF Paragraph 170.

- 8 Prior to occupation of any of the approved dwellings, the applicant or developer shall provide each dwelling with an electric vehicle charge point in accordance with the council's standards as set out in its Parking Standards SPD. This requires that where a dwelling has a driveway or garage then one of those parking spaces shall be provided with a charging point, with ducting then being provided to all other spaces, where appropriate, to provide passive provision for these spaces to be upgraded in future. The individual charge points shall be in accordance with the technical requirements set out in Part S, section 6.2 of the Building Regulations 2010 (as amended). The electric vehicle charge points shall thereafter be retained and maintained in good working condition.

Reason: To mitigate against adverse impacts on local air quality and to promote sustainable travel, in accordance with Arun Local Plan policy QE DM3(c), the Arun Parking Standards SPD and the NPPF.

- 9 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The spaces so provided shall be retained in perpetuity.

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

- 10 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

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

- 11 This application is subject to the Community Infrastructure Levy (CIL) as levied under Arun District Councils CIL Charging Schedule as adopted on 15 January 2020. Please complete Form 5 Notice of Chargeable Development. This form should be submitted (along with 'in use' proof) when a development is granted by way of general consent. Shortly after, if applicable, you will receive a Liability Notice informing you of any amount payable and any further forms required, prior to commencement.

For the avoidance of doubt the approved plans and details are:

- LOCATION PLAN 2506CH_000.
- BLOCK PLAN 2506CH_001.
- PLOT 1 FLOOR PLANS AND ELEVATIONS 2506CH_100.
- PLOT 2 FLOOR PLANS AND ELEVATIONS 2506CH_101.
- PLOT 3 FLOOR PLANS AND ELEVATIONS 2506CH_102.
- PLOTS 4, 5, 6 FLOOR PLANS AND ELEVATIONS 2506CH_103.
- PLOT 7 FLOOR PLANS AND ELEVATIONS 2506CH_104.
- PLOT 8 FLOOR PLANS AND ELEVATIONS 2506CH_105.
- PLOT 9 FLOOR PLANS AND ELEVATIONS 2506CH_106.



Neil Crowther
Group Head of Planning

Case Officer:

Harry Chalk

Decision Issued:

25th June 2026

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