

REPORT UPDATE

Application no: LU/246/23/PL
Page no: 1
Location: Littlehampton Seafront East of Harbour Park and South of South Terrace Littlehampton
Description: Application under Regulation 3 of the Town & Country Planning Act (General Regulations) 1992 for the regeneration and transformation of Littlehampton Seafront to provide improved facilities and spaces for sport, arts and recreation. This application may affect the setting of listed buildings, may affect the character and appearance of the Littlehampton Seafront conservation area and is in CiL Zone 5 (Zero Rated) as other development.

UPDATE DETAILS

OFFICER'S UPDATES

Further Consultation responses received:

Environment Agency - No objection.

- Advisory regarding licensing provided, advisory informative added to conditions list.

Further Representations responses received:

The Agent has replied to comments made by respondents to alleviate concerns/queries relating to;

- Loss of open green space. New formalised activities are predominantly located in areas of existing formal recreation i.e. BBQ area, fenced in mini golf etc. Large green spaces and lawns will be retained in proposal.

- New concession stands will be detrimental to existing local businesses. Data collected pre-application submission indicated that 82% of people surveyed were in favour of new offerings. The proposal aims to increase the diversity of food premises in Littlehampton, existing business could use the stands to expand.

- Impact from increase to the number of parking spaces/hard surfaces. Only 10 additional spaces are proposed, the proposed layout offers a more effective use of the site without greatly reducing the amount of open green space.

- Toilet functionality. Toilets have been designed after consultation with estates team at ADC. Door to WCs (except those which are accessible) will open inwards to prevent damage from high winds/opening into the path of users waiting.

- Number of new trees. New trees will provide shelter, shade, and increase biodiversity. They will be planted in groups rather than provide continuous cover and will be clear stemmed to retain views between and under the canopies.

- Lack of shelter. Proposal offers an optimal balance between providing shelter whilst retaining important sea views.

- Ongoing maintenance. Maintenance will be similar to other award-winning green spaces (such as Mewsbrook Park) existing bins will be reused and supplemented with new provisions.

OFFICERS RESPONSE

Environment Agency informative added to list of conditions.

The informative (no19) reads:

update(ODB 57)

19 - INFORMATIVE: Environmental permit:

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal),
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal),
- on or within 16 metres of a sea defence,
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert,
- on the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

OFFICER'S UPDATE

Further comments from Ecologist dated 27th November 2023 - Advice.

- Further details required in connection with Landscape and Ecological Mitigation Plan (LEMP) these can be obtained via the LEMP condition. This condition requires full details to be submitted and approved prior to occupation of the development.

OFFICER RESPONSE

LEMP conditions already attached to recommended approval. No action required.

OFFICER'S UPDATE

Further information supplied by Agent in respect of holding objection received from Lead Local Flood Authority (LLFA).

- The Agent has considered the consultation response received and the comments made by the LLFA and responded by submitting 3 additional documents including: Designer's Response; Drainage Network Maintenance Manual; and details of Drainage Protection and Runoff Management During Construction, to seek to address the concerns that have been raised. The designer's response has confirmed that the site is located higher than the published flood levels and the Drainage Strategy has been designed to provide direct infiltration into the ground within the site boundary.

The LLFA have been re-consulted on the amended details/information submitted and have provided additional comments as set out below:

Following a review of the updated information received, the Lead Local Flood Authority maintain our objection to LU/246/23/PL for the following reasons:

- As this is a full planning application, full calculations are required now in order to show the site can drain a 1 in 1 year, 1 in 30 year plus climate change and 1 in 100 year plus climate change event using the proposed layout. Updated calculations using FEH2022 and up to date climate change allowances have not been provided.
- To meet the 4 pillars of SuDS, the SuDS features need to deliver biodiversity and be

multifunctional. This is separate from BNG. The soft landscaping does not show any SuDS features which have biodiversity benefits.

- Increased use of open source SuDS required. Site constraints is not a valid reason to not include open source SuDS features.

OFFICER RESPONSE

The LLFA's continued objection to the proposed development is duly noted, however, an appropriately-worded, pre-commencement condition requiring the submission of a detailed surface water drainage system (condition 9) is already attached to the recommendation. This is felt to represent a proportionate response in view of the overall nature and scope of the proposed development and refusal on these grounds alone would not be justifiable.

The updates to this report, as discussed above, do not alter the Officer's recommendation of conditional approval in this instance.

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REPORT UPDATE

Application no: WA/67/23/PL
Page no: 23
Location: Land at West Walberton Lane Walberton Arundel
Description: Construction of 25 No dwellings together with associated access from Eastergate Lane, parking, public open space and landscaping (resubmission following WA/32/21/PL). This application may affect the setting of listed buildings, may affect the character and appearance of the Walberton Green Conservation Area, is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

UPDATE DETAILS

Reason for Update/Changes:

Correction to text within report and additional recommended condition relating to matters of foul drainage.

Correction:

Under the report heading 'Human Rights' it states "...The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal is considered to be a proportionate response to the submitted application based on the considerations set out in this report."

The recommendation is to grant planning permission and this section, therefore, should read: "...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."

Additional Condition:

It has been noted that Southern Water were not specifically consulted in respect of this application. A consultation with them has now been made and any comments received in time for the Committee will be reported verbally. It is of relevance that Southern Water (SW) were consulted in relation to, and commented on, an earlier application for 30 dwellings on the same site under LPA reference WA/32/21/PL and, at that time SW identified that there may be local capacity issues that would require reinforcement of the sewerage network.

In anticipation of the situation being similar in respect of the current application, albeit for a fewer number of dwellings, the following additional Grampian-style condition is recommended to be attached to any approval.

"24. Development shall not commence, other than the enabling works (specified below), until full details of the proposed foul drainage system for the development have been submitted to and approved in writing by the Local Planning Authority. This shall include details of siting, design and

subsequent management/maintenance. Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate wastewater network capacity is available to adequately drain the development.

The 'Enabling Works' referred to above encompass the following:

- (a) site investigations or surveys.
- (b) ecological preparation works.
- (c) tree protection measures.
- (c) the provision of security fencing, hoarding and sales signage.
- (d) the clearance of the site.
- (e) the provision of any temporary site point of access for construction traffic.
- (f) provision of temporary Welfare & Accommodation; and
- (g) temporary building services supply (electricity, water, data, etc).

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policies W DM1 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the foul water drainage system prior to commencing any building works."

Construction of 25 No dwellings together with associated access from Eastergate Lane, parking, public open space and landscaping (resubmission following WA/32/21/PL). This application may affect the setting of listed buildings, may affect the character and appearance of the Walberton Green Conservation Area, is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Land at West Walberton Lane
Walberton
Arundel

RECOMMENDATION

ACS - App Cond sub to S106

- 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 and documents:

- Proposed Site Layout - Drawing No. DE_001_G_01;
- Location and Block Plan - Drawing No. DE_001_G_02;
- Affordable Housing Layout - Drawing No. DE_001_G_03;
- Parking Strategy Layout - Drawing No. DE_001_G_04;
- Boundary Materials Layout - Drawing No. DE_001_G_05;
- Housing Mix Layout - Drawing No. DE_001_G_06;
- Access and Movement Plan - Drawing No. DE_001_G_07;
- Street Scenes Elevations - Drawing No. DE_003_E_01;
- Landscape Masterplan - Drawing No. P20-2233_07 Rev K;
- House Type Pack including Floor Plans and Elevations - Reference No. DE_02_B;
- Eastergate Lane Access Design and Visibility Plan prepared by Paul Basham Associates - Drawing No. 195.0002.002 Rev C;
- Ecological Impact Assessment (EclA) prepared by Ecosupport Ltd;
- Shadow HRA & Shadow AA prepared by Ecosupport Ltd;
- BNG Assessment prepared by Ecosupport Ltd, Nov 23;
- BNG Metric 4.0 V3 completed by Ecosupport Ltd;
- Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy;
- Tree Protection Plan prepared by Barrell Tree Consultancy - Drawing No. 20145-7;
- Manual for Managing Trees on Development Sites prepared by Barrell Tree Consultancy; and
- Topographic Survey prepared by P Stubbington Land Surveys Ltd - Drawing No. 8450/01/B.

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

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity setting of the conservation area by endeavouring to achieve a building of visual quality in accordance with policy D SP1, D DM1, HER DM3 and HER SP1 of the Arun Local Plan.

- 4 No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been

submitted by the applicant and approved by the Local Planning Authority.

Reason: The site is of archaeological significance in accordance with Arun Local Plan Policy HER DM6. This is required to be a pre-commencement condition because otherwise the disturbance of earth could harm important deposits.

- 5 Prior to commencement of development drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment incorporating Drainage Strategy, CEP, Version 2.4), Drainage Strategy Plan (23609_FRA_08_C CEP), Surface Water System Sections (23609_FRA_09 A & 10) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

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.

- 6 Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the Local Planning Authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained and in accordance with policies W SP1,W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 7 The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

- 8 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

- 9 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

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.

- 10 Any works which will impact the breeding/resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:
- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
 - b) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.
- Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998. It is considered necessary for this to be a pre-commencement condition to te proper licences are in place before construction commences.
- 11 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the BNG Assessment (Ecosupport, Nov 2023) as submitted with the planning application and approved by the Local Planning Authority.
- This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details
- Reason: To conserve and enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).
- 12 Prior to occupation, a "lighting design strategy for biodiversity" which shows no artificial illumination of the boundary hedgerows and trees shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) identify those areas/features on site that are particularly sensitive for bats and dormice and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
- All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.
- Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).
- 13 A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to commencement of the development.
- The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period, covering a minimum of a 30 year period relating to Biodiversity Net Gain).
 - g) Details of the body or organisation responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures.
- The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.
- Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of

Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species). It is considered necessary for this to be a pre-commencement condition to the proper landscape and ecological management measures are in place before construction commences.

- 14 No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the Local Planning Authority.

The Reptile Mitigation Strategy shall include the following.

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance of the Receptor area(s).
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the Local Planning Authority to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species). It is considered necessary for this to be a pre-commencement condition to the proper precautions are in place to ensure no harm to reptiles before construction commences.

- 15 Prior to the first occupation of any dwelling forming part of the proposed development the developer shall, at their own expense, install the fire hydrant in the approved location to BS 750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.

Reason: In the interests of amenity and in accordance with policy INF SP1 and TSP1 of the Arun Local Plan 2011-2031 and in accordance with The Fire & Rescue Service Act 2004.

- 16 The development shall be carried out in accordance with the submitted flood risk assessment (ref v2.4 November 2023) and the following mitigation measures it details:

-No development, or alterations to ground levels, shall take place within the design flood outline as shown on drawing 05A in Appendix 6 of the submitted FRA. Any development of alterations within the design flood outline are likely to require floodplain compensation

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To prevent flooding elsewhere by ensuring that there is no loss to floodplain storage in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 17 Prior to the commencement of development, a scheme for the incidental extraction of the safeguarded mineral resources underlying the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to:

- an assessment of the extent, volume and practicability for incidental extraction, which shall be based on detailed ground investigations; and,
- the methodology for which any identified incidental mineral extraction would be carried out, which shall include a detailed programme/phasing of extraction, the recording and monitoring of any safeguarded resource extracted and details of the proposed destination/use of the mineral.

Reason: To ensure the incidental extraction and recovery of any underlying safeguarded mineral resource, where practicable, in accordance with Policy M9 of the West Sussex Joint Minerals Local Plan (JMLP) and the National Planning Policy Framework

- 18 No development including site access, demolition or associated construction activities shall commence unless and until all the existing trees/bushes/hedges to be retained on the site have been protected in accordance with the details contained within the Arboricultural Impact Appraisal and Method Statement ref: 20145-AA5-PB and Tree Protection Plan ref: 20145-7. Within the areas so

fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of top soil unless agreed by the Local Planning Authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority.

No trenching should occur within the protective fencing surrounding the Root Protection Area.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy ENV DM4 of the Arun Local Plan. This is required to be a pre commencement condition because it is necessary to ensure that trees are fully protected before the ground is disturbed and works commence.

- 19 The approved development shall achieve a minimum of 10% energy supply reduction from either the use of decentralised/renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF). Any physical features that are required as part of the works must be installed prior to the occupation of each dwelling and shall be thereafter permanently maintained in good working condition.

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

- 20 No development shall take place, apart from the enabling works listed below (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), until a Construction & Environmental Management Plan and accompanying Site Setup Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with National Highways, WSCC Highways, the council's environmental health officer and ecologist as appropriate). Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction and will include (but not be limited to) details of the following information for approval:

- the phased programme of construction works;
- the anticipated, number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the strategic road network during the peak hours of 0800-0900 and 1700-1800 where practicable);
- the preferred road routing for all construction traffic associated with the development;
- provision of wheel washing facilities (details of their operation & 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 a means of suppressing dust & dirt arising from the development;
- a scheme for recycling/disposing of waste resulting from demolition and construction works (i.e. no burning permitted);
- details of all proposed external lighting to be used during construction (including location, height, type & direction of light sources and intensity of illumination);
- details of areas for the loading, unloading, parking and turning of vehicles associated with the construction of the development;
- details of areas to be used for the storage of plant and materials associated with the development;
- details of the temporary construction site enclosure to be used throughout the course of construction (including access gates, decorative displays & facilities for public viewing, where appropriate);
- contact details for the site contractor, site foreman and CDM co-ordinator (including out-of-hours contact details);
- details of the arrangements for public engagement/consultation both prior to and continued liaison during the construction works;
- details of any temporary traffic management that may be required to facilitate the development including chapter 8 traffic signage;
- measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s).
- risk assessment of construction activities potentially damaging to biodiversity.
- reasonable Avoidance Method Statement for reptiles.
- details relating to an updated Badger site walkover.
- identification of "biodiversity protection zones".
- practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts to biodiversity during construction (may be provided as a set of method statements).
- the location and timing of sensitive works to avoid harm to biodiversity features.
- the times during construction when specialist ecologists need to be present on site to oversee works.
- the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

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, shall be available on site and their availability made known to all relevant parties.

The 'Enabling Works' referred to above shall comprise the following:

- (a) site investigations or surveys.
- (b) ecological preparation works.
- (c) the provision of security fencing, hoarding and sales signage.
- (d) the clearance of the Site.
- (e) the provision of any temporary site point of access for construction traffic.
- (f) provision of temporary Welfare & Accommodation; and
- (g) temporary builders supply (electricity, water, data etc).

No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work (defined as not involving any machinery/plant) on Sunday or Bank/Public Holidays.

Reason: In the interests of the safety/amenity of nearby residents & occupiers of any nearby noise sensitive premises, the safety & general amenities of the area, biodiversity (particularly bats) and in the interests of highway safety in accordance with policies D DM1, ENV DM5, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1 of the Arun Local Plan and the NPPF. 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 construction staff.

- 21 No development above damp-proof course (DPC) level shall take place until full details of the proposed in-curtilage secure cycle stores have been submitted to and approved in writing by the Local Planning Authority and the relevant houses shall not be occupied until the approved cycle storage sheds associated with them have been erected/provided. These cycle storage spaces shall thereafter be permanently retained and maintained.

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policies T SP1 and T DM1.

- 22 Prior to occupation of any of each of the approved dwellings, the applicant or developer shall provide the dwelling with electric vehicle charge points 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.

- 23 No individual dwelling shall be first occupied until the vehicle parking and turning spaces serving that dwelling have been constructed in accordance with the approved plans. The parking spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development in accordance with policy T SP1 of the Arun Local Plan and the NPPF.

- 24 Development shall not commence, other than the enabling works (specified below), until full details of the proposed foul drainage system for the development have been submitted to and approved in writing by the Local Planning Authority. This shall include details of siting, design and subsequent management/maintenance. Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate wastewater network capacity is available to adequately drain the development.

The 'Enabling Works' referred to above encompass the following:

- (a) site investigations or surveys.
- (b) ecological preparation works.
- (c) tree protection measures.
- (c) the provision of security fencing, hoarding and sales signage.
- (d) the clearance of the site.
- (e) the provision of any temporary site point of access for construction traffic.
- (f) provision of temporary Welfare & Accommodation; and
- (g) temporary building services supply (electricity, water, data, etc).

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policies W DM1 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the foul water drainage

system prior to commencing any building works.

25 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 NPPF.

26 INFORMATIVE: Following approval of details showing the proposed location of all fire hydrant(s) or stored water supply (in accordance with West Sussex Fire and Rescue Service's Guidance Notes) and prior to the first occupation of any dwelling or unit forming part of the proposed new development you are advised to contact West Sussex Fire and Rescue Service (WSFRS) make them aware of all the fire hydrants for the site and their locations. They can then be operated and tested, their location marked up locally and plotted on the water management system and mapping. This information is then available to all fire crews attending the site, essential for locating the nearest fire hydrants available in the vicinity of a fire without delay.

Without this information WSFRS would not be aware of any fire hydrants available on the site and lead to valuable time being spent looking for a water supply to keep the fire appliance supplied with water. Without a supply of water people's lives and properties could be put at undue risk in the event of a fire. Fire hydrant information is to be sent to either the Planning Officer or directly to the Water and Access Department, WSFRS on the details given below:
Frs.waterandaccess@westsussex.gov.uk

27 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

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