

PLANNING APPLICATION REPORT

**REF NO:** LU/246/23/PL

**LOCATION:** Littlehampton Seafront  
East of Harbour Park and  
South of South Terrace  
Littlehampton  
BN17 5LH

**PROPOSAL:** 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.

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION	<p>This application seeks the redevelopment of part of the greensward and facilities buildings at Littlehampton Seafront, immediately east of Harbour Park Amusement site and south of South Terrace. It is currently laid out as an open green space including carparking, putting green, outdoor stage area, picnic and bbq area. The proposal involves the demolition and redevelopment of the public toilets and foreshore offices.</p> <p>The scheme includes:</p> <ul style="list-style-type: none"> <li>- A new pedestrian link between Beach Road and the Seafront 'Arrival Space'.</li> <li>- Alterations to car/coach parking arrangements.</li> <li>- New public 'Activity Area' (beach volleyball, table tennis, bbqs, water play and play frames etc.)</li> <li>- Enhancements to the 'Stage by the Sea' area.</li> <li>- New landscaped promenade area, new green links north/south and east/west.</li> <li>- Creation of a 'Market Place' area for concessions.</li> <li>- Demolition of existing toilet block with new WC and shower building provided.</li> <li>- Demolition and redesign of 'Foreshore Building'.</li> <li>- New lighting and landscaping scheme throughout.</li> </ul>
SITE AREA	4.6 hectares.
TOPOGRAPHY	Predominantly flat, gently slopping down towards the shoreline.
TREES	No protected trees on site. The area is generally free from tree coverage, however, this will be discussed further in the report below.
BOUNDARY TREATMENT	Various boundary treatments can be found within the site area

defining existing areas such as low knee rail fence surrounding the carpark, 1m high post and rail fence surrounding the bbq and mini-golf course, 1m high black painted metal railing denoting pathways and hedge surrounding the 'Stage by the Sea'.

SITE CHARACTERISTICS

The site is predominantly open greensward amenity space with various pathways running through, permanent and overflow carparking and a collection of facilities buildings including toilets and foreshore store, coastguards building, concession stands, theatre and the Harvester Restaurant, which was recently destroyed by fire.

Within the green amenity area traditional seaside amenities include a mini-golf course and bbq area.

CHARACTER OF LOCALITY

South Terrace runs parallel to the shoreline has an Area of Character with various Locally Listed Buildings (immediately north of site) and forms part of the Seafront Conservation Area, which contains various Listed Buildings (to the north-east of site). To the immediate west of site other seafront provisions and business such as Harbour Park and the Oyster Pond can be found. To the north of site its predominantly residential.

The site is accessible by bus (No. 12 route), 700m southeast of the train station and 600m directly south of the High Street.

**RELEVANT SITE HISTORY**

LU/91/19/PL	Change of use of parts of seafront for temporary food & drink outlets & other seaside uses together with associated temporary/portable structures & equipment for use by businesses associated with those outlets.	ApproveConditionally 28-10-20
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No history of note.

**REPRESENTATIONS**

Littlehampton Town Council - Support.

- Boost to tourism and water based pursuits.
- Would like disabled access to sea included.
- Would like the lighting to the carpark increased, to prevent antisocial behaviour.
- Ensure access into toilets is both practice for users and cleaners.
- Dog waste bin should be sufficient to cope with increased demand.
- South Terrace needs to be considered in terms of foul sewage.

Littlehampton Conservation Area Advisory Committee - Objection (dated 25/10/23)

- No Heritage Report included.
- Severe concerns regarding encroachment on the open greensward.

Further Comments dated 23/11/23 - No objection.

- Heritage Report has been submitted.
- Concern remains over impact on openness of green but they are aware that existing fencing and hedging somewhat intrude on existing views.
- Given the above and significant distances involved harm to the setting lies at the bottom level of 'less than substantial harm'.

The Littlehampton Society - Objection.

- Regretful loss of green space.
- More consideration of toilets is needed to ease cleaning.
- A previous application for pop up shops was refused due to impact of established business.
- Would rubber matting be better than grasscrete?
- Has maintenance provision been made, bins etc?

There have been 12 letters of objection, 2 letters of no objection and 2 letters of support.

## OBJECTIONS

- Trees will not make the area inviting and will block view from South Terrace properties.
- May make the area over commercialised.
- Extensive open space for people to use as they please, sandy beach and riverside offer lots to do.
- New concession stands will take business away from existing business.
- Tourists already come to enjoy the sea; this is the best water feature, no water play required.
- Where will additional coaches park.
- Market already exists on High Street weekly, why can't the existing green space be used for pop-up events?
- Toilet doors open inwards and are difficult to use, nowhere for friends to wait in the dry as toilets are externally operated.
- Ensure the toilets are easily maintainable.
- Money wasted on maintenance of existing toilet block recently.
- Open green space is full of opportunity and a precious resource, permeant enclosure of this space must be done with sensitivity.
- Not well advertised or consulted on.
- Planting should be low level only, do not block sea views.
- Historic Assessment has not considered East Beech Guest House, the only surviving later Victorian building not to be converted into flats.
- Proposal does not form part of the Littlehampton Town Plan.
- More concession stands required to support new business, 4 is too few.
- Lockers required in toilets for sea swimmers.
- Extension to hard surfacing is not required, increases surface water run-off and flooding.
- Has maintenance been factored in?
- Material finish of bike store visually links with existing business, which is inappropriate given it may produce negative links with that business if not properly maintained.
- Intensification on planting will make it unsafe for children.
- To help the traffic flow we feel the existing entrance and exit should be retained.
- Boulder wall to high and will block views.
- Trees in car park should not block lighting.
- Market Place containers do not look attractive.

## SUPPORT

- New toilet block and carpark improvements much needed.
- Gaps in bund allow for pedestrian to move freely.

- Removal of rotten fencing positive.
- More needed for youngsters, will be great improvement.
- Many in favour of scheme.

#### GENERAL COMMENTS

- 104 additional net car parking spaces incorrectly referenced within documents, there is only a gain of 10 spaces.
- Manhole next to proposed entrance to carpark, unsure if this is featured within design.
- Proposed entrance to carpark is often busy with illegally parked cars, can this be resolved in this application?
- Could a wall preventing stones from sea front be added to the scheme?
- Could additional disabled spaces be added to the northern end of the car park.
- Are motorcycle spaces provided?
- Is weight limit of overflow car park being considered?
- Accesses through bund need to be increased or protected from being blocked.
- Better signage for car park needed.

#### COMMENTS ON REPRESENTATIONS RECEIVED:

Planning concerns will be addressed in the report below. Many of the general comments are relate to queries rather than observations, some of which are outside the scope of this application.

### CONSULTATIONS

#### CONSULTATION RESPONSES RECEIVED:

PARKS AND LANDSCAPE - Support.

- The proposals have the potential to provide significant improvement to the location by enhancing and updating existing features, wellbeing, greening of site and biodiversity.
- Biodiversity net gain is achieved.
- Planting should be of a size to give instant impact.
- Clear management of the site post development must be ensured.
- The proposal offers an exciting modern scheme with an opportunity to enhance and improve the recreation offer in this location with play, improved accessibility and modernised facilities.

ENVIRONMENTAL HEALTH - Comments awaited.

WSSC LEAD LOCAL FLOOD AUTHORITY (LLFA) - Objection

- The FRA and Drainage Strategy is not in accordance with the NPPF, PPG Flood Risk and Coastal Change, Arun Local Planning or the LLFA SuDS principles.
- A complete set of hydraulic calculations are required to represent the full network. FEH Rainfall Modelling and correct input parameters to be included.
- The current inadequate level of supporting information for this application infers that flood risk may increase elsewhere, upstream, or downstream from the site areas and general vicinity.

ENGLISH NATURE - No objection.

ENVIRONMENT AGENCY - Comments awaited.

WSSC HIGHWAYS - Advice with conditions suggested.

- Scheme creates more accessible pedestrian route to Activity Hub.

- Taxi point and disabled parking bays also well located for ease of movement.
- The new entrance point will require a highway licence to accommodate the works on the public highway.
- The new layout has sufficient space to allow vehicles to turn within the access roads and areas provided.
- The entrance and exit points will be reversed from the current arrangement, to reducing queues coming in from South Terrace and to improve circulation within the car park.
- Height barriers will be retained/relocated to avoid heavy vehicles from entering the car park.
- The proposal will not have severe impacts on the highways network.

NATIONAL HIGHWAYS - No objection.

ECOLOGY OFFICER - Advice with conditions suggested.

- Accord with findings of ecological assessments.
- A Biodiversity net gain is achieved.
- The proposed soft landscaping and tree species are good and will provide opportunities for biodiversity and enhanced contact with nature.
- The lines of trees along the car park could be sunken to create rain gardens and the buildings could have lightweight green roofs installed.
- The management and monitoring report is fine but only runs for 5 years.
- Consideration should be given to retaining islands of meadow habitat for overwintering invertebrates and leaving some shrub areas un-mulched so native flora can establish.

SOUTH DOWNS NATIONAL PARK - No comments to make.

SOUTHERN WATER - Advice.

- Various design guidance provided.
- Licenses may be required for new connections to the sewer network.

ARCHEOLOGICAL ADVISOR - Advice with conditions suggested.

- Agree with findings of Historic Environment Assessment.

CONSERVATION OFFICER - No harm to the setting of the heritage assets.

- Works will impact setting of Listed Buildings, Conservation Area, Locally Listed Buildings (LLB) and Oyster Pond.
- Views from the Listed Buildings, Conservation Area and LLB over the greensward.
- Greensward allows appreciation of architecture of South Terrace and heritage assets.
- LLBs have historical links with site in that they acted as bordering houses for tourism trade.
- Car park does not form part of the positive setting of heritage assets.
- Proposal offers extensive greening of site.
- Formalisation of site is in character, as existing uses of site have historically been linked to seaside location.

SPORTS ENGLAND - Advice

- Consideration needs to be had to any Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place.

#### **COMMENTS ON CONSULTATION RESPONSES:**

Comments noted, conditions and informatives are proposed in response to the suggestions made, where appropriate.

<b>POLICY CONTEXT</b>
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Designation applicable to site:  
 Outside Built-up Area Boundary  
 Flood Zone 3  
 Article 4 Land  
 2km Buffer SSSI

**DEVELOPMENT PLAN POLICIES**[Arun Local Plan 2011 - 2031:](#)

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
EMPSP1	EMP SP1 Strategic Economic Growth
EMPSP2	EMP SP2 Economic Growth Areas
ENVDM3	ENV DM3 Biodiversity Opportunity Areas
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
HERDM1	HER DM1 Listed Buildings
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM3	HER DM3 Conservation Areas
HERDM4	HER DM4 Areas of Character
HERSP1	HER SP1 The Historic Environment
HWBSP1	HWB SP1 Health and Wellbeing
OSRDM1	Protection of open space, outdoor sport, comm& rec facilities
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
TDM2	T DM2 Public Parking
TOUDM1	TOU DM1 Tourism related development
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

<u><a href="#">Littlehampton Neighbourhood Plan 2014 Policy 1</a></u>	The Presumption in Favour of Sustainable Development
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Littlehampton Neighbourhood Plan 2014 Policy 2	A Spatial Plan for the Town
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**OTHER STATUTORY PLANS**[South Inshore and South Offshore Marine Plan 2018:](#)

South Marine Plan Policy S-ACC-1
South Marine Plan Policy S-BIO-2
South Marine Plan Policy S-HER-1

South Marine Plan Policy S-ML-1  
South Marine Plan Policy S-SOC-1  
South Marine Plan Policy S-SCP-1  
South Marine Plan Policy S-TR-1  
South Marine Plan Policy S-TR-2

**PLANNING POLICY GUIDANCE:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance

**SUPPLEMENTARY POLICY GUIDANCE:**

SPD12 Open Space, Playing Pitches & Indoor & Built Sports Facilities  
SPD13 Arun District Design Guide (SPD) January 2021

**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.

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal complies with relevant Development Plan policies in that the proposed landscape led approach will greatly improve the amenity offering of the area, promote health and wellbeing and tourism for the area and enhance biodiversity and access to nature on site. The provision of new concession stands will also provide economic benefits for the local area. Overall, the proposal accords the 3 overarching aims of the NPPF by achieving social, environmental and economic gains.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

- (2) in dealing with an application for planning permission the authority shall have regard to -
- (a) the provisions of the development plan, so far as material to the application,
  - (aza) a post examination draft neighbourhood development plan, so far as material to the application,
  - (b) any local finance considerations, so far as material to the application, and
  - (c) any other material considerations.

**OTHER MATERIAL CONSIDERATIONS**

Material considerations including the significant benefits arising from increased tourism in the area and economic gains made are discussed in the conclusions section of this report.

## CONCLUSIONS

### PRINCIPLE

The site is located to the edge of the Built-up Area Boundary (BUAB). However, it is acknowledged that it is well connected to the BUAB by its northern boundary. Policy C SP1 of the Arun Local Plan (ALP) is pertinent to countryside development and recognises countryside locations for their 'intrinsic character' and sets out criteria where it will be permitted, in this instance part (f) is of relevance as it states development can be permitted where it is in accordance with other policies in the plan.

The aim of the project is to renovate landscaping in the public open space, provide community facilities and upgrade concession offerings to 'attract a higher level of visitor numbers and stimulate economic growth in the area.' As such policies pertinent to this aim are EMP SP1 - Strategic Economic Growth, EMP SP2 - Economic Growth Areas, TOU DM1 - Tourism related development and OSR DM1 - Open Space and Recreation. Should the proposed development fully accord with the criteria set out in any of these policies then it will, in turn, accord with the criteria of Policy C SP1 (f).

Policy EMP SP1 seeks to promote sustainable growth, meet regeneration needs within the district's main towns and increase attractiveness of the coastal market area, by (a) promoting regeneration in town centres as the focus for leisure development in Littlehampton and (g) supporting and promoting a high-quality visitor economy. Policy EMP SP2 of the ALP states that the Council will seek opportunities to enhance local employment prospects within the Littlehampton Growth Area (LGA), the site is situated within this area. The growth areas seek to support delivery of appropriately scaled development with an aim to promote vitality, viability and regeneration of the area. Particularly within the LGA, proposals which accord with other policies in the plan will be encouraged if they safeguard the Harbour, address flood risk and contaminated land and conserve nature. Development is encouraged to provide and enhance commercial and leisure activities to increase the vitality of the town centre whilst maintaining appropriate levels of town centre parking.

The proposed development will be situated to the east of the river's mouth, as such there will be no direct impact on the Harbour or its day to day running operations.

Despite the site's location outside of the BUAB, it is well connected with Littlehampton's town centre. The proposal seeks to increase the offerings of leisure, play and commercial opportunities on site. This aligns with both policies' aims of increasing economic productivity via regeneration and provision of enhanced leisure facilities, in the town's focal point for touristic activities which also forms part of the LGA.

Policy TOU DM1 supports proposals which attract visitors provided that they are (a) in accessible locations, (b) are accompanied by a travel plan, (c) address visitor management issues and (d) achieve good design. Tourism development outside the BUAB, should generally be small scale and related to quiet informal recreation, however facilities may also be considered appropriate where they are associated with a specific feature or location. In all cases development must demonstrate that it is compatible with the countryside and has been designed to minimise its potential impact. In the preamble for the policy para. 10.1.4 recognises the focus of Littlehampton's tourism trade to be the harbour and seafront areas.

Policy OSR DM1 states development on existing public open spaces will be supported only when (c) the development is for an alternative open space, community or cultural provision, the need of which needs to clearly outweigh the loss. The existing site is an open area suitable for low impact recreation activities and includes a mini-golf course, BBQ, and seating areas. The proposal seeks to formalise this area of public open space, which will result in a greater intensity of uses and is seen as an efficient use of the site. It is acknowledged that the form of the public open space will alter, however this proposal is for the



renovation of the amenities on site, rather than for the loss of such an area. The significant economical and tourism benefits as highlighted above provides justification for the need, which clearly outweighs any impact on the open character of the area.

The proposal is in accordance with Policy OSR DM1 of the ALP.

#### CONCLUSION OF MATTERS OF PRINCIPLE

The proposal to redevelop existing public amenities and the enhance provision of leisure facilities within the LGA, which is a sustainably located site immediately to the south of Littlehampton's town centre, accords with policies EMP SP1, EMP SP2, TOU DM1 and OSR DM1 of the ALP. The proposal will have a positive impact on the town by increasing leisure offerings for both local people and tourists which in turn will benefit the local economy. This aligns with social and economic objectives of the NPPF. Other matters also requiring assessment as part of these policies relating to flood risk, contamination, biodiversity, parking and general design matters will be discussed below.

#### MARINE PLAN

The site is immediately adjacent north to the foreshore. The relevant policies of the Marine Plan as listed in the policies section generally require that impacts on the marine environment are (in order of preference) avoided, minimised, or mitigated. In particular, the relevant Marine Plan policies to this location seek to minimise disturbance of the seascape, Heritage Assets, and minimise litter. Proposals will be supported where they promote tourism based activities. However, they should ensure they demonstrate that an increase to tourism will avoid and minimise harm and maintain public access to the marine area.

The proposals offer increased tourism and recreational opportunities which will aid in diversification of the marine environment. Despite small encroachments in the open setting of the landscape, the minimal harm incurred is significantly outweighed by the social, environmental and economic gains made. Bins are provided to contain litter and public access to the shore is retained in its current format.

The proposal accords with the relevant policies of the Marine Plan.

#### CHARACTER AND APPEARANCE

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art and Scale.

Part H of the ADG requires that all development should enhance the provision and quality of community and leisure facilities. This proposal will greatly improve the quality of leisure facilities for Littlehampton Seafrost.

The existing character of the area is of low-density open space with parking provision (West Green Car Park) to the west of the site, with open green amenity grassland with street furniture to the east and south of the site. Urban form decreases from west to east. The site's existing facilities include the car park, WCs, Windmill Entertainment Centre, a restaurant (closed due to fire damage), Coastguard's building and Foreshore building, concession kiosks, a picnic area and public use BBQs and the 'Stage by the Sea'. The site includes 2 no. existing highways; Windmill Road to the western boundary of site, and Banjo Road to the eastern boundary of site. Windmill Road features the current exit from the car park and vehicular and emergency access to Harbour Park and facilities beyond. Banjo Road provides coach parking. There is a north-south pedestrian path running from South Terrace through the amenity grassland exiting onto the promenade. Other formally laid out paths run in and around the built form on site, otherwise pedestrian access around site is predominately freely accessible but accentuated and in cases impeded by various low level timber knee rails framing certain areas e.g. car park, highway edges.

There is a mix of styles of existing buildings in the location, both pitched and flat roof designs as well as single and double storey buildings. Predominant material finishes are brick, render, colourful weatherboard and metal cladding. No wholesale redevelopment of the area has occurred for some years, and this has impacted the quality of the existing amenity provision and its visual appearance. As such, the area will benefit from significant renovation. From external positions, especially from South Terrace, there is little to suggest that there are already various amenity and touristic provisions in this location, this is considered a missed opportunity, one which this holistic proposal could readily alter.

The replacement WC block is to be a single storey elongated structure with curved elevations to the north and south, it is reflective of the existing concession building directly to the south, it will also feature a bright array of colours with the design taking inspiration from colourful beach huts. The toilets provide a colourful enhancement, reflective of seaside locations and existing structural form, which is seen as a positive enhancement over that of the existing utilitarian building. The proposed foreshore building has taken a different design direction. It is noted that the building is to be vertically timber clad (natural finish), taking inspiration from other seafront buildings. The foreshore building, acts as a transitional structure, linking the urban structures to the west with the naturalistic landscaping encompassing the Activity Hub to the east. The footprint of the proposed buildings is appropriate for their intended use, the overall height of the foreshore building is 5.2m and toilet block is 3.1m. The overall scale is comparable to existing buildings on site.

The new concession stands will be located to the far east of the site, to the south of Banjo Road and north of the Stage by the Sea. It is proposed that the stands will be converted storage containers. The containers are small in scale and provide adaptable space for their intended occupants. The containers would be visible from the foreshore, however views from South Terrace are expected to be largely obscured by the coach parking and the considerable amount of landscaping proposed for the area. By resurfacing Banjo Road and providing a turning head rather than a small roundabout turning area, the space can be better utilised for pop-up events. This multifunctional area is an efficient use of this part of the site and upgrades the form and functionality of the existing Stage by the Sea. The proposed layout of the concession stands and Market Place area offers good permeability through the area and good visibility of the ordering points, from different locations on the Promenade and adjacent land.

It is proposed to implement a new water play area permeating in the centrally located Activity Hub. Other activities available include climbing equipment, petanque area, volleyball court and basketball area. The new and extensive landscaping and gardens will also offer a good variety of areas to rest and dwell for both individuals and larger groups. As the proposal has a landscape led approach, these areas are well integrated into the landscape and well screened from the car park. A planted bund will also protect users from prevailing winds and partially enclose the site providing comfort to its users. This semi-formal area will successfully link the built form of the western side of the site with the proposed offerings to the east.

The proposal includes extensive new landscaping, including trees to site, providing natural backdrop to other informal hard landscaping (water rills and pools) and more formal landscape and street furniture. Additional planting is proposed to the western and eastern side of the car park. Whilst this will not completely obscure the car park and recede its dominance over the South Terrace street scene and improve views from the highway, it is acknowledged that complete screening of the car park is neither feasible nor practical for safety reasons. Street furniture (lamps and railings) have been chosen which match in design and specification with the newly renovated and adjacent Pier Road riverside development.

In terms of character and appearance, the proposed scheme will greatly improve the areas offering in terms of leisure facilities in accordance with Part H of the ADG. It will increase the amenity offerings of an area already accommodating typical seaside activities. No significant harm will arise as its bulk is small in

scale or well related to the established built form and hard landscaping features, with architectural cues being taken from the existing site and other seaside locations. The proposal offers good permeability through the site. In these respects, the proposal accords with Policy D DM1 of the ALP.

#### RESIDENTIAL AMENITY

Policy QE SP1 of the ALP sets out criteria for which generally seeks to minimise the impact of the proposal on its neighbours and the locality and enhance the quality of its environment. Policy QE DM2 seeks to control outside lighting schemes to prevent adverse impact on neighbours, are appropriately necessary for security and safety and are powered by renewable sources.

The area is already used by different business to offer leisure and tourism opportunities. The nearest residential neighbours to the site are located approx. 150m to the north of site. Given the scale and position away from residents, it will not be overbearing or impact the privacy of the residential dwellings.

Lighting ranges from lighting columns to match Pier Road, 380mm square lighting bollards and 4m LED streetlamps. 11 lighting columns, design to ADC lighting standards, are positioned in the car park. Bollards will be used to light the main walkways through site, north/south routes and east/west. Lighting of the car park and main routes has been kept to a minimum to ensure safety of users, without being detrimental to the wider area. A lighting scheme has been provided, demonstrating that light levels do not overspill the site, towards the properties in South Terrace or foreshore. The promenade and highway lighting remains as existing. This will make significant improvements to public safety after dark.

Comments have been received stating that harm will occur to the amenity of residents on South Terrace and harm to businesses due to the loss of views. Whilst outlook and the development's potential to be overbearing and have a negative impact to residents privacy are a planning concern, views or are not protected. Saying that, given the significant distances involved, significant greening of the area and the fact that the character of the proposal maintains the sense of place, as mentioned within the character and heritage assessments, there will be no material harm caused in this regard.

During the pre-application stage, Environmental Health suggested various conditions relating to contamination, asbestos, lighting, working hours, Electric Vehicle (EV) charging points, site deliveries and noise, water sampling and extraction. Of the suggested conditions, the conditions relating to contamination and noise are deemed unnecessary as the site has historically been open amenity/coastal area and its existing use is one of amenity provision. It is recommended that an asbestos survey is undertaken prior to demolition of the toilet block to ensure the health and wellbeing of operatives is not negatively impacted. EV chargers are considered during the discussion of Highways and Parking. Other matters are suitable to condition to maintain the favourable condition of the site during the construction and operation phases such as they will not negatively impact neighbouring residents.

Subject to conditions, the proposal would not negatively impact neighbouring residents and will enhance the quality of their environment in accordance with Policy QE SP1 of the ALP.

#### HEALTH AND WELLBEING

Policy HWB SP1 states that development shall be designed to maximise the contribution it can make to promoting healthy communities and reducing health inequalities, it can do this by (a) contribution to infrastructure to encourage exercise, sports and recreation facilities, (b) providing mixed use facilities and (c) ensuring that provisions are accessible to all.

The proposed development makes provision of play and sports services which will be safe and fully accessible for all. New surfaces will be of a width and construction not to impede movement of physically disabled persons, allowing new and significant movement where previous low-level barriers prevented easy access. New lighting will make the area safer during darker hours, with pedestrian access through

the car park being carefully considered and designed for.

The new toilet building includes 24 standard cubicles and 10 cubicles for disabled persons or family units. Urinals and external showers are also provided. There is a net increase in toilets provided. The externally accessed cubicles allow for greater safety for users, whilst the large roof overhang and benches allow for waiting group members. Comments received note the inward opening doors of the ambulant cubicles, this is appropriate, disabled/family cubicles have outward opening doors for ease of use. The proposed WC building is considered a significant improvement on current facilities.

The proposal will significantly enhance the play and leisure amenities of the area with a scheme designed for all abilities and age groups. The proposal will bring about significant benefits to the health and wellbeing of Littlehampton residents in accordance with policy HWB SP1 of the ALP. It has also been designed to be in accordance with the good practice guide for Public Open Space, Playing Pitches and Built Facilities SPD.

## HERITAGE

Policy HER DM1 relates to Listed Buildings and states that proposals must protect, preserve and if possible, enhance the historic character and integrity of the building. Policy HER DM3 relates to conservation areas and state that proposals must protect and if possible, enhance the setting of each.

Policies HER DM4 - Areas of Character (AOC) and HER DM2 - Locally Listed Buildings (LLB) states permission will be granted subject to the retention of defining features, the retention of the mix of uses of an area, and the preservation and enhancement of the special character of these areas. Proposals are expected to respect the setting of LLB including their architectural, landscape and historic interest.

Paragraph 194 of the NPPF requires the Local Planning Authority (LPA) to ensure the applicant/agent describes the significance of the heritage asset affected by a proposed development. The Applicant has identified that there are no heritage assets within the site, however within a 500m radius there are a total of 36 Listed Buildings, 3 Conservation Areas and 1 Scheduled Monument. Of most influence is the Littlehampton Seafront Conservation Area which sits approx. 50m north-east of site. Within this area is the largest proliferation of Listed Buildings. To the west, on the western riverbank is Littlehampton Fort, a scheduled monument approx. 200m away. Immediately opposite the site nos. 82-95, 57-76 and 48-55 South Terrace are non-designated Locally Listed Buildings as is the Oyster Pond to the west of site. The site sits within an Archaeological Notification Area. In terms of this report, given the significant distances and existing structures between site, the Scheduled Monument is discounted, as the proposal will not harm it or its setting.

The open amenity greensward forms part of the setting of various LLBs (nos. 48-95 South Terrace) and the South Terrace Area of Character (AOC). The significance of the area is derived largely from the aesthetic value as a group of 'designed middle class dwellings and boarding houses', which were designed to appreciate the views of the greenspace and the sea. Whilst the relationship between the houses/area can still be appreciated, the existing car park and overflow car park have eroded that view somewhat. The Oyster Pond forms part of the setting of the AOC. The asset's significance is derived from its historical illustrative and aesthetic value.

Views from the sea facing parts of the Conservation Area towards the site are already partially obscured by Beach Crescent and whilst there will be a change in outlook to other buildings such as those located within the AOC, the change is considered minimal. The increase in activity is of a character associated with its seaside location and includes good levels of screening. The existing car park is of poor quality and does not form a positive part of the setting of the AOC or Oyster Pond. The proposal offers means to formalise and improve on the existing car park arrangements and includes the introduction of new materials and high-quality planting and screening. The proposed grasscrete to the overflow carpark will

provide a good balance of hard surface to green area.

A landscape led approach is the best approach as this would allow the important, open space to retain some of its historic 'green' character. It is therefore positive to note that the intention is to introduce a significant amount of landscaping, especially soft landscaping. Other views out from the non-designated heritage assets towards the site will overlook the proposal, it is worth remembering that the southern part of the site would be some distance away and there is significant vegetation which will help to soften and screen some of the new development. The proposal will not change the relationship between the LLBs or AOC and the open green space and the beach. The architectural value of individual houses and their composition as a group will not be changed by the proposed development. Therefore, on balance, no harm is thought to arise to these assets.

The proposed development would result in no harm to the setting of the heritage assets, and therefore not harm their significance, as such they fall to be determined in accordance with other policies in the Plan.

The proposal does not impact the architectural merits of the Conservation Area, Listed Buildings, AOC or LLB. The proposal, despite intensifying and formalising the site, enhances a use already found in the area. The good levels of planting and high-quality materials will have a positive impact on views deemed to be negative to the heritage assets. It has been demonstrated that the AOC and LLB are historically and architecturally linked with the seafront and its historical offerings as a seaside resort, this proposal will enhance and re-establish these links. The proposal accords with policies HER DM1, HER DM2, HER DM3 and HER DM4 of the ALP and the NPPF.

#### TREES AND LANDSCAPING

Policy ENV DM4 of ALP relates to the protection and enhancement of biodiversity and the protection of trees. Development shall be sympathetic to, and incorporate, valued habitats and seek a net gain in biodiversity. Where trees are found on a development site developers shall take a comprehensive view of tree issues at the outset of a development.

A Landscape Strategy, Arboricultural Impact Assessment (AIA) Tree Strategy Plan and Tree Removal Plan have been included in this submission. 8 trees are present on site, 6 of which are category B trees, 2 are category C, there are also 6 groups of category C trees and 1 category C hedge. There are no protected trees on site, as such the proposal is required to take a comprehensive view of the trees at an early stage in the design process. An Arboricultural Impact Assessment has been provided and it has detailed the need to remove 1 individual tree, 4 groups of trees and 1 hedge. Their amenity value is low, and their loss is not cause for concern, especially given the extensive replanting proposed. The AIA indicates that the root protection area (RPA) of 4 trees (T2, T3, T7, T8) will experience incursion by the proposed works. Appropriate strategies for working within the RPA of trees have been detailed, as such no harm to these trees is expected. A condition can ensure that works are implemented in accordance with the AIA.

The landscape features have been designed to provide places of rest, active spaces, shade and shelter from the elements and screening and a mixture of textures and finishes are proposed. Social spaces are included which can accommodate larger groups such as picnic lawns and gardens, and smaller spaces such as the sheltered seating areas. Robust materials are utilised for surfaces required to be hard wearing/primary routes through site with looser materials laid to secondary and tertiary routes. Materials have been chosen which closely fit with this seaside location and include bonded aggregates, pebbles of various sizes, concrete and bitumen. Soft landscaping has been chosen to provide year-round interest with robust native species forming a backdrop to the scheme. This will be beneficial as it will have a positive effect on biodiversity and lower maintenance.

The proposal has considered the existing trees which are low in number and of minor amenity value. Extensive new tree planting is proposed. The proposal accords with Policy ENV DM4 of the ALP.

### BIODIVERSITY

Policies ENV DM3 and ENV DM5 of ALP relates to the protection and enhancement of biodiversity. Development shall be sympathetic to and incorporate valued habitats and seek a net gain in biodiversity. An Ecological Appraisal has been submitted with the application.

The site predominantly features highly trodden amenity grassland and hardstanding/built form. Potential notable species including bats, reptiles and nesting birds are expected to frequent the site. The toilets have a moderate potential for roosting bats, the building is to be demolished. Other buildings surrounding site have high or low potential. 3 trees to the northwest of the carpark have low potential. The trees are to be retained.

The proposal is not expected to result in a significant loss of habitat for bats, nesting birds or reptiles. Appropriate mitigation measures for the construction phase and long-term biodiversity net gain (BNG) are suggested and can be achieved in practice via conditional approval.

The proposal offers an exciting opportunity to provide increased greening of the area which will benefit wellbeing of users and will provide a biodiversity net gain. The BNG equates to 2.85 BNG habitat units which is an increase of 45.36% from the baseline units. A Landscape and Ecological Management Plan has been submitted indicating future management strategies of the site for its continued success, although it is acknowledged to only be for 5 years. This will need increasing to a minimum term of 30 years and can be secured by condition.

ADC's Parks and Landscape Department have indicated their support of the application, stating it is an exciting and modern scheme providing an opportunity to enhance and improve the recreation offer in this location with play, improved accessibility and modernised facilities'. No conditions have been suggested.

The proposal accords with Policy ENV DM5 as a BNG is achievable and can be conditioned to secure its implementation.

### HIGHWAYS AND PARKING

Under the current proposal the parking capacity will not decrease, capacity will increase to the main car park with a gain of 10 spaces. A total of 17 disabled spaces are provided, which is an increase on previous levels. Coach parking is proposed to Banjo Road, the number of coach parking spaces will be reduced by 4 to 16 spaces. Consolidating all car parking to the existing car park area is an efficient use of the site. A taxi drop-off point and the disabled bays will all be located adjacent to the Activity Hub, allowing easy access to the facilities. Routes through the car park have been designed to prioritise pedestrian movements. The exit and entrance to the car park have been reversed, this is to prevent queuing on South Terrace during busy periods. The site is in a location well served by town centre facilities and public transport hubs.

Electric Vehicle (EV) charging spaces are also proposed within the main car park, with 8 EV bays provided. Given there is only a net gain of 10 spaces on site the provision of 8 EV charging points exceeds the 30% requirements set out in Arun's Parking Standards SPD and Part I of the ADG. 40 new cycle spaces are provided in Sheffield Cycle Stands.

Swept path analysis for a fire appliance and refuse truck has been provided demonstrating both can access the facilities and turn on site, leaving and entering Windmill Road in forward gear.

The parking provision on site remains at a similar level to the existing site, as such the amount of parking is appropriate. New green infrastructure including cycle parking, EV charging points and safe and direct pedestrian routes will be implemented. Policy T SP1 requires that development is designed to reduce the need for car travel, give priority to pedestrian and cycles, provide facilities to serve pedestrians and cyclist and be in areas well served by public transport. The scheme achieves this and accords with policy. Parking provision is retained at appropriate levels and WSCC Highways have no objections to the scheme stating that it will not severely impact the highways network, thus the proposal accords with Policy T DM2 of the ALP.

#### FLOODING

Policy W DM2 of the ALP states that development within areas at risk of flooding must meet the criteria (a)-(f) and be accompanied by a site-specific Flood risk Assessment (FRA). Policy W DM3 of the ALP requests that water capture and onsite storage of surface water is facilitated at an early stage in the design. Development must incorporate Sustainable Urban Drainage Systems (SUDs), which could include green roofs, permeable hard surfaces or water harvesting features.

Documents submitted have detailed areas at a high risk of flooding to the north of site from surface water flooding and running in pockets through the site from tidal inundation. The rest of the site is situated between low and medium risk. The site is classified as 'water compatible' development and the car park 'less vulnerable'. As the site is already at risk of tidal flooding (in part) and is used as an amenity space, no significant change is perceived. Accordingly, whilst the objection from the Lead Local Flood Authority is noted, and has been taken into account, it is not considered that a refusal on these grounds would be justified.

The proposals include permeable services and soft landscaping to attenuate surface water. The proposal will incorporate SUDs within the design, and details have been provided. ADC Drainage Engineers have not provided comment, but given the potential flood risk issues on site, historic surface water flooding on South Terrace, and the be greater amount of hard surface, surface water drainage needs to be carefully considered. A condition is recommended to ensure that the surface water design can be fully controlled.

Subject to condition the proposal accords with W DM3 of the ALP.

#### SUMMARY

The scheme offers clear opportunities to enhance the visual qualities and amenity provision for Littlehampton Seafront, with the social, environmental and economic benefits evident. Through complying in principle with policies EMP SP1, EMP SP2, TOU DM1 and OSR DM1, the proposal in turn accords with Policy C SP1(f). The proposal also accords with other policies in the plan relating to matters such as design and character, residential amenity, health and wellbeing, parking, flooding, heritage and biodiversity. Any minor negative impacts are significantly outweighed by the benefits. As such, this proposal is recommended for approval subject to the following conditions and informatives.

#### HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms

of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

**DUTY UNDER THE EQUALITIES ACT 2010**

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

**RECOMMENDATION**

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Site Location Plan - Site Wide 12513-LD-PLN-001 P02
- General Arrangement - Site Wide 12513-LD-PLN-100 P05
- General Arrangement 1 of 4 - West Green Car Park 12513-LD-PLN-101 P05
- General Arrangement 2 of 4 - Banjo Road 12513-LD-PLN-102 P05
- General Arrangement 3 of 4 - Activity Hub (West) 12513-LD-PLN-103 P05
- General Arrangement 4 of 4 - Activity Hub (East) 12513-LD-PLN-104 P05
- Site Section Elevations 12513-LD-ELE-600 P02
- Proposed GA Floor and Roof Plans WC Building 230238-ACD-KKL-02-L0-DR-A-1420 P05
- Proposed Elevations WC Building 230238-ACD-KKL-02-L0-DR-A-1520 P04
- Proposed GA Floor Plan Foreshore Building 230238-ACD-KKL-01-L0-DR-A-1400 P05
- Proposed Roof Plan Foreshore Building 230238-ACD-KKL-01-L0-DR-A-1401 P05
- Proposed Elevations Foreshore Building 230238-ACD-KKL-01-L0-DR-A-1500 P05
- Proposed GA Floor and Roof Plan Concession Container Type 2 (20ft) 230238-ACD-KKL-03-L0-DR-A-1460 P04
- Proposed Elevations Concession Container Type 2 (20ft) 230238-ACD-KKL-03-L0-DR-A-1560 P03
- Proposed GA Floor and Roof Plan Concession Container Type 1 (15ft) 230238-ACD-KKL-03-L0-DR-A-1440 P03
- Proposed Elevations Concession Container Type 1 (15ft) 230238-ACD-KKL-03-L0-DR-A-1540 P03
- Proposed External Lighting Layout TDC23051-ALL-00-E-7020

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

- 3 The following measures for the mitigation of impact and enhancement of biodiversity, set out



in the Ecological Appraisal and Biodiversity Net Gain Assessments, shall be implemented in full prior to the new development being first brought into use or in accordance with the timetable detailed in the approved scheme.

To include nest boxes, bat boxes, scrub planting, meadow planting, ornamental planting and tree planting.

Reasons: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: ENV SP1 and ENV DM5 of the Arun Local Plan.

- 4 A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the first occupation of any part of the development (or specified phase 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).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures for a minimum of 25-year period.

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.

Reasons: 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), s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species) and Arun Local Plan policy ENV DM5.

- 5 Prior to the occupation of the new development, the applicant or developer shall provide electric vehicle charge points to serve the parking spaces associated with the approved use in accordance with the approved plan General Arrangement 1 of 4 - West Green Car Park 12513-LD-PLN-101 P05. 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.

- 6 Landscaping (hard and soft) shall be carried out in accordance with the details shown on plans Planting Strategy TBLA-003-LAS-002 P01, Tree Strategy TBLA-003-LAS-001 P01, and General Arrangement - Site Wide 12513-LD-PLN-100 P05.

All planting, seeding or turfing comprised in the approved details shall be carried out in the first

planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 and ENV DM4 of the Arun Local Plan.

- 7 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.

- 8 No part of the development shall be first occupied until the cycle parking spaces have been provided in accordance with drawing 'General Arrangement - Site Wide 12513-LD-PLN-100 P05.' 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.

- 9 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council, and are an overriding factor in terms of requirements. Winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

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

- 10 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 approved Arboricultural Impact Assessment dated 26 September 2023. 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 in writing 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. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist would be required to assess and determine whether the loss of the roots would

be detrimental to the continued health and stability of the affected tree.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with Arun Local Plan policy ENV DM4. 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.

- 11 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters;

- proposed construction hours,
- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- the prevention of deliveries at the site during school drop-off and pick-up time (generally 0800-0900 and 1430-1530),
- access arrangements from the public highway, including temporary accesses and alterations to existing accesses,
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with T SP1

- 12 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 13 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance, as per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>, on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage designs must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 45%).

Freeboard is to be provided between the base of the infiltration structure and the highest recorded groundwater level identified in that location. Ideally this should be 1 metre where possible, as stated in the CIRIA Suds Manual guidance. However, on the coastal plain in particular, where geology dictates and where shallow perched/tidally influenced water tables

are often present, this is unlikely to be achievable irrespective of this, infiltration must still be fully considered. Therefore, to maximise this potential and avoid utilising other less favourable methods of surface water disposal, the bases of infiltration structures are permitted to be immediately above the peak recorded groundwater levels where it is deemed necessary.

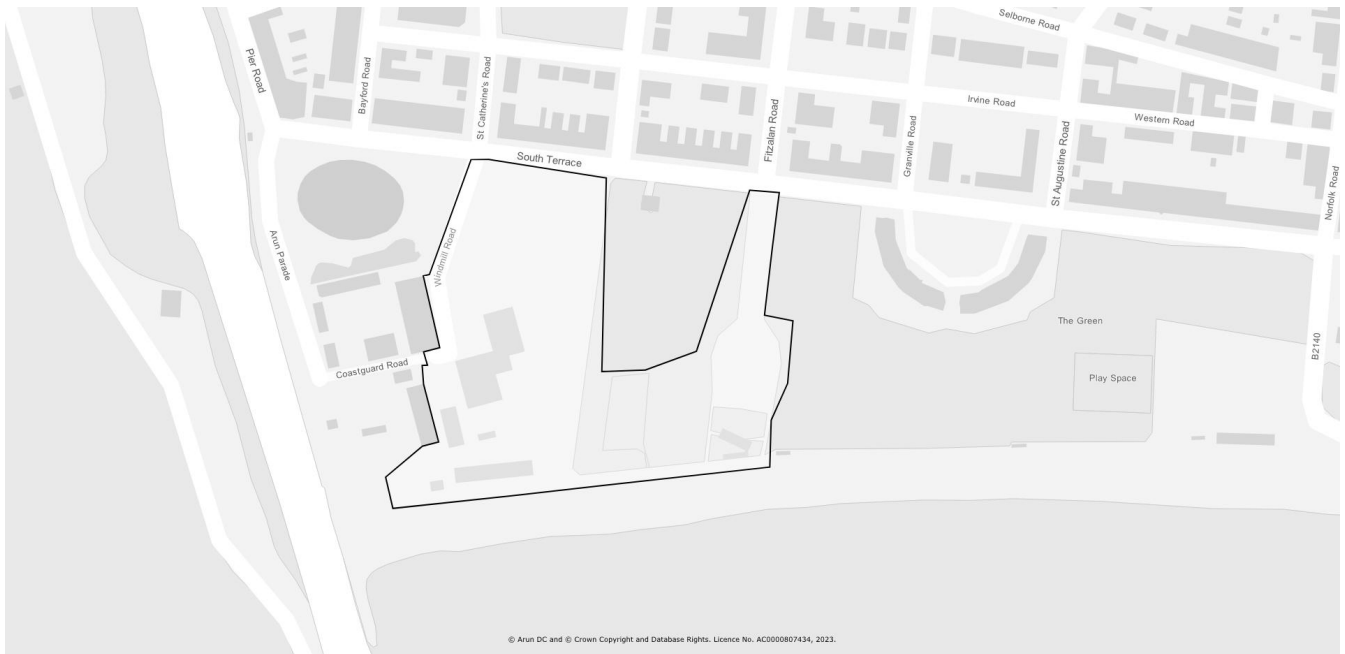
In areas where an aquifer is to be protected (subject to guidance from the Environment Agency) then a minimum 1 metre freeboard must be provided. Suitable water treatment is required upstream to the point of discharge in all circumstances to minimise any groundwater pollution risk or detriment to the drainage network. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design. The applicant is advised to discuss the extend of ground water monitoring with the council's engineers.

Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application. Reference should also be made to the 'West Sussex LLFA Policy for the Management of Surface Water'.

- 14 INFORMATIVE: The applicant is advised that the proposed use of 'Pop-up Market Place' may require a license, such as but not limited to a Public Entertainment License or Street Trading License. For further information, please contact [environmental.health@arun.gov.uk](mailto:environmental.health@arun.gov.uk) or 01903 737755.
- 15 INFORMATIVE: The applicant is reminded of the need to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to 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.
- 16 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981 (as amended), with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.
- 17 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.
- 18 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk). Please read the New Connections Services Charging Arrangements documents via <https://beta.southernwater.co.uk/infrastructurecharges>.

The documents relating to this application can be viewed on the Arun District Council website by going to <https://www.arun.gov.uk/weekly-lists> and entering the application reference or directly by clicking on [this link](#).

**LU/246/23/PL - Indicative Location Plan (Do not Scale or Copy)**  
**(All plans face north unless otherwise indicated with a north point)**



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