ADUR DISTRICT COUNCIL

Mr Peter Rainier
DMH Stallard LLP
Gainsborough House
Pegler Way
Crawley
RH11 7FZ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0961/17

Details of Development

HYBRID PLANNING APPLICATION SEEKING (1) FULL PLANNING PERMISSION FOR THE DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 249 DWELLINGS WITH TEMPORARY ACCESS VIA GRINSTEAD LANE, A COUNTRY PARK, RELOCATION AND EXTENSION OF THE WITHY PATCH GYPSY AND TRAVELLER SITE, PERMANENT ACCESS VIA A NEW ROUNDABOUT ON THE A27, LANDSCAPING, TWO ADDITIONAL FOOTBALL PITCHES AND OTHER ASSOCIATED INFRASTRUCTURE (INCLUDING PUMPING FACILITY AT THE RIVER ADUR); (2) OUTLINE PLANNING PERMISSION (WITH ONLY LANDSCAPING RESERVED) FOR A NON-FOOD RETAIL STORE (USE CLASS A1); AND (3) OUTLINE PLANNING PERMISSION (WITH ALL MATTERS RESERVED OTHER THAN ACCESS) FOR THE ERECTION OF A FURTHER 351 DWELLINGS, COMMUNITY HUB, PRIMARY SCHOOL, AND LANDSCAPING. THE APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL IMPACT ASSESSMENT.

Location of Development

LAND EAST OF SHADWELLS ROAD AT MASH BARN ESTATE MASH BARN LANE LANCING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 13th July 2017.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
04/02/2020

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice:

Drawing No.	Revision	Description
6143 L(00)100	F	Location Plan
6143 L(00) 011	W	Masterplan
16019 - P101	M	Residential Masterplan
6143 L(00)600	C	Demolition Plan
Design and Access Statement		

Full Approval

Residential		
Drawing No.	**Revision**	**Description**
16019 - P102	H	Phase 1 Site Layout
16019 - P103	D	Phase 1 Street Scenes A-F
16019 - P104	C	Phase 1 Street Scenes G-K
16019 - P105	C	Phase 1 Street Scenes L-O
16019 - P106	C	Phase 1 Street Scenes P-X
16019 - C104	F	Phase 1 Coloured Site Layout
16019 - C105	E	Phase 1 Coloured Street Scenes A-F
16019 - C106	D	Phase 1 Coloured Street Scenes G-K
16019 - C107	D	Phase 1 Coloured Street Scenes L-O
16019 - C108	D	Phase 1 Coloured Street Scenes P-X
16019 - P120	C	2 Bed Affordable Houses (Sheet 1 of 5)
16019 - P121	B	2 Bed Affordable Houses (Sheet 2 of 5)
16019 - P122	C	2 Bed Affordable Houses (Sheet 3 of 5)
16019 - P123	B	2 Bed Affordable Houses (Sheet 4 of 5)
16019 - P124	C	2 Bed Affordable Houses (Sheet 5 of 5)
16019 - P125	C	3 Bed Affordable Houses (Sheet 1 of 8)
16019 - P126	C	3 Bed Affordable Houses (Sheet 2 of 8)
16019 - P127	C	3 Bed Affordable Houses (Sheet 3 of 8)
16019 - P128	C	3 Bed Affordable Houses (Sheet 4 of 8)
16019 - P129	C	3 Bed Affordable Houses (Sheet 5 of 8)
16019 - P130	C	3 Bed Affordable Houses (Sheet 6 of 8)
16019 - P131	C	3 Bed Affordable Houses (Sheet 7 of 8)
16019 - P132	C	3 Bed Affordable Houses (Sheet 8 of 8)
16019 - P135	C	Private Houses Type 2A (Sheet 1 of 5)

16019 - P136	C	Private Houses Type 2A (Sheet 2 of 5)
16019 - P137	C	Private Houses Type 2A (Sheet 3 of 5)
16019 - P138	C	Private Houses Type 2B (Sheet 1 of 5)
16019 - P139	C	Private Houses Type 2B (Sheet 2 of 5)
16019 - P140	C	Private Houses Type 2B (Sheet 3 of 5)
16019 - P141	C	Private Houses Type 2B (Sheet 4 of 5)
16019 - P142	C	Private Houses Type 2C (Sheet 1 of 6)
16019 - P143	C	Private Houses Type 2C (Sheet 2 of 6)
16019 - P144	B	Private Houses Type 2C (Sheet 3 of 6)
16019 - P145	C	Private Houses Type 2C (Sheet 4 of 6)
16019 - P146	C	Private Houses Type 2C (Sheet 5 of 6)
16019 - P147	D	Private Houses Type 2D (Sheet 1 of 7)
16019 - P149	D	Private Houses Type 2D (Sheet 2 of 7)
16019 - P150	D	Private Houses Type 2D (Sheet 3 of 7)
16019 - P151	C	Private Houses Type 2D (Sheet 4 of 7)
16019 - P152	D	Private Houses Type 2D (Sheet 5 of 7)
16019 - P153	E	Private Houses Type 2D (Sheet 6 of 7)
16019 - P154	D	Private Houses Type 2D (Sheet 7 of 7)
16019 - P155	/	Private Houses Type 2A (Sheet 4 of 5)
16019 - P156	/	Private Houses Type 2A (Sheet 5 of 5)
16019 - P157	/	Private Houses Type 2B (Sheet 5 of 5)
16019 - P158	/	Private Houses Type 2C (Sheet 6 of 6)
16019 - P160	B	Private Houses Type 3B (Sheet 1 of 4)
16019 - P161	C	Private Houses Type 3B (Sheet 2 of 4)
16019 - P162	B	Private Houses Type 3B (Sheet 3 of 4)
16019 - P163	D	Private Houses Type 3C (Sheet 1 of 9)
16019 - P164	D	Private Houses Type 3C (Sheet 2 of 9)
16019 - P165	D	Private Houses Type 3C (Sheet 3 of 9)
16019 - P166	C	Private Houses Type 3C (Sheet 4 of 9)
16019 - P167	C	Private Houses Type 3C (Sheet 5 of 9)
16019 - P168	D	Private Houses Type 3C (Sheet 6 of 9)
16019 - P169	D	Private Houses Type 3C (Sheet 7 of 9)
16019 - P170	D	Private Houses Type 3C (Sheet 8 of 9)
16019 - P171	D	Private Houses Type 3C (Sheet 9 of 9)
16019 - P173	C	Private Houses Type 3F (Sheet 1 of 2)
16019 - P174	D	Private Houses Type 3F (Sheet 2 of 2)
16019 - P176	B	Private Houses Type 3G (Sheet 1 of 2)
16019 - P177	B	Private Houses Type 3G (Sheet 2 of 2)
16019 - P178	/	Private Houses Type 3B (Sheet 4 of 4)
16019 - P180	B	Private Houses Type 4B (Sheet 1 of 2)
16019 - P181	B	Private Houses Type 4B (Sheet 2 of 2)
16019 - P182	C	Private Houses Type 4D (Sheet 1 of 3)
16019 - P183	C	Private Houses Type 4D (Sheet 2 of 3)

16019 - P184	B	Private Houses Type 4D (Sheet 3 of 3)
16019 - P186	B	Private Houses Type 4E
16019 - P190	C	Private Houses Mixed Terrace Plots 3-6
16019 - P191	B	Private Houses Mixed Terrace Plots 123-124
16019 - P199	A	Aff. Flats (Blk A Plots 33-41) GF, FF Plan
16019 - P200	A	Aff. Flats (Blk A Plots 33-41) SF Plan
16019 - P201	A	Aff. Flats (Blk A Plots 33-41) Elevations
16019 - P202	B	Aff. Flats (Blk B Plots 143-146)
16019 - P203	B	Aff. Flats (Blk C Plots 147-155) GF, FF Plan
16019 - P204	B	Aff. Flats (Blk C Plots 147-155) SF Plan
16019 - P205	B	Aff. Flats (Blk C Plots 147-155) Elevations
16019 - P206	A	Proposed Sub Station
Residential Site Landscaping		
HED-1265-LA-P1-001	02	Landscape General Arrangement
HED-1265-LA-P1-002	02	Area 1 Hard Landscaping
HED-1265-LA-P1-003	02	Area 2 Hard Landscaping
HED-1265-LA-P1-004	01	Area 3 Hard Landscaping
HED-1265-LA-P1-005	02	Landscape Planting & Tree Removal
HED-1265-LA-P1-006	02	Area 1 Soft Landscaping
HED-1265-LA-P1-007	02	Area 1 Soft Landscaping
HED-1265-LA-P1-008	02	Area 1 Soft Landscaping
Pumping Station		
22236-2258	D	Proposed Surface Water Pumping Station
6143-500	A	Pumping Station Elevations
Country Park		
HED-1172-LA-001	01	New Monks Farm Illustrative Masterplan
HED-1172-LA-002	01	Country Park Illustrative Masterplan 1
HED-1172-LA-003	01	Country Park Illustrative Masterplan 2
HED-1172-LA-004	01	Country Park General Arrangement 1
HED-1172-LA-005	01	Country Park General Arrangement 2
HED-1172-LA-006	01	Planting Plan 01
HED-1172-LA-007	01	Planting Plan 02
HED-1172-LA-008	01	Country Park North North East
HED-1172-LA-009	01	Country Park North East
HED-1172-LA-010	01	Country Park North

HED-1172-LA-011	01	Country Park North West
HED-1172-LA-012	01	Country Park South East
HED-1172-LA-013	01	Country Park South
HED-1172-LA-014	01	Country Park South West
HED-1172-LA-015	01	Tree Retention Plan 01
HED-1172-LA-016	01	Tree Retention Plan 02
HED-1172-LA-500	00	Kerb Detail
HED-1172-LA-501	00	Footpath Detail
HED-1172-LA-502	00	Knee Rail Fence Detail
HED-1172-LA-503	00	Timber Fence Detail
HED-1172-LA-504	00	Weld Mesh Fence Detail
HED-1172-LA-505	00	Embankment Steps Detail 01
HED-1172-LA-506	00	Embankment Steps Detail 02
HED-1172-LA-507	00	Embankment Handrail Detail
HED-1172-LA-508	00	Timber Seat Detail
HED-1172-LA-509	00	Boulder Seat Detail
HED-1172-LA-510	00	Information Board Detail
HED-1172-LA-511	00	Bin Detail
HED-1172-LA-513	00	Tree Planting Detail
HED-1172-LA-514	00	Grassland and Meadow Detail
HED-1172-LA-515	00	Watercourse Detail
HED-1172-LA-516	00	Embankment and Step Terraces Detail
Improvements to River Adur Footpath		
VD14260_SK-0101	C	River Adur Footpath
HED-1172-LA-601	Rev 2	Masterplan and General Arrangement
Additional Pitches		
6143-400	B	Site Plan and Fencing
Gypsy and Traveller Site		
6143-200	A	Proposed Travellers Site Plan
6143-201	A	Proposed Amenity Block Floorplans and Elevations
Highway, Watercourse and Topographical Drawings		
22236-1121	A	Construction Vehicle Routes
22236-2100	A	Site Wide Cut and Fill Volumes
22236-2101	A	IKEA Site Cut and Fill Volumes
22236-2102	A	School Site Cut and Fill Volumes
22236-2103	A	Residential Site Cut and Fill Volumes
22236-2105	C	Gypsy and Traveller Site Cut and Fill Volumes
22236-2105	B	Gypsy and Traveller Site Cut and Fill Volumes
22236-2105	A	Site Wide Cut and Fill Volumes
22236-2111	A	IKEA Site Cut and Fill Volumes
22236-2112	A	School Site Cut and Fill Volumes
22236-2113	A	Residential Site Cut and Fill Volumes

22236-2120	A	Site Wide Proposed Levels
22236-2122	E	Gypsy and Traveller Site Proposed Land Levels
22236-2131	A	Residential Site Proposed Land Levels
22236-2132	A	Residential Site Proposed Land Levels
22236-2133	A	Residential Site Proposed Land Levels
22236-2134	A	Residential Site Proposed Land Levels
22236-2201	G	Existing and Proposed Watercourses
22236-2226	B	Watercourse 6 Detail 1
22236-2227	B	Watercourse 6 Detail 2
22236-2228	B	Watercourse 6 Detail 3
22236-2229	B	Watercourse 6 Detail 4
22236-2230	B	Watercourse 6 Detail 5
22236-2231	B	Watercourse 6 Detail 6
22236-2401	B	Access Road Plan and Longitudinal Section 1
22236-2402	B	Access Road Plan and Longitudinal Section 2
22236-2450	D	Country Park Bridge Site Locations
22236-2452	D	Access Road Bridge 1 and 2 Details
22236-2453	B	Access Road Bridge 3 Details
22236-2454	B	Access Road Bridge 4 Details
22236-2455	B	Access Road Bridge 5 Details
22236-2461	A	Country Park Bridge 1 Details
22236-2462	A	Country Park Bridge 2 Details
22236-2463	A	Country Park Bridge 3 Details
22236-2464	A	Country Park Bridge 4 Details
22236-2465	A	Country Park Bridge 5 Details
22236-2466	A	Country Park Bridge 6 Details
22236-2467	A	Country Park Bridge 7 Details
22236-2468	A	Country Park Bridge 8 Details
22236-2471	A	Residential Bridge 1 Details
22236-2472	A	Residential Bridge 2 Details
22236-2502	C	Proposed Foul Drainage (Site Wide)
22236-2511	B	Residential Drainage Strategy Sheet 1
22236-2512	B	Residential Drainage Strategy Sheet 2
22236-2513	B	Residential Drainage Strategy Sheet 3
22236-2514	B	Residential Drainage Strategy Sheet 4
VN40408/PL-015	Rev J	General Arrangement Drawing (Roundabout)

Outline Approval

IKEA (Outline only Landscaping Reserved)		
Drawing No.	**Revision/ Issue Date**	**Description**
CMT00760-PL-001	May 18	Site Location Plan
CMT00760-PL-002	Dec 17	Existing Site Plan
CMT00760-PL-003	May 18	Proposed Site Plan
CMT00760-PL-004	Dec 17	Proposed Level 0 Plan
CMT00760-PL-005	Dec 17	Proposed Level 1 Plan
CMT00760-PL-006	May 18	Proposed Roof Level Plan
CMT00760-PL-007	Dec 17	Proposed Basement Plan
CMT00760-PL-008	May 18	Proposed Elevation – North
CMT00760-PL-009	May 18	Proposed Elevation – East
CMT00760-PL-010	May 18	Proposed Elevation – South
CMT00760-PL-011	May 18	Proposed Elevation - West
CMT00760-PL-017	Dec 17	Proposed Site Section A-A
CMT00760-PL-018	Dec 17	Proposed Site Section B-B
CMT00760-PL-020	May 18	Proposed Site Section – D-D
CMT00760-PL-021	Dec 17	Proposed Site Section – E-E
CMT00760-PL-022	Dec 17	Proposed Section A-A
CMT00760-PL-023	Dec 17	Proposed Section B-B
CMT00760-PL-025	May 18	Proposed Section D-D
CMT00760-PL-026	May 18	Proposed Section E-E
CMT00760-CW-ZZ-XX-DR-A-SK-050	Aug 18	Indicative Design for Louvres on North Elevation
Residential (Outline access not Reserved)		
16019 - C101	P	Coloured Site Layout
16019 – P107	B	Phase 2 Street Elevations 1 to 5
16019 – P108	B	Phase 2 Street Elevations 6 to 10
16019 – C109	B	Phase 2 Coloured Street Elevations 1 to 5
16019 – C1110	B	Phase 2 Coloured Street Elevations 6 to 10
Residential Landscaping (Outline access not Reserved)		
HED-1265-LA-002	03	General Arrangement
HED-1265-LA-003	02	W-E Boulevard Typical
HED-1265-LA-004	02	Traditional Street Typical
HED-1265-LA-005	02	Shared Surface Community Lane Typical
HED-1265-LA-006	02	Green Lane Typical
Primary School Site (Outline access not Reserved)		
6143-300	A	Indicative Site Plan

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The development for which full planning permission is granted shall be begun before the expiration of three years from the date of this permission.

Reason: *To comply with section 91 of the Town and Country Planning Act.*

03. If, during development, contamination not previously identified is found to be present at the site then no further development within that Phase shall be carried out (unless otherwise agreed in writing with the local planning authority) until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: *To ensure that contaminated material is remediated to protect ground water and public health.*

04. The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment (FRA) (CEP v1.4, dated June 2017) and FRA Addendum (CEP v1.3, dated December 2017) in relation to preventing flood risk to the proposed development and in particular shall include the following mitigation measures:

- Crest height of the onsite flood defence embankment to be set no lower than 5.4mAOD
- Finished first floor levels to habitable accommodation to be set no lower than 5.7mAOD
- Finished floor levels to retail store and primary school to be set no lower than 4.5mAOD
- Floor levels to the proposed traveller site are set no lower than (4.35mAOD) and highest (5.0mAOD) as shown on drawing number (2-401A).

Reason: *To ensure that the development is protected from flood risk.*

05. Within one calendar year from commencement of the development a written Conservation Management Plan for the Shoreham Airfield Dome Trainer shall be submitted to and approved in writing by the Local Planning Authority. Thereafter works shall be carried out in full accordance with the approved details.

Reason: *In order to ensure the conservation and enhancement of the scheduled monument.*

06. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out no later than first planting and seeding seasons following the first occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five 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. All landscape works shall be carried out in accordance with the guidance contained in British Standards BS5837:2012.

Reason: *In the interests of visual amenity and enhancing biodiversity*

07. Within two months of the completion of each phase of the development as built drawings of the implemented drainage scheme together with a completion report prepared by an independent drainage engineer that confirms that the scheme was built in accordance with the approved drawings and provides appropriate surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be maintained in perpetuity in accordance with the approved drawings unless otherwise agreed, in writing, with the Local Planning Authority.

Reason: *To ensure that the development provides appropriate surface water disposal and does not increase flood risk off site in accordance with the Local Plan and national planning policies.*

Prior to Commencement

08. Prior to the commencement of development, the detailed drainage calculations submitted in support of the overall drainage strategy to demonstrate that the development will not increase flood risk offsite for events up to and including the 1 in 100 year plus 40% climate change event shall be submitted to and approved in writing with the LPA. Thereafter the drainage strategy shall be implemented in full accordance with the approved details.

Reason: *To meet the requirements of the National Planning Policy Framework (NPPF) and adopted Local Plan Policy 36.*

09. Prior to the commencement of development, a detailed Phasing Plan shall be submitted to and approved in writing with the Local Planning Authority. The Phasing Plan shall identify those works proposed prior to the construction and first use of the pumping station hereby approved and mitigation works necessary to allow any backfilling of existing ditches to prevent any increase in offsite flood risk. These details shall include calculations demonstrating that adequate capacity and conveyance of water will be provided at all times so as to not increase offsite flood risk. Thereafter, the development shall only proceed in accordance with the approved Phasing Plan, unless a variation is otherwise approved in writing by the Local Planning Authority.

Reason: *To control the development in detail and to avoid increased flood risk offsite, to comply with Local Plan Policy 35 and the NPPF.*

10. No phase of the development shall commence until precise details of the surface water disposal identifying the treatment train prior to discharging to the water course shall be submitted to and approved in writing by the Local Planning Authority. A quantitative approach as per the methodology set out within CIRIA

C753 shall be used to demonstrate adequate treatment prior to discharge to the watercourses.

Reason: *To comply with Local Plan Policy 35 and best practice set out in the Sustainable Drainage Systems (SuDs) Manual.*

11. No Phase of the development shall commence until the measures which will be undertaken to protect the public water apparatus located within that Phase, have been submitted to and approved in writing with the Local Planning Authority.

Reason: *To comply with Local Plan Policy 35 and best practice set out in the Sustainable Drainage Systems (SuDs) Manual.*

12. No Phase of the development shall commence, including any works of demolition, until a Construction Management Plan for that Phase 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 unless otherwise agreed, in writing, with the Local Planning Authority. The Plan shall provide details of:

- 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 hours of construction,
- 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),
- details of public engagement both prior to and during construction works.

Reason: *To control the development in detail in the interests of road safety.*

13. No Phase of the development shall commence until full details of the existing and proposed land levels of that Phase in relation to Ordnance Datum and to surrounding properties have been submitted to and approved in writing by the Local Planning Authority.

Reason: *To control the development in detail in the interests of visual amenity.*

14. No Phase of the development shall commence until an Ecological Mitigation and Management Plan (EMMP) for that Phase has been submitted to and approved in writing by the Local Planning Authority. The EMMP shall incorporate the recommendations of Chapter 11 of the Environmental Statement dated June 2016 and its appendices, and Chapter 11 of the Further Information to the Environmental Statement dated December 2017 and its appendices.

Reason: *To accord with the terms of application and to ensure a net gain in biodiversity.*

15. No development of the pumping station or associated works below mean high water mark approved by this permission shall take place until a scheme for the provision and management of at least 840m2 compensatory intertidal habitat creation, in accordance with Flood Risk Assessment (FRA) Addendum ((CEP v1.3, dated December 2017) and drawing ref. 6-301, has been submitted to and agreed, in writing, by the local planning authority. The scheme shall include:

- Scaled plans showing the exact areas of intertidal habitat lost and gained
- Methods for implementing and maintaining the compensatory habitat, including how any environmental risks will be mitigated
- Timings

Thereafter the development shall be implemented in accordance with the approved scheme.

Reason: *In the interests of flood protection.*

16. No Phase of the development shall commence until a Construction Environmental Management Plan for that Phase in accordance with the approach outlined in the Environmental Statement, has been submitted to and approved in writing by the local planning authority. This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. Such a scheme shall include details of the following:

- The timing of the works
- The measures to be used during the development in order to minimise environmental impact of the works (considering both potential disturbance and pollution).
- A map or plan showing areas designated for oil storage, washing down concrete/ cement, etc.
- A map or plan showing habitat areas to be specifically protected during the works.
- Any necessary pollution protection methods.
- Information on the persons/bodies responsible for particular activities associated with the method statement that demonstrates they are qualified for the activity they are undertaking.

The works shall be carried out in accordance with the approved method statement approved for the relevant Phase.

Reason: *In the interests of protecting amenity, highway safety and the environment.*

17. No Phase of the development shall commence until a scheme for the provision and management of a minimum 3.5 metre buffer zone alongside all ditches

measured from the top of the bank within the Phase has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The buffer zone scheme shall be free from built development and garden areas other than footpaths or access roads which can be used to assist the management and access to the remodelled water courses. The schemes shall include:

- plans showing the extent and layout of the buffer zone.
- details of any proposed planting scheme (for example, native species).
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of a detailed management plan.
- details of any proposed highway, footpaths, fencing, lighting etc.

Reason: *In the interests of ensuring the appropriate management and maintenance of ditches to prevent future flooding.*

18. No Phase of the development, except remediation, demolition, archaeological and drainage works in accordance with the agreed Phasing Plan shall commence until a detailed watercourse management plan, in accordance with the approved Draft Watercourse and Flood Defence Bund Management Plan dated 12th December 2017, including long-term ecological objectives, management responsibilities and maintenance schedules for all of the ditches within that Phase, has been submitted to and approved, in writing, by the Local Planning Authority. The water management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. The scheme shall include the following elements:

- details on how water levels in the ditches shall be maintained to achieve the long term ecological objectives of the plan.
- details of maintenance regimes and management responsibilities.
- details of eel passage through hydrological barriers as required by Eel Regulations.
- details of monitoring and adaptive management.

Reason: *To safeguard the ecological objectives for the watercourse and wider area.*

19. No works to the ditch network within any Phase of the development shall take place until a detailed scheme of the proposed alterations to the ditches within that Phase has been submitted to and approved, in writing, by the local planning authority. The scheme shall be carried out as approved and any subsequent variations shall be agreed, in writing, by the Local Planning Authority. The scheme shall include the following:

- scaled plan and section drawings of channel profiles.

- details of how profiles and features have been incorporated to maximise ecological benefit.
- details of the design of the reed bed pond.
- details of the design of the sedge bed wetland.

Reason: *To safeguard the ecological objectives for the watercourse and wider area.*

20. No construction of the proposed bridges shall take place until such time as the Technical Approval process as specified within BD 2/12 of the Design Manual for Roads and Bridges has been completed with regard to the proposed 5 Highway Bridges (HW01-05) and written confirmation has been submitted to and approved, in writing, by the Local Planning Authority in consultation with the Highway Authority.

Reason: *To control the development in detail and in the interests of road safety.*

21. No Phase of the development except remediation, demolition, archaeological and drainage works in accordance with the approved Phasing Plan, shall take place until a schedule of materials for that Phase, including details of hard and soft landscaping, has been submitted to and approved, in writing, by the Local Planning Authority.

Reason: *To control the development in detail and in the interests of visual amenity.*

22. No construction of the A27 access roundabout as shown on drawing VN40408_PL-015-J shall be carried out, except remediation, demolition, archaeological and drainage works (in accordance with the approved Phasing Plan) until the new Withy Patch Gypsy and Traveller Site has been completed in accordance with the approved plans and made available for use.

Reason: *To accord with the terms of the application and the requirements of Policy 5 of the adopted Local Plan.*

23. The traffic signal control at the Sussex Pad junction associated with General Arrangement Drawing Number VN40408/PL-015 Rev J shall not be removed until the proposed improvements to upgrade the existing footpath ProW 2049 to a bridleway as shown in General Arrangement Drawing Number VD14260_SK-0101 Rev C and the new bridleway link between PRoW 2049 to Coombes Road as shown in General Arrangement Drawing Number HED-1172-LA-601 Rev 02 Masterplan and Elevation have been completed to the satisfaction of Highways England and West Sussex County Council as Local Highway Authority.

Reason: *To ensure alternative pedestrian and cycle crossing of the A27 is available in the interest of road safety.*

24. No Phase of the development shall commence until the implementation of a programme of archaeological mitigation works within that Phase has been secured in accordance with a written Archaeological Mitigation Strategy and

timetable which have been submitted to and approved in writing by the Local Planning Authority. The following heritage assets listed in the Environmental Statement Appendix 12.3 (Archaeology and Cultural Heritage Impact Assessment report) will be recorded:

(a) HA001 (Shoreham Airfield dome trainer).
(b) HA025 (Over blister hangar)
(c) HA 027 (Daniel's Barn).
(d) HA 050 (WWII pillbox)
(e) HA 058 (WWII Type 24 pillbox).
(f) HA 061 (WWII field gun emplacement).

Reason: *To protect heritage assets in accordance with the National Planning Policy Framework.*

25. No construction of the A27 access roundabout shall commence until details of a landscaping and ground improvement scheme for the vicinity of the Shoreham Airfield dome trainer Scheduled Monument has been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, the approved scheme shall be implemented prior to the first use of the non-food retail store hereby approved.

Reason: *To protect and enhance the setting of the heritage asset.*

26. No Residential or Commercial Phase of the development shall commence until details of the air quality mitigation measures (as summarised within the Emissions Mitigation Options List dated 5 July 2018) for that Phase have been submitted to and approved in writing by the LPA.

Reason: *To mitigate the impact of the development on air quality in area in accordance with the measures set out in the application.*

Prior to Occupation

27. No dwelling shall be first occupied until a Residential Travel Plan has been submitted to and approved, in writing, by the Local Planning Authority. The Residential Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Residential Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: *In the interests of encouraging sustainable transport and to minimise any adverse impact on the local highway network.*

28. No dwelling shall be first occupied until covered and secure cycle parking spaces serving that dwelling have been provided in accordance with plans and details that shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason: *To ensure that measures are in place to encourage sustainable transport.*

29. No dwelling shall be first occupied until the car parking serving that dwelling has been constructed in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: *To ensure that measures are in place to encourage sustainable transport.*

30. The football pitches hereby approved shall not be brought into use until the boundary fencing shown on the approved plans has been erected. Such fencing shall thereafter be permanently retained.

Reason: *To control the development in detail.*

31. No more than 60 dwellings shall be occupied until improvements to the Grinstead Lane approach to the A27 as shown in Drawing Number VN40408/PL-032 have been completed to the satisfaction of West Sussex County Council as Local Highway Authority.

Reason: *In the interest of highway safety.*

Regulatory

32. The use of the football pitches hereby approved shall be limited to between the hours of 9am until 10pm every day.

Reason: *In the interests of amenity.*

Outline Planning Permission for 351 Dwellings, Non-Food Retail Store, Primary School and Community Hub

General

33. Each Phase of the development for which outline planning permission is hereby granted shall be commenced before the expiration of three years from the date of this permission or two years from approval of the last Reserved Matters relevant to that Phase as defined in Condition 34, 35 and 36 below, whichever is later.

Reason: *To comply with section 91 of the Town and Country Planning Act.*

34. The detailed design of the development proposed through Reserved Matters applications pursuant to the outline planning permission shall have regard to, and broadly accord with, the principles set out in the approved parameter plans and supporting documents.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

35. Details of the Reserved Matters associated with the residential dwellings granted outline approval (the Residential Reserved Matters) shall be submitted to the Local Planning Authority within three years from the date of this permission to include:

(i) scale
(ii) appearance
(iii) layout
(iv) landscaping

No development of the dwellings granted outline permission, other than remediation, drainage (in accordance with the approved Phasing Plan) and archaeological works, shall commence until the Residential Reserved Matters has been submitted to and approved by the Local Planning Authority.

Reason: *To comply with section 91 of the Town and Country Planning Act.*

36. Details of the Reserved Matters associated with the Non-Food Retail Store granted outline approval (the Retail Reserved Matter) shall be submitted to the Local Planning Authority within three years from the date of this permission:

(i) Landscaping

The submitted details shall include precise specifications of the proposed Green Roof including plant species and density of planting and cross sections identifying planting height to demonstrate screening of the remainder of the roof and a maintenance schedule.

No development of the Non-Food Retail Store, other than remediation, drainage (in accordance with the approved phasing plan) and archaeological works, shall commence until the Retail Reserved Matter has been submitted to and approved by the Local Planning Authority.

Reason: *To comply with section 91 of the Town and Country Planning Act.*

37. Prior to the commencement of any phase of development for which outline planning permission is hereby granted, a Phasing Plan should be submitted and approved in writing by the Local Planning Authority. The development should then be carried out in accordance with the approved Phasing Plan unless otherwise varied with the prior written approval of the Local Planning Authority.

Reason: *To ensure that each phase of the development has appropriate supporting infrastructure and drainage to avoid flood risk to existing and proposed dwellings.*

38. The Green Roof of the approved Non-Food Retail Store shall be a minimum of 4,500 square metres.

Reason: *In the interests of visual amenity and biodiversity.*

39. Details of the Reserved Matters associated with the Primary School granted outline approval (the School Reserved Matters) shall be submitted to the Local Planning Authority within three years from the date of this permission:

(v) scale
(vi) appearance
(vii) layout
(viii) landscaping

No development of the Primary School, other than remediation, drainage (in accordance with the approved Phasing Plan) and archaeological works, shall commence until the School Reserved Matters has been submitted to and approved by the Local Planning Authority.

Reason: *To comply with section 91 of the Town and Country Planning Act.*

40. The height of the proposed Non-Food Retail Store should not exceed 12.14 metres (16.64 - Above Ordnance Datum AOD) (other than plant and associated infrastructure which should not exceed 15.00 metres).

Reason: *In the interests of visual amenity.*

Prior to Commencement

41. Notwithstanding the submitted details, prior to the commencement of the non-food retail store detailed plans of the louvres to the northern elevation shall be submitted to and approved by the Local Planning Authority. These details shall include detailing, materials and spacing of the louvres and shall generally be in accordance with Drawing Number: CMT 00760-CW-ZZ-XX-DR-A-SK-050 submitted on 23rd August 2018. The development shall commence in accordance with the approved Drawing and retained in perpetuity unless otherwise agreed, in writing, with the LPA.

Reason: *In the interests of visual amenity and to reduce the impact of the development on the setting of the National Park.*

42. The Non-Food Retail store hereby permitted shall achieve a BREEAM "Very Good" standard as a minimum. Within three months from commencement of the Non-Food Retail Store a BREEAM design stage assessment report shall be submitted to the Local Planning Authority confirming that this standard will be achieved. A post completion BREEAM report shall be submitted to the Local Planning Authority within 6 months of the substantial completion of the development hereby approved. The required BREEAM assessments shall be prepared, and any proposed design changes approved prior to commencement of the development, by a licensed BREEAM assessor.

Reason: *To ensure sustainable development in accordance with Local Plan and national planning policies.*

43. No development of the Primary School shall take place until an acoustic report has been submitted to and approved, in writing, by the Local Planning Authority which contains details of how the School at all storeys and all facades will be glazed and ventilated in order to protect internal occupants from road traffic noise and to comply with the "good" levels in British Standard 8233 and the levels stated in BB93 or suitable equivalent. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: *To ensure an appropriate noise environment for the school.*

Prior to Occupation

44. Prior to the occupation of the 250th dwelling the helicopter training circuit shall be amended to avoid the new housing areas and the revised circuits implemented on a permanent basis by Shoreham Airport in accordance with its letter and accompanying plan dated the 15th January 2019.

Reason: *In the interests of aviation safety and residential amenity.*

45. No development, other than remediation, archaeological and drainage works (in accordance with the approved Phasing Plan) shall take place until a scheme for biodiversity enhancement has been submitted to and approved by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details and retained as such thereafter.

Reason: *In the interests of biodiversity.*

46. The Non-Food Retail store shall not be occupied until such time as a Servicing Management Plan has been submitted to and approved, in writing, by the Local Planning Authority. This shall set out the arrangements for the loading and unloading of deliveries, in terms of location and frequency, and set out arrangements for the collection of refuse. Once occupied the use shall be carried out only in accordance with the approved Servicing Management Plan.

Reason: *To control the development in detail and in the interests of road safety.*

47. The Non-Food Retail store shall not be occupied until the bicycle and motorcycle parking have been provided in accordance with the approved drawings. Thereafter, these spaces shall be kept available for use at all times.

Reason: *To ensure that measures are in place to encourage sustainable transport.*

48. No dwelling shall be occupied in Phase 4 until the Country Park has been completed in accordance with the approved plans to the satisfaction of the Local Planning Authority.

Reason: *To accord with the terms of the application and to ensure open space provision for the new residential development.*

49. Neither the Non-Food Retail store or any more than 249 dwellings shall be occupied until the proposed improvements to the A27 / Grinstead Lane / Manor Road Roundabout as shown in the General Arrangement Drawing Number VN40408/PL-010 Rev D have been completed to the satisfaction of Highways England and West Sussex County Council as local highway authority, or a contribution has been made for the cost of the works shown in Drawing Number VN40408/PL-010 Rev D, to be secured under Section 106 of the Town and Country Planning Act 1990.

    Reason: *In the interests of highway safety.*

50. Neither the Non-Food Retail store or any more than 249 dwellings shall be occupied until the proposed Development Access and Sussex Pad Junction Works as shown in the General Arrangement Drawing Number VN40408/PL-015 Rev J and the Coombes Road Merge / A283 Diverge Link Works as shown in General Arrangement Drawing Number VN40408/PL-030 Rev A have been completed to the satisfaction of Highways England and West Sussex County Council as local highway authority.

    Reason: *In the interests of highway safety.*

51. The Non-Food Retail store shall not be occupied until a Staff Travel Plan has been submitted to and approved, in writing, by the Local Planning Authority. The Staff Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Staff Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

    Reason: *To ensure that measures are in place to encourage sustainable transport and to reduce the impact of the development on the local highway network.*

52. Neither the Non-Food Retail store or any more than 249 dwellings shall be occupied until a bus gate between Hayley Road and the development has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of highway safety.*

Regulatory

53. The non-food retail store hereby approved shall not be open to the public before 10:00 am Monday to Friday (excluding browsing time and use of the ancillary restaurant from 09:30 hours).

    Reason: *To accord with the terms of the application.*

54. No more than 249 dwellings shall be occupied until access from Hayley Road has ceased from which point it shall be limited (in accordance with details first

submitted to and approved, in writing, by the local planning authority) to use by cyclists, pedestrians buses or emergency vehicles only.

Reason: *To accord with the terms of the application and in the interests of highway safety.*

55. The approved landscaping scheme for each Phase shall be fully implemented in accordance with the approved details within the first planting season following the substantial completion of that Phase. Any trees, hedges or shrubs, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced with trees, hedging plants or shrubs of a type, size as previously approved unless agreed, in writing, with the Local Planning Authority.

Reason: *In the interests of visual amenity and biodiversity.*

56. Notwithstanding the provisions of Class A1 of the Town and Country Planning Act 1990, Use Classes (amendment) Order 2005, the use of the non-food retail store shall be limited to the sale of bulky goods, DIY products, furniture and homewares and those goods and departments referred to in the Retail Statement prepared by DWD and for any ancillary uses which are offered in support of the main retail function.

Reason: *To mitigate the impact of the development on town centres in accordance with the National Planning Policy Framework and the adopted Local Plan policies.*

57. The non-food retail store hereby approved shall not be divided into more than one unit and shall be used for the purposes of a single retail operator unless otherwise agreed, in writing, with the local planning authority.

Reason: *To control the development in detail and mitigate any adverse impact on town centres in the vicinity.*

Informatives / Notes to Applicant

01. The Local Planning Authority (LPA) has acted positively and proactively in determining this application. Due regard has been given to the Environmental Statement (ES) submitted with the application and the subsequent amendments and Further Information to the ES (FEIS) submitted following concerns expressed by the LPA and statutory consultees.

The ES identified the significant effects of the development on the environment namely landscape and visual, archaeology and heritage, transport, drainage, noise, air quality, water resources, ecology, lighting, residual/cumulative effects and socio economic. The ES identified a number of measures through design and layout to mitigate the impact of the development and mitigate any adverse impacts on drainage, transport ecology and landscape as well as delivering community and economic benefits.

In assessing the adverse effects of the development the LPA sought additional mitigation, in particular to reduce the landscape and visual impact of the development on the setting of the South Downs National Park (SDNP) and heritage assets, enhance cycle and pedestrian connectivity and mitigate the impact of the development on ecology and local biodiversity.

During extensive discussions with the applicant and statutory consultees (in particular the National Park and Natural England) additional information to the ES was submitted on two occasions and a revised Design and Access Statement submitted along with amended plans to seek to mitigate the adverse environmental effects of the development. A range of additional mitigation measures were incorporated into the scheme including:

i) A reduction to the height of the non-food retail store from 13.10 to 12.14 metres.
ii) A slight reduction to the form and footprint of the IKEA (from 32,900 to
iii) 31,099 square metres).
iv) Revised Masterplan and landscaping scheme to help to mitigate the landscape impact of the non-food retail store.
v) Additional green roof on the non-food retail store and revised plans incorporating louvres on the north elevation of the building and additional landscaping;
vi) A reduction in the residential density of the south-east corner and general improvements to the layout.
vii) Provision of a new cyclepath along the river and under the A27 to link to Coombes Road (planning permission granted by the SDNP to provide a continuous link).
viii) Additional measures to mitigate the loss of mudflat/saltmarsh resulting from the construction of the pumping station.
ix) A commitment to secure planning permission for an additional arm on the new A27 junction to serve Lancing College.

Notwithstanding the overall mitigation measures, the LPA recognised the adverse impact the development would have on the setting of the National Park, the Local Green Gap and heritage assets. The Council also had regard to the considerable public opposition to the proposed development but considered that the scheme would deliver significant public benefits that outweighed the residual harm identified. The development would deliver a key strategic housing site, generate significant jobs and provide an economic stimulus to the District. The provision of a new junction on the trunk road would help facilitate new commercial development and additional jobs at the adjoining airport which would also be of significant economic benefit to the locality and help secure the future of the historic airport.

02. **Environment Agency (EA)**

Working near watercourses - Advice to developer

The EA would expect that all works in and near waterbodies are undertaken following current best practice and with minimum impact on water quality. In the

event of a pollution incident, all works should cease immediately and the EA should be contacted via the incident hotline 0800 807060.

Flood resilience and resistance - Advice to developer

The EA strongly recommends that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. The EA recommends reading the following guidance: 'Improving the flood resilience of new buildings' 'Prepare your property for flooding: A guide for householders and small businesses' Consultation with the relevant building control department is recommended when determining if flood proofing measures are effective.

Flood warning and evacuation plans - Advice to developer

As the proposed buildings have finished flood levels below the undefended 1 in 200 year level, including an allowance for climate change, there is a residual risk that they could experience internal inundation in the design flood event in their lifetime, if both flood defences between the Adur and the site were to fail. In this situation, occupiers would be reliant on flood warning and evacuation procedures to ensure their safety. It is recommended that Flood Warning and Evacuation plans are agreed with the Local Planning Authority Emergency Planning Team prior to the occupation of the approved dwellings.

Other consents/ approvals required from the Environment Agency

The following consents/ permissions/ approvals may be required for the proposed development, prior to implementation.

Environmental Permit for Flood Risk Activity

Any works in, under or over the tidal River Adur or within 16m from the landward toe, will require an Environment Permit for Flood Risk Activity (FRAP) from us. As part of the permit, future management and maintenance regimes will need to be demonstrated. Planning permission is no guarantee that a FRAP will be granted. On the basis that the Shoreham Adur Tidal Walls scheme for section W7 is anticipated to commence March 2018, it is unlikely to be possible to carry out the riverbank realignment so as to accommodate the surface water pumping station. It must be ensured that the developers agree the location and timing of the works with the SATW team, as for any alternative location which may compromise the built W7 section of the SATW scheme, a Flood Risk Activity Permit (FRAP) would not be forthcoming. Pumping station design Details of the pump/ plant life expectancy with short, medium and long term investment programmes for their replacement should be provided.

Details of emergency measures should breakdown occur such as a power mains failure, should also be provided. For the Agency's own assets we manage them based on the apparatus being flood resilient to a 1 in 1000 year flood event/ level

and pump electrics raised in water tight containers. On site static generators and the ability to over-pump and pump settings for high levels and low level alarms will be needed. We would also recommend that whilst the screw adequately deals with weed, it will need to be guarded against tyres, timber, animals etc. The applicant is advised to base the pumping station design and protocol based on the EA's own risk analysis (due to be updated shortly). Generally speaking the recommendations are for pumping stations to be designed to accommodate a 1 in 1000 year flood event. Whilst it is a matter for West Sussex County Council, as the Lead Local Flood Authority (LLFA) to comment on surface water disposal rates and the sizing of the pumping station, it is noted that no data has been provided which shows the pumping station catchment area served, or the area within the catchment to be pumped. This is normally required so as pumps can be suitably sized and determined.

Fish Passage

The pumping station will need to be designed and operated in such a way as to not infringe upon movement of fish upstream or downstream of the pumping station, in particular to allow free passage of eels and comply with the Eel Regulations. Please contact our local consents team at PSOWestSussex@environmentagency.gov.uk for more information on the requirements of a FRAP.

End 9 Ordinary Watercourses

Any works in, under or over or within 3.5 metres from the watercourse bank edges (buffer zone) may require the formal prior consent of the LLFA, and an application for land drainage consent applied for. This will likely include identified works for proposed culverts, bridges, outfalls, penstocks, the embankment/bund, infilling and realignment of existing watercourses, and proposed new channels.

Abstraction Licence

The applicant is advised that on the basis that normal watercourse flow is to be effectively reversed, an Abstraction Licence may be needed. Please contact our enquiries team at enquiries@environment-agency.gov.uk for more information on the requirements of an abstraction licence.

Marine Licence

The applicant is advised that a Marine Licence from the Marine Management Organisation (MMO) will most likely needed. The MMO can be contacted at marine.consents@marinemanagement.org.uk or telephone on 0300 123 1032.

03. **West Sussex County Council**

Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

The applicant is advised that it maybe necessary to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary

traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into a legal agreement with 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.

Section 38 Agreement of the 1980 Highways Act - Provision of Adoptable Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant is requested to contact the Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

Private Roads

The applicant is advised that as the estate roads are to remain private/unadopted, the Highway Authority would require provisions in any s106 agreement to confirm that the estate roads would not be offered for adoption at a later date and wording included to ensure that the carriageways, footways and casual parking are properly constructed, surfaced and drained, and that the works are appropriately certified from a suitably qualified professional confirming the construction standard.

Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

Temporary Developer Signage

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

04. **Southern Water**

The exact position of the public water mains and distribution must be determined on site by the applicant before the layout of the proposed development is finalised. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. No excavation, mounding or tree planting should be carried out within 6 metres of the public water mains without consent from Southern Water.

A formal application for connection to the water supply 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.

Ref: AWDM/0961/17

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

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

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

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

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

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990..

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).