ADUR DISTRICT COUNCIL

Mr Matthew Davy
CALA Homes (South Home Counties) Ltd
Dorking Business Park
Station Road
Dorking
Surrey
RH4 1HJ
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0270/23

Details of Development

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (PHASING PLAN), 6 (PUBLIC WATER APPARATUS PROTECTION), 7 (CONSTRUCTION MANAGEMENT PLAN), 9 (SURFACE WATER DRAINAGE), 10 (LAND LEVELS ORDNANCE DATUM), 12 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT), 13 (BUFFER ZONE), 14 (WATERCOURSE MANAGEMENT PLAN), 15 (DITCH WORKS), 17 (SCHEDULE OF MATERIALS) AND 18 (ARCHAEOLOGICAL MITIGATION) OF PREVIOUSLY APPROVED AWDM/0021/22.

Location of Development

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

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
04/08/2023

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 04/08/2023

3 Prior to the commencement of development a Phasing Plan shall be submitted to and approved in writing with the Local Planning Authority.

Reason: *To control the development in detail and to allow phased provision of infrastructure.*

Approved Date - 04/08/2023

6 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. (previously discharged details to be submitted and condition to refer to approved details).

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

Approved Date - 04/08/2023

7 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 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 and the amenity of local residents.*

Approved Date - 04/08/2023

9 No Phase of the development shall commence unless and until a detailed scheme for the provision of surface water drainage for that Phase has been submitted to and approved in writing by the Local Planning Authority.

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

Approved Date - 04/08/2023

10 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 (previously discharged details to be submitted and condition to refer to approved details).

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

Approved Date - 04/08/2023

12 No Phase of the development shall commence until a Construction Environmental Management Plan for that Phase (including works to improve the footpath under the A27) 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 demonstrate 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.*

Approved Date - 04/08/2023

13 No Phase of the development shall commence until a scheme for the provision and management of a buffer zone alongside all ditches 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 including domestic gardens and formal landscaping; and should form a vital part of green infrastructure provision. 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 detailed management plan.
- details of any proposed footpaths, fencing, lighting etc.

(previously discharged details to be submitted and condition to refer to approved details)

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

Approved Date - 04/08/2023

14 No Phase of the development, except remediation, demolition, archaeological and drainage works, shall commence until a detailed watercourse management plan, in accordance with the approved Draft Watercourse and Flood Defence Bund Management Plan, 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

(previously discharged details to be submitted and condition to refer to approved details)

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

Approved Date - 04/08/2023

15 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

(previously discharged details to be submitted and condition to refer to approved details)

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

Approved Date - 04/08/2023

17 No Phase of the development except remediation, demolition, archaeological and drainage works for which planning permission is hereby granted, shall take place until a schedule of materials for that Phase, including for 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.*

Approved Date - 04/08/2023

18 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 (previously discharged details to be submitted and condition to refer to approved details).

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

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
GA OF OUTLET CULVERT HEADWALL	DR-X-0003 P01	21.02.2023
CULVERT 9 COMPOSITION DRAWING	14997-1	21.02.2023
SFA15A + T1540 TOE + 3 SIDED KEE KLAMP HANDRAIL + SFA HINGED GRATING	14996 - 2 (HEADWALL 5/1)	21.02.2023
SFA15A + T1540 TOE + SIDED KEE KLAMP HANDRAIL + SFA HINGED GRATING	14996 - 1 (HEADWALL 6/1)	21.02.2023
GA CULVERT 1 HEADWALLS	1-251 REV C	21.02.2023
GA CULVERT 2 HEADWALLS	1-252 REV D	21.02.2023
GA A27 HIGHWAY DRAINAGE HEADWALL 5/1	1-253 REV C	21.02.2023

Reference/Drawing Number	Version	Date Rec
GA A27 HIGHWAY DRAINAGE HEADWALL 6/1	1-254 REV D	21.02.2023
GA CULVERT 8 SHEET 1 OF 2	1-255 REV C	21.02.2023
GA CULVERT 8 SHEET 2 OF 2	1-256 REV D	21.02.2023
GA CULVERT 9 HEADWALLS	1-257 REV C	21.02.2023
BOX CULVERTS INSTALLATION GUIDE		21.02.2023
TYPICAL CULVERT JOINT DETAIL WITH COMPRESSED BITUMEN STRIP	JOINT DETAIL - SK1	21.02.2023
STARCON UNIVERSAL LIFTER		21.02.2023
GA CULVERT 3	6-260 REV E	21.02.2023
GA CULVERT 4	6-261 REV D	21.02.2023
GA CULVERT 5	6-262 REV C	21.02.2023
GA CULVERT 7	6-264 REV D	21.02.2023
PLAN & SECTIONS SEDGE BED	1-226 REV F	21.02.2023
PLAN & SECTIONS REED BED	1-227 REV D	21.02.2023
PRIVATE FOUL WATER MANHOLE SCHEDULES - SHEET 2	263 REV A	21.02.2023
SURFACE WATER PIPE SCHEDULES - SHEET 1	271 REV G	21.02.2023
FOUL WATER PIPE SCHEDULES - SHEET 1	281 REV F	21.02.2023
SITE LAYOUT - PROPOSED LEVELS - SH1	301 REV E	21.02.2023
SITE LAYOUT - PROPOSED LEVELS - SH2	302 REV F	21.02.2023
SITE LAYOUT - PROPOSED LEVELS - SH3	303 REV B	21.02.2023
SITE LAYOUT - PROPOSED LEVELS - SH4	304 REV A	21.02.2023
SITE LAYOUT - PROPOSED LEVELS - SH5	305 REV A	21.02.2023
SITE LAYOUT - PROPOSED LEVELS - SH6	306 REV B	21.02.2023
SITE LAYOUT - PROPOSED LEVELS - SH7	307 REV A	21.02.2023
SITE LAYOUT - PROPOSED LEVELS - SH8	308 REV A	21.02.2023
SITE LAYOUT - PROPOSED LEVELS -SH9	309 REV B	21.02.2023

Ref: AWDM/0270/23

Reference/Drawing Number	Version	Date Rec
SITE LAYOUT - PROPOSED LEVELS - SH10	310 REV B	21.02.2023
SITE LAYOUT - SURFACE FINISHES - SH1	401 REV D	21.02.2023
SITE LAYOUT - SURFACE FINISHES - SH2	402 REV D	21.02.2023
SITE LAYOUT - SURFACE FINISHES - SH 3	403 REV B	21.02.2023
SITE LAYOUT - SURFACE FINISHES - SH4	404 REV A	21.02.2023
SITE LAYOUT - SURFACE FINISHES - SH5	405 REV A	21.02.2023
SITE LAYOUT - SURFACE FINISHES - SH6	406 REV B	21.02.2023
SITE LAYOUT - SURFACE FINISHES - SH7	407 REV A	21.02.2023
SITE LAYOUT - SURFACE FINISHED - SH8	408 REV A	21.02.2023
SITE LAYOUT - SURFACE FINISHES - SH9	409 REV B	21.02.2023
SITE LAYOUT - SURFACE FINISHED - SH10	410 REV B	21.02.2023
CONSTRUCTION DETAILS - SURFACE FINISHES - PRIVATE	901	21.02.2023
CONSTRUCTION DETAILS - DRAINAGE	902	21.02.2023
CONSTRUCTION DETAILS - DRAINAGE	903 REV A	21.02.2023
CONSTRUCTION DETAILS - HEADWALLS	904	21.02.2023
PHASE 1 - SITE LAYOUT - PROPOSED LEVELS - SH1	301 REV C	21.02.2023
PHASE 1 - SITE LAYOUT - PROPOSED LEVELS - SH2	302 REV B	21.02.2023
PHASE 1 - SITE LAYOUT - PROPOSED LEVELS - SH4	304 REV B	21.02.2023
PHASE 1 - SITE LAYOUT - PROPOSED LEVELS - SH5	305 REV B	21.02.2023
PHASE 1B - SITE LAYOUT - PROPOSED LEVELS - SH2	1B-102	21.02.2023
PHASE 1B - SITE LAYOUT - PROPOSED LEVELS - SH3	1B-103	21.02.2023
PHASE 1B - SITE LAYOUT - PROPOSED LEVELS - SH5	1B-105	21.02.2023
PHASE 1B - SITE LAYOUT - PROPOSED LEVELS - SH6	1B-106	21.02.2023
SITE LAYOUT CURRENT SITE SURVEY SHEET 1	1-005 REV C	21.02.2023
SITE LAYOUT CURRENT SITE SURVEY SHEET 2	1-006 REV C	21.02.2023

Reference/Drawing Number	Version	Date Rec
SITE LAYOUT CONTRACT 1 COMPLETION	1-100 REV E	21.02.2023
SITE LAYOUT PROPOSED LEVELS	1-101 REV D	21.02.2023
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)		21.02.2023
CONSTRUCTION METHOD STATEMENT	REVISION 1	21.02.2023
CON 13 -SITE LAYOUT WATERCOURSE BUFFER ZONE SHEET 1 OF 3	1-231 REV E	21.02.2023
CON 13 - SITE LAYOUT WATERCOURSE BUFFER ZONE SHEET 2 OF 3	1-232 REV E	21.02.2023
CON 13 - SITE LAYOUT WATERCOURSE BUFFER ZONE SHEET 3 OF 3	1-233 REV E	21.02.2023
COUNTRY PARK PLANTING PLAN 01 SKETCH EXERT	HED-1172-LA-006	21.02.2023
COUNTRY PARK PLANTING PLAN 01	HED-1172-LA-006	21.02.2023
COUNTRY PARK PLANTING PLAN 02	HED-1172-LA-007	21.02.2023
COUNTRY PARK SECTIONS 01	HED-1172-LA-200	21.02.2023
GA OF INLET CULVERT HEADWALL	DR-X-0002 P01	21.02.2023
COUNTRY PARK SECTIONS 02	HED-1172-LA-201	21.02.2023
COUNTRY PARK SECTIONS 03	HED-1172-LA-202	21.02.2023
COUNTRY PARK SECTIONS 04	HED-1172-LA-203	21.02.2023
COUNTRY PARK SECTIONS 04	HED-1172-LA-204	21.02.2023
LANDSCAPE SPECIFICATION TOPSOIL & GROWING MEDIA	HED-1172-LA-901	21.02.2023
STRATEGY & SPECIFICATION FOR LANDSCAPE MAINTENANCE	HED-1172-LA-902	21.02.2023
SEED & SHRUB PLANTING SCHEDULE	HED-1172-LA-903	21.02.2023
TREE PLANTING SCHEDULE	HED-1172-LA-904	21.02.2023
GUARDRAIL DETAIL	HED-1172-C01-LA-500	21.02.2023
WATERCOURSE ACCESS OVERMARKED LANDSCAPE PLANS		21.02.2023
WATERCOURSE & FLOOD DEFENCE BUND MANAGEMENT PLAN	V1.5 MARCH 2020	21.02.2023

Reference/Drawing Number	Version	Date Rec
MATERIALS DISTRIBUTION DIAGRAM (PHASE 2)	21164/C102C	21.02.2023
HISTORIC BUILDINGS RECORD		21.02.2023
HISTORIC BUILDINGS RECORD	190585-HBR-2020035 V2	21.02.2023
ARCHAEOLOGICAL MITIGATION STRATEGY		21.02.2023
ARCHAEOLOGICAL WATCHING BRIEF		21.02.2023
REF 1-251 B - CULVERT 1 STOP LOG DETAIL	ALT14996-CULVERT 1-A001	21.02.2023
CULVERT 1 INTERMEDIATE UNIT REF:-BC-001	BC19-117-BC-0001-GA P01	21.02.2023
CULVERT 2 INTERMEDIATE UNIT REF:- BC-0004	BC19-117-BC-0004-GA P01	21.02.2023
DESIGN CALCULATIONS	BC19-117-BC04	21.02.2023
PROPOSED CULVERT 2 UNIT LAYOUT	BC19-117-SK/01 P01	21.02.2023
LANCING HEADWALL CALCULATION	CULVERT 2	21.02.2023
GA OF INLET/OUTLET CULVERT HEADWALL	DR-X-0001 P01	21.02.2023
REF 1-251 B - CULVERT 1 STOP LOG DETAIL	ALT14996-CULVERT 8-A001	21.02.2023
DESIGN CALCULATIONS	BC19-117-BC08	21.02.2023
CULVERT 8 INTERMEDIATE UNIT REF:- BC-0009	BC19-117-BC-0009-GA P01	21.02.2023
DESIGN CALCULATIONS	BC19-117-BC11	21.02.2023
LANCING HEADWALL CALCULATION	CULVERT 9	21.02.2023
CONDITION 3 - PHASING PLAN	118-SK COND 3 REV A	21.02.2023
CONDITION 6 - DETAIL PLAN	MS002648-CD01B	21.02.2023
CONDITION 6 - DETAIL PLAN	MS002648-CD02C	21.02.2023
CONDITION 6 - DETAIL PLAN	MS002648-CD03	21.02.2023
CONDITION 6 - SW RESPONSE LETTER		21.02.2023
CONDITION 7 - CONSTRUCTION MANAGEMENT PLAN	118-SK-04 A	21.02.2023

Reference/Drawing Number	Version	Date Rec
CONDITION 9 - FOUL RESIDENTIAL DRAINAGE		21.02.2023
CONDITION 9 - NETWORK 1 RESIDENTIAL DRAINAGE		21.02.2023
CONDITION 9 - NETWORK 2 RESIDENTIAL DRAINAGE		21.02.2023
CONDITION 9 - NETWORK 3 RESIDENTIAL DRAINAGE		21.02.2023
CONDITION 9 - NETWORK 4 RESIDENTIAL DRAINAGE		21.02.2023
CONDITION 9 - NETWORK 6 RESIDENTIAL DRAINAGE		21.02.2023
CONDITION 9 - NETWORK 10 RESIDENTIAL DRAINAGE		21.02.2023
CONDITION 9 - NETWORK 11 RESIDENTIAL DRAINAGE		21.02.2023
CONDITION 9 - NETWORK 12		21.02.2023
SITE LAYOUT - PROPOSED DRAINAGE - SH1	201 REV E	21.02.2023
SITE LAYOUT - PROPOSED DRAINAGE - SH2	202 REV E	21.02.2023
SITE LAYOUT - PROPOSED DRAINAGE - SH3	203 REV F	21.02.2023
SITE LAYOUT - PROPOSED DRAINAGE - SH4	204 REV A	21.02.2023
SITE LAYOUT - PROPOSED DRAINAGE - SH5	205 REV A	21.02.2023
SITE LAYOUT - PROPOSED DRAINAGE - SH6	206 REV E	21.02.2023
SITE LAYOUT - PROPOSED DRAINAGE - SH7	207 REV B	21.02.2023
SITE LAYOUT - PROPOSED DRAINAGE - SH8	208 REV A	21.02.2023
SITE LAYOUT - PROPOSED DRAINAGE - SH9	209 REV E	21.02.2023
SITE LAYOUT - PROPOSED DRAINAGE - SH10	210 REV C	21.02.2023
SURFACE WATER MANHOLE SCHEDULES - SHEET 1	251 REV K	21.02.2023
PRIVATE SURFACE WATER MANHOLE SCHEDULES - SHEET 1	252 REV E	21.02.2023
PRIVATE SURFACE WATER MANHOLE SCHEDULES - SHEET 2	253 REV A	21.02.2023
FOUL WATER MANHOLE SCHEDULES - SHEET 1	261 REV I	21.02.2023
PRIVATE FOUL WATER MANHOLE SCHEDULES - SHEET 1	262 REV D	21.02.2023

Reference/Drawing Number	Version	Date Rec
PLAN & SECTIONS WATERCOURSE 1 SHEET 1 OF 3	1-211 REV G	21.02.2023
PLAN & SECTIONS WATERCOURSE 1 SHEET 2 OF 6	1-212 REV G	21.02.2023
PLAN & SECTIONS WATERCOURSE 1 SHEET 3 OF 6	1-213 REV G	21.02.2023
PLAN & SECTIONS WATERCOURSE 2 SHEET 1 OF 2	1-217 REV D	21.02.2023
PLAN & SECTIONS WATERCOURSE 2 SHEET 2 OF 2	1-218 REV D	21.02.2023
PLAN & SECTIONS WATERCOURSE 3 SHEET 1 OF 2	1-219 REV D	21.02.2023
PLAN & SECTIONS WATERCOURSE 3 SHEET 2 OF 2	1-220 REV D	21.02.2023
PLAN & SECTIONS WATERCOURSE 4 SHEET 1 OF 2	1-221 REV D	21.02.2023
PLAN & SECTIONS WATERCOURSE 4 SHEET 2 OF 2	1-222 REV D	21.02.2023
PLAN & SECTIONS WATERCOURSE 5 SHEET 1 OF 2	1-223 REV E	21.02.2023
PLAN & SECTION WATERCOURSE 5 SHEET 2 OF 2	1-224 REV D	21.02.2023
PLAN & SECTION WATERCOURSE 6	1-225 REV D	21.02.2023
PLAN & SECTIONS WATERCOURSE 1 SHEET 4 OF 6	6-214 REV G	21.02.2023
PLAN & SECTIONS WATERCOURSE 1 SHEET 5 OF 6	6-215 REV F	21.02.2023
PLAN & SECTIONS WATERCOURSE 1 SHEET 6 OF 6	6-216 REV E	21.02.2023
PROPOSED VOLUMES - SOUTHERN DITCHES	1-207	21.02.2023
SURFACE WATER DRAINAGE ETAILED DESIGN & WATER QUALITY TREATMENT SUMMARY		21.02.2023
WATERCOURSE & FLOOD DEFENCE BUND MANAGEMENT PLAN	V1.3 JANUARY 2020	21.02.2023

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

Ref: AWDM/0270/23