ADUR DISTRICT COUNCIL

Mr Peter Rainier
DMH Stallard
Griffin House
135 High Street
Crawley
RH10 1DQ

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/2295/21

Details of Development

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 3(SCHEME FOR CONTAMINATION), 4(POTENTIAL CONTAMINATION), 8 (SURFACE WATER DRAINAGE), 10 (WATERCOURSES, CULVERTS ETC.), 11 (PHASING PLAN), 12 (CONSTRUCTION MANAGEMENT PLAN), 13 (FOOTWAY AND ROAD CONSTRUCTION), 15 (HARD AND SOFT LANDSCAPING A27), 18 (ARBORICULTURAL METHOD STATEMENT), 19 (PROTECTION OF RETAINED TREES), 21 (LIGHTING FRAMEWORK) AND 22 (BADGER SURVEY) OF PREVIOUSLY APPROVED AWDM/1906/20.

Location of Development

LAND AND NEW ROUNDABOUT NORTHERN BOUNDARY OF A27 TO EAST AND WEST OF COOMBES ROAD OLD SHOREHAM ROAD 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
05/08/2022

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
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SCHEDULE

Approved Date - 05/08/2022

3 No development shall commence until a scheme to deal with contamination of the site and / or controlled water has been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall include a report compiled by a competent person which includes a desktop study, site walkover, production of a site conceptual model and a human health and environmental risk assessment.

Reason: *In the interests of amenity and to protect the health and future occupiers of the site from any possible effects of land contamination in accordance with local and National policy.*

Approved Date - 05/08/2022

4 If the Phase 1 report, as required under Condition 1, identifies potential contamination then no development shall commence until a Phase 2 intrusive report has been submitted to and approved in writing by the Local Planning Authority, detailing all investigative works and sampling on site, together with the results of the analysis. The findings shall include a risk assessment for any identified contaminants in line with relevant guidance.

Reason: *In the interests of amenity and to protect the health and future occupiers of the site from any possible effects of land contamination in accordance with local and National policy.*

Approved Date - 05/08/2022

8 No development approved by this permission shall 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. Cellular storage incorporated into the proposed drainage is to be consistent with the design set out in Figure 5.1 f the West Sussex LLFA Policy for the Management of Surface Water. 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 Sustainable Urban Drainage scheme (SuDs) Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels will be required to support the design of any SuDS drainage. The carriageway shall not be brought into use until the approved works have been completed. The surface water drainage system shall be retained as approved thereafter. The surface water drainage system shall be maintained in good working order in perpetuity.

Reason: *To ensure satisfactory surface water drainage.*

Approved Date - 05/08/2022

10 No development approved by this permission shall commence until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: *To ensure a satisfactory form of development and in the interests of adjacent designated sites.*

Approved Date - 05/08/2022

11 No development hereby permitted shall be carried out until a phasing plan and programme of works which details how the non-motorised user access(es) is to be maintained throughout the construction phase of the development, has been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: *In the interests of highway safety.*

Approved Date - 05/08/2022

12 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 construction period unless otherwise agreed in writing with the Local Planning Authority. The Construction Management Plan shall provide details of mitigation measures to manage and avoid impacts to controlled waters, adjacent designated sites, protected species and other important habitats (in accordance with the approved Environmental Statement and its addendums) and include the following matters:

- An indicative programme for carrying out the works;
- the anticipated number, frequency and types of vehicles used during construction;
- the method of access and routing of vehicles during construction;
- details of the parking of vehicles by site operatives and visitors;
- details of the location of site office and welfare facilities;
- details of the loading and unloading of plant, materials and waste;
- details of the provision of loading/offloading areas;
- details of the storage of plant and materials used in construction of the development;
- storage of chemicals and hazardous materials in line with best practice guidance;
- details of pollution control measures such as the use of petrol/water interceptors and temporary silt traps, to be used where appropriate to minimise the risk of polluted surface water runoff entering on site ditch habitats and the potential for loss site habitats;
- 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);
- measures to minimise the noise (and vibration) generated by the construction process to include hours of work, details of noise mitigation barriers, details of piling including details of the trial piles and recorded vibration impacts;
- details of floodlighting, including location, height, type and direction;
- damping down of dust sources and covering of loose materials to reduce dust disposition within adjacent habitats;
- general house-keeping including removal of litter;
- details of public engagement both prior to and during construction works.

Reason: *To enable the Local Planning Authority to control the development in the interest of maintaining a safe and efficient highway network, in the interests of amenity, to conserve and enhance the landscape character and biodiversity of the area and to ensure no adverse impacts on designated sites and protected species.*

Approved Date - 05/08/2022

13 No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways and roads (including all relevant horizontal cross and longitudinal sections) have been submitted to and approved in writing by the Local Planning Authority. The details shall be informed by 'Roads in the South Downs' and also include but not limited to:

- Anti-dazzle measures;
- Measures to avoid 'see-through' at the reordered junction of Coombes Road and The Drive;
- Bollards/street furniture;
- Signage;
- Retaining walls materials and construction details;
- Materials;
- Gateway feature.

Reason: *In the interests of amenity and to conserve and enhance the landscape character.*

Approved Date - 05/08/2022

15 Prior to the commencement of the development hereby permitted, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority (who shall consult with Highways England). Thereafter the construction and use of the development shall be in strict accordance with the approved scheme unless otherwise agreed in writing by the local planning authority (who shall consult Highways England). These details shall include:

a) Proposed planting plans including written specifications (including cultivation and other operations associated with plant and grass establishment and maintenance) ; schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
b) Details of tree pits;
c) Finished levels and contours;
d) Fencing;
e) Layout of surfaces including materials, permeability, kerbs, edges, steps, ramps.

Reason: *Reason: To ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety and to ensure a satisfactory development and in the interests of amenity and landscape character.*

Approved Date - 05/08/2022

18 Prior to the commencement of the development hereby permitted a full Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority which shall include numbering and detailing trees, confirming root protection areas, routing of service trenches, overhead services and carriageway positions and any details of no dig techniques along with associated use of geotextiles and an indication of the methodology for necessary ground treatments to deal with compacted areas of soil. The works shall be carried out in accordance with Environmental Statement Chapter 10 Ecology and Nature Conservation and 11 Landscape and Visual.

Reason: *In the interests of the amenity and the landscape character of the area.*

Approved Date - 05/08/2022

19 Prior to the commencement of the development hereby permitted details of the protection of the trees to be retained shall be submitted to and approved in writing by the Local Planning Authority. The measures of protection should be in accordance with BS5837:2012 and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the Root Protection zones.

Reason: *In the interests of the amenity and the landscape character of the area.*

Approved Date - 05/08/2022

21 No part of the development hereby permitted shall be brought into use until a lighting framework has been submitted to and approved in writing by the Local Planning Authority (who shall consult with Highways England). This information shall include a layout plan with beam orientation and schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and details of the impact of lighting on driver safety on the A27. The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: *To ensure that any proposed lighting will not have an adverse impact on driver safety on the A27 Trunk Road and that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety, and to enable the Local Planning Authority to control the development in detail in the interests of night time amenity, tranquillity and protect and conserve the International Dark Night Skies.*

Approved Date - 05/08/2022

22 Prior to commencement of development, an updated survey for badgers should be undertaken to ensure that no new sets are present and the findings of the survey and any additional mitigation measures proposed submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with any additional mitigation measures approved.

Reason: *To identify and ensure the survival and protection of important species.*

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
BADGER SURVEY		20.12.2021
METHOD STATEMENT		20.12.2021
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN		20.12.2021
CONSTRUCTION HEALTH & SAFETY PLAN		20.12.2021
FACTUAL INVESTIGATION REPORT PART 1		20.12.2021
FACTUAL INVESTIGATION REPORT PART 2		20.12.2021
FACTUAL INVESTIGATION REPORT PART 3		20.12.2021
GROUND INVESTIGATION REPORT PART 1		20.12.2021
GROUND INVESTIGATION REPORT PART 2		20.12.2021
GROUND INVESTIGATION REPORT PART 3		20.12.2021
GROUND INVESTIGATION REPORT PART 4		20.12.2021
GROUND INVESTIGATION REPORT		20.12.2021

Ref: AWDM/2295/21

Reference/Drawing Number	Version	Date Rec
DRAINAGE GENERAL ARRANGEMENT SHEET 1 OF 5	0507 REV P06	20.12.2021
DRAINAGE GENERAL ARRANGEMENT SHEET 2 OF 5	0508 REV P07	20.12.2021
DRAINAGE GENERAL ARRANGEMENT SHEET 3 OF 5	0509 REV P07	20.12.2021
DRAINAGE GENERAL ARRANGEMENT SHEET 4 OF 5	0510 REV P06	20.12.2021
DRAINAGE GENERAL ARRANGEMENT SHEET 5 OF 5	0511 REV P06	20.12.2021
4TH ARM ARBORICULTURAL METHOD STATEMENT		20.12.2021
GENERAL ARRANGEMENT PLAN	HED-1172-LA-702 REV P05	20.12.2021
TREE REMOVAL PLAN	HED-1172-LA-704 REV P05	20.12.2021
4TH ARM DETAILS - SOFT LANDSCAPE DETAILS	HED-1172-LA-706	20.12.2021
LANDSCAPE SPECIFICATION 0 FOURTH ARM	HED-1172-LA-908	20.12.2021
PHASING PROGRAMME		20.12.2021
HIGHWAYS GENERAL ARRANGEMENT SHEET 3 OF 5	0103 REV P04	20.12.2021
HIGHWAYS GENERAL ARRANGE SHEET 4 OF 5	0104 REV P04	20.12.2021
HIGHWAYS GENERAL ARRANGEMENT SHEET 5 OF 5	0105 REV P03	20.12.2021
HIGHWAYS PLAN/PROFILE DRAWING MCOL SHEET 3 OF 18	0113 REV P02	20.12.2021
HIGHWAYS PLAN/PROFILE DRAWING MC02 SHEET 4 OF 18	0114 REV P02	20.12.2021
HIGHWAYS PLAN / PROFILE DRAWING MC02 SHEET 5 OF 18	0115 REV P02	20.12.2021
HIGHWAYS PLAN / PROFILE DRAWING MC02 SHEET 6 OF 18	0116 REV P02	20.12.2021
HIGHWAYS PLAN / PROFILE DRAWING MC01 SHEET 8 OF 18	0118 REV P02	20.12.2021
HIGHWAYS PLAN / PROFILE DRAWING MC0J SHEET 9 OF 18	0119 REV P02	20.12.2021
HIGHWAYS PLAN / PROFILE DRAWING DC0J SHEET 10 OF 18	0120 REV P02	20.12.2021
HIGHWAYS PLAN / PROFILE DRAWING MC0J SHEET 11 OF 18	0121 REV P02	20.12.2021
HIGHWAYS PLAN / PROFILE DRAWING M200 SHEET 12 OF 18	0122 REV P02	20.12.2021
HIGHWAYS PLAN / PROFILE DRAWING MC12 SHEET 15 OF 18	0125 REV P02	20.12.2021

Ref: AWDM/2295/21

Reference/Drawing Number	Version	Date Rec
HIGHWAYS PLAN / PROFILE DRAWING MC12 SHEET 16 OF 18	0126 REV P02	20.12.2021
HIGHWAYS PLAN / PROFILE DRAWING MC12 SHEET 17 OF 18	0127 REV P02	20.12.2020
HIGHWAYS PLAN / PROFILE DRAWING MC13 SHEET 18 OF 18	0128 REV P02	20.12.2021
PERMITTED PAVEMENT OPTIONS		20.12.2021
PROPOSED PAVEMENT WORKS SHEET 3 OF 5	1703 REV P02	20.12.2021
PROPOSED PAVEMENT WORKS SHEET 4 OF 5	1704 REV P02	20.12.2021
PROPOSED PAVEMENT WORKS SHEET 5 OF 5	1705 REV P02	20.12.2021
PROPOSED PAVEMENT TIE-IN DETAIL SHEET 1 OF 1	0706 REV P02.1	20.12.2021
FOOTWAY AND KERBING	1103 REV P05	20.12.2021
FOOTWAY AND KERBING SHEET 4 OF 5	1104 REV P05	20.12.2021
FOOTWAY AND KERBING SHEET 5 OF 5	1105 REV P05	20.12.2021
PROPOSED LIGHING & ELECTRICAL LAYOUT ARRANGEMENTS SHEET 3 OF 4	1103 REV P02	20.12.2021
PROPOSED LIGHTING & ELECTRICAL LAYOUT ARRANGEMENT SHEET 4 OF 4	1104 REV P02	20.12.2021
LIGHTING & ELECTRICAL SCHEMATIC DRAWING SHEET 1 OF 1	1107 REV P02	20.12.2021
Site Setup and Traffic Management	C21008 SK.05	29.03.2022
General Arrangement Sheet 3	HE600434-MMD-HGN-A27_4-D	15.06.2022
General Arrangement Sheet 4	HE600434-MMD-HGN-A27_4-D	15.06.2022
Kerbs, Footways and Paved Areas Sheet 3	HE600434-MMD-HKF-A27_4-D	15.06.2022
Kerbs, Footways and Paved Areas Sheet 4	HE600434-MMD-HKF-A27_4-D	15.06.2022
Sample of Ronadeck Fast Grip Resin (Buff, Sienna)		
Sample of Textured Kerbing		
Anti-Dazzle Fence Elevation	MHCW H14	01.07.2022
Anti-Dazzle Fence Dimensions	By email	01.07.2022
Anti-Dazzle Fence Section		01.07.2022

Reference/Drawing Number	Version	Date Rec
Timber Bollards	NCD 1200-20	29.03.2022
Soft Landscape Details	HED-1172-C08-LA-622 & 62	04.07.2022
Landscape Specification	HED-1172-LA-908 Rev. P02	04.07.2022
Topsoil Report	TOHA/22/7457/SS	16.05.2022
Arboricultural Method Statement	HED-1172 4th Arm Tree Re	19.01.2022
Luminaire Details	P861	15.06.2022
Column Details	2011020001	15.06.2022
Headwall with Safety Grill	SFA10B	15.06.2022
Construction Environmental Management Plan	GP.1201.F01 Rev. 03	21.06.2022

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