ADUR DISTRICT COUNCIL

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

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0021/22

Details of Development
ERECTION OF 385 DWELLINGS AND COMMUNITY HUB (FLEXIBLE CLASS E/F1/F2 USE) ALONG WITH ASSOCIATED ACCESS, LANDSCAPING, CAR PARKING AND PUBLIC OPEN SPACE (AN INCREASE OF 34 DWELLINGS FROM THE OUTLINE APPROVAL OF 351 DWELLINGS (AWDM/0961/17).

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 6th January 2022.

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
21/02/2023

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:-

Reference/Drawing Number	Version	Date Rec
PLOTS 610,611,612 PROPOSED PLANS & ELEVATIONS	P151	06.01.2022
PLOTS 619, 920, 631, 632 PROPOSED PLNS & ELEVATIONS	P152	06.01.2022
PLOTS 523-524, 527-528 PROPOSED PLANS & ELEVATIONS	P170	06.01.2022
PLOTS 617, 618 PROPOSED PLANS & ELEVATIONS	P153	06.01.2022
PLOTS 479-480 PROPOSED PLANS & ELEVATIONS	P169	06.01.2022
PLOTS 477-478 PROPOSED PLANS & ELEVATIONS	P168	06.01.2022
PLOTS 351, 352 PROPOSED PLANS & ELEVATIONS	P166	06.01.2022
PLOTS 441, 442 PROPOSED PLANS & ELEVATIONS	P164	06.01.2022
PLOTS 531 & 532 PROPOSED PLANS & ELEVATIONS	P161	06.01.2022
PLOTS 381-382 PROPOSED PLANS & ELEVATIONS	P163	06.01.2022
PLOTS 540-541 & 550-551 PROPOSED PLANS & ELEVATIONS	P160	06.01.2022
PLOTS 624, 625 PROPOSED PLANS & ELEVATIONS	P154	06.01.2022
PLOTS 521-522 & 529-530 PROPOSED PLANS & ELEVATIONS	P158	06.01.2022
PLOTS 537-358 & 469-470 PROPOSED PLANS & ELEVATIONS	P157	06.01.2022
PLOTS 600-601 PROPOSED PLANS & ELEVATIONS	P156	06.01.2022
PLOTS 519-520, 573-574, 575-576 PROPOSED PLANS & ELEVATIONS	P159	06.01.2022
PLOTS 628,629,630 PROPOSED PLANS & ELEVATIONS	P155	06.01.2022
PLOT 596 PROPOSED PLANS & ELEVATIONS	P144	06.01.2022
TRANSPORT ASSESSMENT PART 3	APPENDIX 7.1	06.01.2022

Reference/Drawing Number	Version	Date Rec
MODEL INPUT DATA	APPENDIX 9.1	06.01.2022
MODEL VERIFICATION STUDY	APPENDIX 9.2	06.01.2022
IAQM HIGH RECOMMENDED MITIGATION MEASURES	APPENDIX 9.3	06.01.2022
HABITAT MAP	APPENDIX 11.1	06.01.2022
SITE PHOTOGRAPHS	APPENDIX 11.2	06.01.2022
SPECIES LIST	APPENDIX 11.3	06.01.2022
LVIA METHODOLOGY	APPENDIX 13.1	06.01.2022
PHOTOGRAPHY METHODOLOGY	APPENDIX 13.2	06.01.2022
PLOT 526 PROPOSED PLANS & ELEVATIONS	P145	06.01.2022
PLOT 428 PROPOSED PLANS & ELEVATIONS	P146	06.01.2022
PLOTS 557 & 595 PROPOSED PLANS & ELEVATIONS	P147	06.01.2022
PLOTS 434, 525 & 572 PROPOSED PLANS & ELEVATIONS	P148	06.01.2022
PLOT 348 PROPOSED PLANS & ELEVATIONS	P149	06.01.2022
PLOT 615 PROPOSED PLANS & ELEVATIONS	P150	06.01.2022
PLOTS 610, 611 & 612 PROPOSED PLANS & ELEVATIONS	P151	06.01.2022
APARTMENTS - BLOCK J PROPOSED PLANS	P244	06.01.2022
APARTMENTS - BLOCK J PROPOSED ELEVATIONS	P245	06.01.2022
APARTMENTS - BLOCK K PROPOSED PLANS	P246	06.01.2022
APARTMENTS - BLOCK K PROPOSED ELEVATIONS	P247	06.01.2022
APARTMENTS - BOCK L PROPOSED PLANS	P248	06.01.2022
APARTMENTS - BLOCK L PROPOSED ELEVATIONS	P249	06.01.2022
APARTMENTS - BLOCK M PROPOSED PLANS	P250	06.01.2022
APARTMENTS - BLOCK M PROPOSED ELEVATIONS	P251	06.01.2022
PLOTS 466, 560 & 606 PROPOSED PLANS & ELEVATIONS	P409	06.01.2022
PLANNING STATEMENT		06.01.2022

Ref: AWDM/0021/22

Reference/Drawing Number	Version	Date Rec
STATEMENT OF COMMUNITY INVOLVEMENT		06.01.2022
TRANSPORT ASSESSMENT PART 1		06.01.2022
TRANSPORT ASSESSMENT PART 2		06.01.2022
TRANSPORT ASSESSMENT PART 3		06.01.2022
ENVIRONMENTAL STATEMENT	VOLUME 5	06.01.2022
ARCHAEOLOGICAL MITIGATION STRATEGY		06.01.2022
CONTAMINATION RISK ASSESSMENT	PART 1	06.01.2022
CONTAMINATION RISK ASSESSMENT	PART 2	06.01.2022
CONTAMINATION RISK ASSESS	PART 3	06.01.2022
CONTAMINATION RISK ASSESSMENT	PART 4	06.01.2022
DESIGN & ACCESS STATEMENT	PART 1	06.01.2022
DESIGN & ACCESS STATEMENT	PART 2	06.01.2022
DESIGN & ACCESS STATEMENT	PART 3	06.01.2022
DESIGN & ACCESS STATEMENT	PART 4	06.01.2022
ENERGY & SUSTAINABILITY STRATEGY (1)		06.01.2022
ENVIRONMENTAL STATEMENT - MAIN TEXT		06.01.2022
ENVIRONMENTAL STATEMENT - NON TECHNICAL SUMMARY		06.01.2022
FIGURE 1.1 SITE LOCATION PLAN	21164 S101	06.01.2022
FIGURE 9.1 SITE LOCATION PLAN		06.01.2022
FIGURE 9.2 CONSTRUCTION PHASE RECEPTORS		06.01.2022
FIGURE 9.3 MODELLED ROADS & RECEPTORS		06.01.2022
FIGURE 9.4 MODELLED ROADS & RECEPTORS		06.01.2022
FIGURE 9.5 MODELLED ROADS _ RECEPTORS		06.01.2022
FIGURE 9.6 WIND ROSE FOR SHOREHAM AIRPORT 2019		06.01.2022
FIGURE 11.1 COMPARISON OF BUILT AREAS		06.01.2022

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LOCATION OF HERITAGE ASSETS WITHIN SITE & WIDER AREA	PCAH10007/001	06.01.2022
FIGURE 13.2 DESIGNATIONS		06.01.2022
FIGURE 13.3 VIEWPOINT LOCATIONS		06.01.2022
FIGURE 13.4 VIEWPOINT 1		06.01.2022
FIGURE 13.5 VIEWPOINT 2		06.01.2022
FIGURE 13.6 VIEWPOINT 3		06.01.2022
FIGURE 13.7 VIEWPOINT 4		06.01.2022
FIGURE 13.8 VIEWPOINT 5		06.01.2022
FIGURE 13.9 VIEWPOINT 6		06.01.2022
FIGURE 13.10 VIEWPOINT 7		06.01.2022
PLOTS 464, 511, 512 PROPOSED PLANS & ELEVATIONS	P197	06.01.2022
PLOTS 502, 503 PROPOSED PLANS & ELEVATIONS	P198	06.01.2022
PLOT 462 PROPOSED PLANS & ELEVATIONS	P199	06.01.2022
PLOT 534 PROPOSED PLANS & ELEVATIONS	P194	06.01.2022
PLOTS 500, 586, 608 PROPOSED PLANS & ELEVATIONS	P193	06.01.2022
PLOTS 465 & 536 PROPOSED PLANS & ELEVATIONS	P192	06.01.2022
PLOTS 435, 481, 513, 514, 535 PROPOSED PLANS & ELEVATIONS	P191	06.01.2022
PLOT 554 PROPOSED PLANS & ELEVATIONS	P190	06.01.2022
PLOTS 492, 509 PROPOSED PLANS & ELEVATIONS	P189	06.01.2022
PLOT 445 PROPOSED PLANS & ELEVATIONS	P188	06.01.2022
PLOT 587 PROPOSED PLANS & ELEVATIONS	P187	06.01.2022
PLOT 508 PROPOSED PLANS & ELEVATIONS	P195	06.01.2022
PLOT 507 PROPOSED PLANS & ELEVATIONS	P196	06.01.2022
PLOTS 436, 437, 440, 497, 498, 579, 580, 588, 590, 591, 597, 606 PROPOSED PLANS & ELEVATIONS	P185	06.01.2022
PLOT 577 PROPOSED PLANS & ELEVATIONS	P183	06.01.2022

Reference/Drawing Number	Version	Date Rec
PLOT 552 PROPOSED PLANS & ELEVATIONS	P182	06.01.2022
PLOT 475 PROPOSED PLANS & ELEVATIONS	P184	06.01.2022
PLOT 499 PROPOSED PLANS & ELEVATIONS	P179	06.01.2022
PLOT 607 PROPOSED PLANS & ELEVATIONS	P178	06.01.2022
PLOT 482 PROPOSED PLANS & ELEVATIONS	P180	06.01.2022
PLOTS 476, 495, 496, 510, 515, 516, 584, 585 PROPOSED PLANS & ELEVATIONS	P181	06.01.2022
PLOTS 501, 518, 609 PROPOSED PLANS & ELEVATIONS	P186	06.01.2022
PLOTS 463, 504, 505, 506 PROPOSED PLANS & ELEVATIONS	P200	06.01.2022
PLOTS 494, 517 PROPOSED PLANS & ELEVATIONS	P201	06.01.2022
PLOT 493 PROPOSED PLANS & ELEVATIONS	P202	06.01.2022
PLOT 484 PROPOSED PLANS & ELEVATIONS	P203	06.01.2022
PLOT 483 PROPOSED PLANS & ELEVATIONS	P204	06.01.2022
PLOT 592 PROPOSED PLANS & ELEVATIONS	P205	06.01.2022
PLOTS 446, 539 PROPOSED PLANS & ELEVATIONS	P206	06.01.2022
PLOTS 593-594 PROPOSED PLANS & ELEVATIONS	P174	06.01.2022
PLOTS 582-583, 598-599 PROPOSED PLANS & ELEVATIONS	P173	06.01.2022
PLOTS 485-486, 490-491, 613-614 PROPOSED PLANS & ELEVATIONS	P172	06.01.2022
PLOTS 438-439 PROPOSED PLANS & ELEVATIONS	P171	06.01.2022
PLOTS 555-556 PROPOSED PLANS & ELEVATIONS	P175	06.01.2022
PLOT 533 PROPOSED PLANS & ELEVATIONS	P176	06.01.2022
PLOT 581 PROPOSED PLANS & ELEVATIONS	P177	06.01.2022
PLOTS 467-468, 602-603 & 604-605 PROPOSED PLANS & ELEVATIONS	P201	06.01.2022
COLOURED STREETSCENES	21164/C106	06.01.2022
ILLUSTRATIVE VIEW A - ENTRANCE GATEWAY	21164/C111	06.01.2022

Reference/Drawing Number	Version	Date Rec
ILLUSTRATIVE VIEW B - SWALES & COUNTRY PARK EDGE	21164/C112	06.01.2022
ILLUSTRATIVE VIEW C - CENTRAL GREEN	21164/C113	06.01.2022
PROPOSED STREET ELEVATIONS SHEET 2 OF 2	21164 P106	06.01.2022
PROPOSED ANCILLARY BUILDINGS PLANS & ELEVATIONS SHEET 1 OF 2	21164 P257	06.01.2022
PROPOSED ANCILLARY BUILDINGS PLANS & ELEVATION SHEET 2 OF 2	21164 P258	06.01.2022
SITE LOCATION PLAN	21164 S101	06.01.2022
EXISTING SITE SURVEY	21164 S102	06.01.2022
IMPERMEABLE AREAS - COMPARISON PLAN	23621 01 REV A	06.01.2022
PLOTS 544-545; 546-547 PROPOSED PLANS & ELEVATIONS	P120	06.01.2022
PLOTS 429-432 PROPOSED PLANS & ELEVATIONS	P121	06.01.2022
PLOTS 633 & 634 PROPOSED PLANS & ELEVATIONS	P122	06.01.2022
PLOTS 626-627 PROPOSED PLANS & ELEVATIONS	P123	06.01.2022
PLOTS 621-622-623 PROPOSED PLANS & ELEVATIONS	P124	06.01.2022
PLOTS 459-460-461 PROPOSED PLANS & ELEVATIONS	P127	06.01.2022
PLOTS 561-562-563 PROPOSED PLANS & ELEVATIONS	P128	06.01.2022
PLOTS 564-565-566-567 PROPOSED PLANS & ELEVATIONS	P129	06.01.2022
PLOTS 542-543 & 548-549 PROPOSED PLANS & ELEVATIONS	P130	06.01.2022
PLOTS 451-452-453-454 & 455-456-457-458 PROPOSED PLANS & ELEVATIONS	P131	06.01.2022
PLOTS 433 & 559 PROPOSED PLANS & ELEVATIONS	P132	06.01.2022
PLOTS 568-569 PROPOSED PLANS & ELEVATIONS	P133	06.01.2022
PLOTS 473-474 PROPOSED PLANS & ELEVATIONS	P134	06.01.2022
PLOTS 447-448 & 570-571 PROPOSED PLANS & ELEVATIONS	P135	06.01.2022
PLOTS 471 & 472 PROPOSED PLANS & ELEVATIONS	P136	06.01.2022
PLOTS 347 & 383 PROPOSED PLANS & ELEVATIONS	P137	06.01.2022

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PLOTS 443 & 444 PROPOSED PLANS & ELEVATIONS	P138	06.01.2022
PLOT 558 PROPOSED PLANS & ELEVATIONS	P140	06.01.2022
PLOT 489 PROPOSED PLANS & ELEVATIONS	P141	06.01.2022
PLOTS 553 & 589 PROPOSED PLANS & ELEVATIONS	P142	06.01.2022
PLOT 578 PROPOSED PLANS & ELEVATIONS	P143	06.01.2022
COMPETENCY OF EXPERTS	APPENDIX 2.1	06.01.2022
REFERENCES	APPENDIX 2.2	06.01.2022
TRANSPORT ASSESSMENT PART 1	APPENDIX 7.1	06.01.2022
TRANSPORT ASSESSMENT PART 2	APPENDIX 7.1	06.01.2022
SURFACE WATER MNHOLE SCHEDULES	25 B	09.09.2022
FOUL WATER MANHOLE SCHEDULES	26 B	09.09.2022
SURFACE WATER PIPE SCHEDULES	27 B	09.09.2022
FOUL WATER PIPE SCHEDULES	28 B	09.09.2022
SITE LAYOUT - PROPOSED LEVELS - SH1	31 A	09.09.2022
SITE LAYOUT - PROPOSED LEVELS - SH2	32 A	09.09.2022
SITE LAYOUT - INCOMING SERVICES	51 A	09.09.2022
SITE LAYOUT - WATERCOURSE BUFFER ZONE	83 A	09.09.2022
CONSTRUCTION DETAILS - DRAINAGE	92 A	09.09.2022
CONSTRUCTION DETAILS - DRAINAGE	93	09.09.2022
CONSTRUCTION DETAILS - HEADWALLS	94 B	09.09.2022
UTILITIES STATEMENT PART 1 OF 2	SEPTEMBER 2022	09.09.2022
UTILITIES STATEMENT PART 2 OF 2	SEPTEMBER 2022	09.09.2022
FLOOD RISK ASSESSMENT	PART 1 OF 3	09.09.2022
FLOOD RISK ASSESSMENT	PART 2 OF 3	09.09.2022
FLOOD RISK ASSESSMENT	PART 3 OF 3	09.09.2022

Reference/Drawing Number	Version	Date Rec
CONSTRUCTION DETAILS - SURFACE FINISHES - PRIVATE	91	09.09.2022
RESIDENTIAL BRIDGE RES02 - GENERAL ARRANGEMENT	82 REV A	09.09.2022
RESIDENTIAL BRIDGE RES01 - GENERAL ARRANGEMENT	81 REV A	09.09.2022
SITE LAYOUT - FIRE TENDER VEHICLE TRACKING - SH2	76 REV B	09.09.2022
SITE LAYOUT - FIRE TENDER VEHICLE TRACKING - SH1	75 REV B	09.09.2022
SITE LAYOUT - REFUSE VEHICLE TRACKING - SH2	74 REV B	09.09.2022
SITE LAYOUT - REFUSE VEHICLE TRACKING - SH1	73 REV B	09.09.2022
SITE LAYOUT - VISIBILITY & DIMENSIONS - SH2	72 REV A	09.09.2022
SITE LAYOUT - VISIBILITY & DIMENSIONS - SH1	71 REV A	09.09.2022
LANDSCAPE GENERAL ARRANGEMENT-PHASE 2	HED-1265-LA-001 REV 02	09.09.2022
PHASE 2 HARD LANDSCAPE AREA 01	HED-1265-LA-P1-002 02	09.09.2022
PHASE 2 HARD LANDSCAPE AREA 02	HED-1265-LA-P1-003 02	09.09.2022
PHASE 2 HARD LANDSCAPE AREA 03	HED-1265-LA-P1-004 02	09.09.2022
PHASE 2 HARD LANDSCAPE AREA 04	HED-1265-LA-P1-005 02	09.09.2022
PHASE 2 HARD LANDSCAPE AREA 05	HED-1265-LA-P1-006 02	09.09.2022
LANDSCAPE PLANTING PLAN & TREE REMOVAL GA	HED-1265-P1-007 02	09.09.2022
PHASE 2 LANDSCAPE PLANTING AREA 01	HED-1265-LA-P1-008 02	09.09.2022
PHASE 2 LANDSCAPE PLANTING AREA 02	HED-1265-LA-P1-009 02	09.09.2022
PHASE 2 LANDSCAPE PLANTING AREA 03	HED-1265-LA-P1-010 02	09.09.2022
PHASE 2 LANDSCAPE PLANTING AREA 04	HED-1265-LA-P1-011 02	09.09.2022

Reference/Drawing Number	Version	Date Rec
PHASE 1 LANDSCAPE PLANTING AREA 05	HED-12650LA-P1-012 02	09.09.2022
IMPERMEABLE AREAS - COMPARISON PLAN REVISED PLANNING LAYOUT	02	09.09.2022
SITE LAYOUT - PROPOSED DRAINAGE - SH1	21 REV B	09.09.2022
SITE LAYOUT - PROPOSED DRAINAGE - SH2	22 REV C	09.09.2022
SITE LAYOUT COMPARISON PLAN	24	09.09.2022
COLOURED SITE LAYOUT	21164/C101A	09.09.2022
MATERIALS DISTRIBUTION DIAGRAM	21164/C102A	09.09.2022
COLOURED STREETSCENES	21164/C105A	09.09.2022
DESIGN & ACCESS ADDENDUM		09.09.2022
SITE LAYOUT PHASE 2	21164/P102 H	09.09.2022
PROPOSED STREET ELEVATIONS SHEET 1 OF 2	21164/P105 A	09.09.2022
PLOTS 292 & 298 PROPOSED PLANS & ELEVATIONS	21164/P125 A	09.09.2022
PLOTS 294-295 & 296-297 PROPOSED PLANS & ELEVATIONS	21164/P126 A	09.09.2022
PLOT 325 PROPOSED PLANS & ELEVATIONS	21164/P139 A	09.09.2022
PLOT 326 PROPOSED PLANS & ELEVATIONS	21164/P162 A	09.09.2022
PLOTS 330-331 PROPOSED PLANS & ELEVATIONS	21164/P165 A	09.09.2022
PLOTS 328-329,349-350,404-405,426-427,487-488,449-450,402-403,424-425 PROPOSED PLANS & ELEVATIONS	21164/P167	09.09.2022
PLOT 327 PROPOSED PLANS & ELEVATIONS	21164/P208 A	09.09.2022
APARTMENTS - BLOCK A PROPOSED PLANS	21164/P220 A	09.09.2022
APARTMENTS - BLOCK A PROPOSED ELEVATIONS	21164/P221 A	09.09.2022
APARTMENTS - BLOCK B PROPOSED GROUND FLOOR PLAN	21164/P222 A	09.09.2022
APARTMENTS - BLOCK B PROPOSED FIRST FLOOR PLAN	21164/P223A	09.09.2022
APARTMENTS - BLOCK B PROPOSED SECOND FLOOR PLAN	21164/P224 A	09.09.2022

Reference/Drawing Number	Version	Date Rec
APARTMENTS - BLOCK B PROPOSED ELEVATIONS (SHEET 1 OF 2)	21164/P225 A	09.09.2022
APARTMENTS - BLOCK B PROPOSED ELEVATIONS (SHEET 2 OF 2)	21164/P226 A	09.09.2022
APARTMENTS - BLOCK C PROPOSED GROUND & FIRST FLOOR PLANS	21164/P227 A	09.09.2022
APARTMENTS - BLOCK C PROPOSED ELEVATIONS	21164/P228 A	09.09.2022
APARTMENTS - BLOCK D PROPOSED PLANS	21164/P229 A	09.09.2022
APARTMENTS - BLOCK D PROPOSED ELEVATIONS	21164/P230 A	09.09.2022
APARTMENTS - BLOCK E PROPOSED GROUND & FIRST FLOOR PLANS	21164/P231 A	09.09.2022
APARTMENTS - BLOCK E PROPOSED SECOND FLOOR PLAN	21164/P232 A	09.09.2022
APARTMENTS - BLOCK E PROPOSED ELEVATIONS	21164/P233 A	09.09.2022
APARTMENTS - BLOCK F PROPOSED GROUND & FIRST FLOOR PLANS	21164/P234 A	09.09.2022
APARTMENTS - BLOCK F PROPOSED SECOND FLOOR PLAN	21164/P235 A	09.09.2022
APARTMENTS - BLOCK F PROPOSED ELEVATIONS	21164/P236 A	09.09.2022
APARTMENTS - BLOCK G PROPOSED PLANS	21164/P237 A	09.09.2022
APARTMENTS - BLOCK G PROPOSED ELEVATIONS	21164/P238 A	09.09.2022
APARTMENTS - BLOCK H PROPOSED GROUND FLOOR PLAN	21164/P239 A	09.09.2022
APARTMENTS - BLOC H PROPOSED FIRST FLOOR PLAN	21164/P240 A	09.09.2022
APARTMENTS - BLOCK H PROPOSED SECOND FLOOR PLAN	21164/P241 A	09.09.2022
APARTMENTS - BLOCK H PROPOSED ELEVATIONS (SHEET 1 OF 2)	21164/P242 A	09.09.2022
APARTMENTS - BLOCK H PROPOSED ELEVATIONS (SHEET 2 OF 2)	21164/P243 A	09.09.2022
APARTMENTS - BLOCK B PROPOSED THIRD FLOOR & ROOF PLANS	21164/P260	09.09.2022
APARTMENTS - BLOCK C PROPOSED SECOND FLOOR & ROOF PLANS	21164/P262	09.09.2022
APARTMENTS - BLOCK H PROPOSED ROOF PLAN	21164/P263	09.09.2022

Reference/Drawing Number	Version	Date Rec
SCHEDULE OF ACCOMODATION	P102 G	09.09.2022

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. 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.*

04. 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.*

05. 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 S5837:2012. Prior to Commencement.

Reason: *In the interests of visual amenity.*

06. 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.*

07. 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.*

08. The development shall be carried out in accordance with the submitted Flood Risk Assessment ('Flood Risk Assessment Proposed Residential Development at New Monks Park, Project No: 23621, by The Civil Engineering Practice, dated December 2021) and the following mitigation measures it details:

- Finished upper floor levels of habitable accommodation to be set no lower than 5.7 metres above Ordnance Datum (AOD).

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

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

09. 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.*

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.*

11. The development shall proceed in accordance with the submitted Ecological Mitigation and Management Plan (EMMP) and all mitigation measures implemented prior to the occupation of each phase of the development.

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

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.*

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.*

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.*

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.*

16. 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 in regards of 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 (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.*

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.*

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.*

19. No dwelling shall be first occupied in any phase of development 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.*

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

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

21. No dwelling shall be first occupied until the car parking serving that unit 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.*

22. No dwellings shall be occupied unless and until the existing helicopter circuits have been altered and implemented in accordance with the recommendations of York Aviation in its Technical Summary Note dated 7th September 2018 and details of the altered circuits shall be submitted to and approved in writing with the Local Planning Authority in consultation with the airport operator.

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

23. No development beyond the construction of the slab level for the approved residential dwellings hereby granted permission shall take place until a scheme for nature conservation enhancement has been submitted to and approved by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to occupation and retained as such thereafter.

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

24. The 190th dwelling shall not be occupied unless and until the Country Park has been completed in accordance with the approved plans.

    Reason: *To accord with the terms of the application and to ensure the provision of public open space to serve the development.*

25. No dwelling shall be occupied unless and until the new roundabout onto the A27 has been constructed and has been opened for use by the public.

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

26. No dwelling shall be occupied until vehicular access from Hayley Road has ceased from which point it shall be limited to use by cyclists, pedestrian's buses or emergency vehicles only.

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

27. The hours of construction to implement the development hereby permitted shall be limited to 0800 to 1700 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and there shall be no working on Sundays or Bank/Public Holidays.

    Reason: *In the interests of amenity.*

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 to the proposed development.

02. 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.

03. The LPA has negotiated improvements to the scheme in relation to the design of the apartment buildings and layout to create more open space and a landscaped setting to the apartment buildings. Amended plans have also addressed concerns from the highway authority in terms of visibility at junctions, visitor parking and turning space for delivery vehicles.

04. Drainage

Further detail regarding our requirements are available on the following webpage:

https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms.

A surface water drainage checklist is available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions"

"Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse."

"Further details regarding our requirement for independent surface water drainage verification reports are available on the following webpage:
https://www.adurworthing.gov.uk/planning/applications/submit-fees-forms.

A surface water drainage verification condition guidance note is available on this webpage. This clearly sets out our requirements for discharging this condition.

The applicant is encouraged to liaise with Southern Water Services to confirm whether any phasing of the development is necessary to ensure that off-site sewerage improvement works are undertaken to support the development.

05. The applicant is requested to ensure that in marketing the new homes the presence of the airport is made known to potential occupiers. In addition all welcome packs should include information about Shoreham Airport including details of flying times and restrictions and relevant flying and helicopter training circuits.

06. 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 Ref: AWDM/0961/17 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.

07. 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.

08. 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.

Ref: AWDM/0021/22

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.

/Contd …

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).