

Application Number:	AWDM/0021/22	Recommendation - Approve with the decision to grant permission being delegated to the Head of Planning and Development subject to the completion of a planning obligation.
Site:	Land East Of Shadwells Road At Mash Barn Estate, Mash Barn Lane, Lancing	
Proposal:	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))	
Applicant:	Cala Homes	Ward: Mash Barn
Agent:	Mr Peter Rainier	
Case Officer:	James Appleton	

The Head of Planning and Development delivered the presentation explaining that this application was seeking permission for 34 dwellings in addition to the 251 that had been agreed under AWDM/0961/17. The Officer outlined the proposed layout incorporating a reduction in the larger blocks originally planned and an addition of more smaller, two bed units and he clarified that there had been an addendum to the initial report that gave additional information and representations.

At request, the Officer read out a Councillor's statement that addressed issues including -

- Parking and car use
- Sustainability
- Dust emissions
- Tree felling and replanting
- Waste water

Members had questions for the Officer around the following issues -

- The Open Space contribution
- Waste water with regards to Southern Water
- Flooding
- Cycle paths
- Parking
- Tree replanting
- Managements agents

There were three registered speakers who gave representations in support of the application. Members had questions for the speakers on subjects including -

- Drainage
- A phased approach to dwelling occupation
- Management companies

During debate it was proposed that the Officers recommendations be approved with the addition of an Informative requiring liaison with Southern Water about potentially phasing the development to align with off site network improvements and subject to the open space contribution of £5,600 to be used either for enhancing Shadwells Road play area or environmental improvements in the Mash Barn Estate area.

This proposal was seconded and voted on with an outcome of unanimously in favour of **APPROVE** subject to the addition of the above informative and the further comments of the Highway Authority and Natural England and completion of a planning obligation (s106) securing the matters set out in the report with the decision to issue the planning permission and agree any minor variations to the obligations to be delegated to the Head of Planning and Development and subject to the following conditions:-

General

1. The development for which full planning permission is granted shall be begun before the expiration of three years from the date of this permission.
2. The development for which full planning permission is granted shall be carried out in accordance with the approved plans listed in the schedule below.

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3. Prior to the commencement of development a phasing plan shall be submitted to and approved in writing with the LPA.
4. 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.
5. 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. Prior to Commencement.

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.
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.
8. 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.

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.
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.

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.
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.
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.
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
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
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.
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.
18. 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 01 Masterplan and Elevation have been completed to the satisfaction of Highways England and West Sussex County Council as Local Highway Authority.

19. 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.
20. 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.
21. 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.
22. 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.
23. 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. Regulatory
24. No development, other than archaeology and drainage works, of the residential dwellings hereby granted outline planning 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 and retained as such thereafter. Prior to Occupation
25. The development shall not be occupied until the Country Park has been completed in accordance with the approved plans.
26. 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.
27. 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.
28. 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.

29. No work above slab level shall continue unless and until materials for walls and roofs have been submitted to and approved for the relevant phase of development.

30. The hours of construction to implement the development hereby permitted shall be limited to 0900 to 1700 hours Monday to Friday, 0900 hours to 1300 hours on Saturday and there shall be no working on Sundays or Bank/Public Holidays.

Informatives:

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.

Homeowners Welcome Pack & Marketing

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.i