

Report following a request for further information or negotiation

REF NO: AL/107/16/RES

LOCATION: Land West of Westergate Street & East of Hook Lane
Westergate

PROPOSAL: Application for Reserved Matters application following Outline Planning Permission AL/39/13 for the demolition of Oakdene and all other structures within the site and the erection of 79 dwellings, public open space, children's play areas, landscaping, drainage measures, sub-station, pumping station and all other associated works.

This application was deferred for further information on 27 April 2017. The report below has been amended to reflect the additional information.

REPORT UPDATE

Application No: AL/107/16/RES

Reason for the Update / Changes

Reason for Update/Changes:

To provide an update on the outcome of the investigation works carried out on the 16th May into the potential to utilise a former ditch to the south east corner of the site.

Officers Comment:

PAGE 28:

Replace existing paragraph with:

'Investigation into Option 1 was carried out on 16th May 2017. The investigation surveyed the depth of the two chambers in the rear of the property at Southview in Hook Lane. Both of these chambers had pipework that is set higher than the "upstream" general ditch levels in the south corner of the site and as such this would reinforce the understanding that these manholes relate to the previous area of hardstanding at Southview in Hook Lane.

As such it is impossible to make any connection between the ditch and these manholes and therefore Option 1 is assessed as being unviable. ADC Drainage Engineers concur with these findings and consider that it would not be practical to utilise this as a secondary outfall from the site and therefore option 2 should be taken forward.

Details and full approval of Option 2 would be the subject of a separate discharge of conditions application'.

PAGE 17:

Insert underneath current drainage comments:

'Comment 2:

From the investigations now undertaken, it is clear that a ditch once flowed from the SE corner of the development site, southwards into Hook Lane. Unfortunately, due to neglect and alterations by landowners, this system no longer functions as it originally did.

The section through the property known as 'South View' has been piped and has numerous other issues. The extent of this pipework northwards is unknown and it is quite likely that a large proportion of the ditch has just been filled in.

From the levels undertaken, it would appear that when the ditch was piped through 'Southview' and the pipe was probably laid upon the silt rather than the true bed of the ditch. This has resulted in the pipe being artificially high in terms of level.

Based upon this information, it would not be practical to utilise this as a secondary outfall from the site and therefore option 2 should be sought.

In addition to comments above, it should be noted that the ditch running along the southern boundary of the development site will need to be cleared and an appropriate formal outlet installed, which can be connected into the onsite Suds system. This can be agreed/detailed at a

report

later stage'.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

AL/107/16/RES

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: AL/107/16/RES

LOCATION: Land West of Westergate Street & East of Hook Lane
Westergate

PROPOSAL: Application for Reserved Matters application following Outline Planning Permission AL/39/13 for the demolition of Oakdene and all other structures within the site and the erection of 79 dwellings, public open space, children's play areas, landscaping, drainage measures, sub-station, pumping station and all other associated works.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Reserved matters application for 79 dwellings on land west of Westergate Street and east of Hook Lane. The outline permission granted at appeal (ref. APP/C3810/A/14/2220943) included the demolition of Oakdene and permits the principle of developing up to 79 residential dwellings, public open space, children's play areas, landscaping, drainage measures, sub-station, pumping station and all other associated works.

The outline permission reserved all matters except for means of access into the site. The remaining matters of layout, appearance and landscaping are therefore to be determined as part of this reserved matters application.

A layout plan has been submitted showing the proposed 79no units onsite, design details and materials for the proposed house types, along with details of drainage, landscaping,

report

ecological mitigation, a green travel plan, transport assessment and associated documents. The proposed density is 34 dwellings per hectare, with 30% of the houses proposed to be affordable, which equates to 24no units. The following mix of dwellings is proposed:

- 2 bed dwellings - 39%
- 3 bed dwellings - 46%
- 4 bed houses - 11%
- 5 bed houses - 4%

A Section 106 Agreement was signed by the Hallam Land Management and the owners of Oakdene (the original applicants) in December 2014, committing the signatories to a range of commitments in relation to the development of the site.

SITE AREA

3.71 hectares.

RESIDENTIAL DEVELOPMENT DENSITY

34 dwellings per hectare (dph)

TOPOGRAPHY

Predominantly flat.

TREES

A TPO (ref TPO/AL/1/14) covers four trees within the site (T1, T4 T5 and T6) These are all located within the boundary of Oakdene, the property is proposed to be demolished to enable development of the main access into the site.

BOUNDARY TREATMENT

The site is bounded by mature hedgerow along the northern and eastern perimeter. An open ditch runs adjacent to and parallel with the eastern hedgerow which backs onto the playing field of Aldingbourne Primary School. The north eastern section of the site boundary however comprises a variety of fencing where the site lies next to the existing dwellings at Lamorna Gardens.

The southern and western boundaries comprise a mixture of fencing and mature trees where the site backs onto the small field to the south and properties.

SITE CHARACTERISTICS

The site consists of two distinct plots. The residential property 'Oakdene' which is proposed for demolition, and the grassland

paddock to the rear. The paddock was previously used for horses and unused stables are located to the NW of the paddock. Access to the paddock is via a footpath from Hook Lane linking across the north of the site with 'Lamona Gardens'.

Access to the proposed development is be via a new road built on the site of 'Oakdene' to the west of the site, a large detached dwelling currently fronting Hook Lane.

The application site is located to the west of Westergate Street and East of Hook Lane, and is located approximately 250m north of the south coast mainline railway. The site is bounded to the west by the residential properties of Hook Lane, and to the east, the properties of Lamorna Gardens and the school playing fields of Aldingbourne Primary School.

To the south of the site is a small paddock behind the residential properties on Hook Lane, while the northern boundary is defined by a double hedgerow flanking a public footpath which links Hook Lane with Lamorna Gardens. The site comprises low grade agricultural land containing two dilapidated barns providing storage and shelter for animals and equipment. The site is in Flood Risk zone 1 as defined by the Environment Agency.

CHARACTER OF LOCALITY

The site is sandwiched between the built form along Hook Lane and existing properties to the west of Westergate Street, including Aldingbourne Primary School and an accompanying playing field which backs onto the paddock which forms the majority of the application site. A small area of greenfield space is located to the south of the site with additional residential dwellings located beyond.

The area surrounding the site is varied in character. The residential properties to the east are two-storey dwellings of a density and form typical to such a village location. The properties to the west are a mixture of single and two storey dwellings of a much lower

density. There are also dwellings on the eastern side of Hook Lane only. The character of Hook Lane is that of a country lane with a narrow carriageway and no footpaths.

The area to the north of the site is open countryside.

RELEVANT SITE HISTORY

AL/39/13/	Outline application for the proposed demolition of Oakdene and all other structures within this site and the erection of a residential development of up to 79 dwellings, public open space, childrens play areas, landscaping, drainage measures and all other associated works (means of access into the site to be considered, appearance landscaping, layout, scale and access within the site to be reserved) - This is a Departure from the Development Plan	Refused 14-02-2014	<i>Appealed</i> Appeal: Allowed+Conditions 23 02 2015
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In 2013 an application was submitted (ref. AL/39/13/) by Hallam Land Management Limited for 'outline consent for the proposed demolition of Oakdene and all other structures within this site and the erection of a residential development of up to 79 dwellings, public open space, children's play areas, landscaping, drainage measures and all other associated works (means of access into the site to be considered, appearance landscaping, layout, scale and access within the site to be reserved)'. The application was refused on 14 February 2014 on the grounds that:

- The application site was located outside the defined built up area boundary of Westergate and made a significant encroachment into the countryside resulting in an adverse impact on the character of the area;
- The development was located in an unsustainable location, poorly related to existing services and facilities;
- Lack of provision for the correct proportion of affordable homes; and
- Lack of provision to secure public infrastructure including play facilities, open space, highway improvements, libraries, pools, halls, pitches and public health facilities.

The Applicant appealed the decision made by the Local Planning Authority and in December 2014, a Public Inquiry was held (ref. APP/C3810/A/14/2220943). The Planning Inspector allowed the appeal and issued a decision on 23 February 2015 concluding that outline permission is granted subject to conditions.

REPRESENTATIONS

Representations received:
Aldingbourne Parish Council

OBJECTION

- Foul Drainage: Want to ensure that the foul system is adopted by Southern Water.
- Groundwater: The site investigation revealed variable groundwater levels across the site. This may lead to the formation of pockets of perched groundwater near the surface. The design does not consider the effects of groundwater adequately.
- Surface water: Extreme concerns about the quality of the report, extreme concerns that the drainage system will work, concerns how the run off will be controlled, concern because of the very low gradients on site that the balancing pond will need to be very deep, and that to pump the pond will be at a greater discharge rate than permitted. There is extreme concern as to the potential for flooding around the balancing pond area, and the encroachment of drainage water into gardens. The Parish Council consider the size of the balancing pond is inadequate. Concern as to who will adopt the pumping station / concern how the pumping will work on the site, concern re the functioning of the underground storage, who will maintain the surface water system, how will it be insured that gardens will not flood. Concern as to how the whole drainage system will be maintained. Concern as to the size of the underground storage, and how it will function. Concern as to the discrepancy between the tarmac and block paving areas in relation to drainage. Concern as to the maintenance of ditches around the site and who will be responsible. Concern that there are too many houses and what would happen if the ground water rose still further.
- Density: The application is in conflict with Policy H3 of the Adopted Aldingbourne Neighbourhood Plan. Taking into consideration the density of the surrounding area, which has a density of between 13 dwellings per hectare and 23 dwellings per hectare, it is clear that the proposed density of 34 dwellings per hectare is materially higher than the existing properties and is considered to be in direct conflict with Policy DSP 1 of the emerging Arun Local Plan also.
- Affordable housing: The level of affordable housing is not in keeping with the emerging Arun Local Plan. As the distribution of the proposed affordable housing is not in keeping with Policy HSP2 which states that the affordable housing should be indistinguishable from the market housing. Policy H4 of the Aldingbourne Neighbourhood Plan seeks a higher proportion of affordable homes than that agreed by the S106 agreement (which states 30%), specifying that 40% affordable units should be included.
- Housing mix: The proposed housing mix does not comply with ADNP Policy H2 and H4 and emerging policy HDM1. There is a lack of provision for 1-bed dwellings.
- External Space standards: Policy DSM3 of the emerging Local Plan sets out external space standards for residential development. The small semi-detached dwellings proposed do not meet the required minimum standard of 65m². The external areas do not meet the standards required by this policy, nor Policy H8 of the Neighbourhood Plan regarding outdoor space.

The Parish Council wishes to respond to the Applicant's rebuttal concerning the drainage and layout proposals as they are linked.

To date, a total of 42 representations have been made. These are summarised as follows:

7 representations have been received from occupants of Kittenash:

- this is a bungalow located immediately on the north western side of the application site, which will have the proposed development on both its east and southern boundaries. They raise concerns regarding:
- type of dwellings proposed are not sympathetic to the existing properties in the area;
- half of all the proposed affordable housing is proposed south of Kittenash, while the application states they are spread across the site;
- proposed hedges at Kittenash are too close to allow maintenance of the existing hedges;
- some existing trees have not been shown on the tree survey;
- the proposed substation will impact on Kittenash cesspit;
- loss of amenity and privacy due to windows directly looking into Kittenash;
- trees to the north west of the development will cut out light;
- street lighting will impact on Kittenash;
- bad design and layout;
- parking spaces to the rear of Kittenash will encourage anti social behaviour;
- there must be no access from the access lane between Sundew and Kittenash, as full rights are owned;
- the stable on the site has not been checked for bats;
- there are slow-worms, newts and bats in the area;
- a protective hedge fence is being shown to the east of Kittenash, but there is no protective fencing to the south boundary as well as the east;
- object to the developer wanting to use the footpath from Hook Lane to the site to bring construction vehicles of 12 tonnes onto site. It is an unmade right of way for residents to bring their private cars to their homes; and
- the mature eucalyptus tree at bottom of garden has not been recognised on the tree protection plan. The mature ornamental hawthorn at the eastern boundary and the mature tree in the front garden close to the boundary are also missed. These trees need to have their tree roots protected.

The remaining 35 representations received from local residents are summarised as:

- the affordable housing is not distributed through the developments. It is in two large areas, mostly to the north west and at the end of a cul-de-sac terminating in a large car park. This is a recipe for anti social behaviour and crime;
- request that the distribution of affordable housing be reconsidered and the north western car park removed to reduce the impact on existing residents;
- there is a serious risk that the very high number of dwellings proposed for the site, will further increase the severity of the flooding that regularly occurs both on the site and in adjoining gardens.
- they suggest a lower density of development, more in keeping with the surrounding residential areas. This would mitigate the increased risk of flooding to neighbouring properties;
- flooding on this site which is often waterlogged and there has been sewerage overflow in the past - in addition Hook Lane is often under water;
- too many houses proposed and it is out of character with the village;
- congestion on Hook Lane a narrow winding road with blind corners;
- disruption to considerable local wildlife;
- lower density of houses appropriate due to flooding and character of the area;
- the proposals do not comply with Aldingbourne dark skies policy;
- insufficient green infrastructure proposed on site;
- significant impact on reptiles, sparrowhawks, crows, ravens, and buzzards;
- proposal not compliant with NPPF in relation to biodiversity;
- site too close to all boundaries;
- lack of local infrastructure- schools, doctors surgeries;

- the applicant says a pumping station will provide drainage, but do not say who will maintain it;
- new homes will be uninsurable because of drainage;
- the social housing is too concentrated ;
- the local waste treatment plant is already over stretched and will not be able to cope;
- will previous promises relating to highways improvements be kept;
- will the S106 agreement be adhered to; and
- contravenes policy ANDP H3.1

Comments on Representations received:

The principle of the development has already been agreed at outline stage and therefore any comments relating to the principle of development or the proportion of affordable homes have little material weight in terms of this reserved matters application which relates to appearance, scale, layout and landscaping.

Many of the comments raised regarding the application can be dealt with by conditions regarding approved details and informatives, which already apply to the outline permission. With regard to access, there is to be no vehicular access via the access track to the north of the site, so impact upon existing properties along it would be minimal. The main site access has already been approved at outline stage. The footpath running along the northern boundary of the site will be improved and contribute towards the sustainability of the proposal, connecting the site with existing shops and services.

Aldingbourne's dark skies policy was not in place when the application was originally approved at appeal.

Local infrastructure - the S106 agreement which was signed at the time of the appeal application covers a range of infrastructure provision which must be provided in line with the agreement.

CONSULTATIONS

Parks and Landscapes
Engineering Services Manager
Environmental Health
NHS Coastal West Sussex CCG
Southern Water Planning
Environment Agency
Highways England
WSCC Strategic Planning
Env. Amenities & Comm. Safety
Surface Water Drainage Team
Sussex Police-Community Safety
Arboriculturist
Surface Water Drainage Team
Parks and Landscapes
Engineers (Drainage)

Consultations responses received:

ADC GREENSPACE - NO OBJECTION

Consider that the landscape scheme is comprehensive, detailed and suitable for the site. The play provision is also considered suitable. It is noted that the management company will manage both the landscape and the play area. Greenspace queried the level of public open

space on the site and it has been confirmed that the area of provision meets required standards

The provision of public open space (POS) is stated to be 0.48ha in total. The revised plans submitted now contain sufficient information regarding additional landscaping to the pond areas, including the provision of 1.2m high post and rail fencing around the balancing ponds.

ADC TREE OFFICER - NO OBJECTION

In support of the tree report, which explains measures to protect trees during the construction of the development. Pre-commencement conditions exist as part of the outline consent and therefore no further conditions will be required at this stage, particularly as removal of a TPO'd tree has already taken place, with a 5-day notice served and agreed by the Tree Officer in March 2017.

ADC ECOLOGIST - NO OBJECTION

In agreement with the conclusions in relation to water voles and great crested newts. However in relation to bats they require hand removal of the roof tiles prior to demolition. An Ecological Mitigation and Management Plan (EMMP) has been discharged under the outline consent.

ADC ENVIRONMENTAL HEALTH - NO COMMENTS RECEIVED

ADC AFFORDABLE HOUSING - NO OBJECTION

The Council would not support the inclusion of starter homes as an affordable housing product as there are no regulations covering these. It is considered that the affordable housing has been integrated into the overall development and the provision of affordable housing on the scheme is broadly supported. They would wish to see the housing mix more closely reflect latest evidence.

SOUTHERN WATER - COMMENTS

An application has been made by the applicant in relation to foul drainage. The Applicant is to provide confirmation of their agreement of their proposed scheme.

ENVIRONMENT AGENCY - NO COMMENTS RECEIVED

SUSSEX POLICE - NO COMENTS

HIGHWAYS ENGLAND - NO OBJECTION

WSCC LOCAL HIGHWAYS AUTHORITY - NO OBJECTION

No objection raised subject to a condition regarding parking. It is noted that the access was approved at outline stage and confirmed that the 47m visibility splays must be kept clear. The applicant does not propose that the internal streets are adopted and confirm that should they apply for adoption at a later stage as the layout may not meet WSCC standards. A safety audit has been carried out and they confirm that the company responsible for the maintenance of the internal layout should ensure that they are satisfied that all the issues raised in the audit have been adequately addressed.

ADC DRAINAGE - CONCERN RAISED

Although there has been a peer review regarding drainage of the site, there remains concern regarding the layout of the site in terms of drainage. The surface water drainage proposals do not mimic the natural flow of water on the site. Based on the submitted 'drainage strategy and

SUDs statement' the majority of the site falls to the south east corner where it is suspected that there is a buried outfall pipe or infilled drainage ditch, heading south towards Hook Lane. The remainder of the site falls to the eastern and north eastern outfalls. This is a concern as the strategy doesn't replicate the existing site's fundamental flow regime, as would have been recognised when the field was properly managed to prevent surface water flooding and off-site drainage outfalls were fully functioning. ALL existing outfalls should be fully investigated before further comments can be made on the proposed drainage layout.

Any outfalls will need to be brought back into full working order and it is advised that a condition is applied to deal with this matter.

Initial comments suggested that a condition could be applied to ensure that a one metre easement with demountable fences and covenants for keeping the working area clear of any future obstructions would be sufficient. The working area is normally considered as 3m from the top of the bank to the ditch. Later comments reiterated the importance of achieving a 3m maintenance strip.

Additional concerns have been listed regarding drainage at the site, however it is considered by the Drainage Team that these can be dealt with when discharging detailed drainage conditions.

Following a meeting held with ADC Planning Officers and Drainage, the applicants have proposed two options regarding surface water drainage at the site, which ADC Drainage would be satisfied with. If Option 1 does not prove feasible, Option 2 (based on the Peer Review) would be applied to the scheme.

ADDITIONAL RESPONSES SINCE 26 APRIL DEVELOPMENT CONTROL COMMITTEE:

ARUN DC DRAINAGE:

Comment 1:

Until the investigation works into the south eastern outfall have been completed it is not possible to rule out the Option 1.

A 3m easement has also been designed into the scheme to the satisfaction of the drainage authority.

WSCC STRATEGIC PLANNING:

A response was received from WSCC Strategic Planning on the 28th April setting out that the following contributions were required:

£193,482 on additional facilities at Aldingbourne Primary School.

£208,235 on additional facilities at Ormiston Six Villages Academy.

£48,782 on additional facilities at Ormiston Six Villages Academy Sixth Form.

£20,253 on expansion of the facilities at Bognor Regis Library.

£1,650 Fire and Rescue Service Contribution to be used towards supply and installation of additional fire safety equipment/smoke alarms to vulnerable person's homes in West Sussex

Fire Rescue Services Southern Area serving Aldingbourne.

Comments on Consultation responses:

Comments noted. Comments on additional consultee responses post 26th April are included in the main conclusions.

POLICY CONTEXT

Designation applicable to site: None

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	<u>GEN7</u>	The Form of New Development
	<u>GEN15</u>	Cycling and Walking
	<u>GEN23</u>	The Water Environment
	<u>GEN28</u>	Trees and Woodlands
	<u>GEN32</u>	Noise Pollution
	<u>GEN33</u>	Light Pollution
	<u>DEV17</u>	Affordable Housing
	<u>GEN12</u>	Parking in New Development
	<u>GEN20</u>	Provision of Public Open Space within New Development
	<u>GEN29</u>	Nature and Conservation Across the District
Publication Version of the Local Plan (October 2014):	<u>GEN5</u>	Provision of New Residential Development
	<u>GEN8</u>	Development and the Provision of Infrastructure
	<u>GEN9</u>	Foul and Surface Water Drainage
		D DM1 Aspects of Form and Design Quality
		D DM2 Internal Space Standards
		D DM3 External Space Standards
		D SP1 Design
		H DM1 Housing Mix
		OSR DM1 Open Space, Sport and Recreation
		W DM3 Sustainable Urban Drainage Systems
Aldingbourne Neighbourhood Plan 2016 POLICY		ENV DM4 Protection of Trees
		INF SP1 Infrastructure provision and implementation
		School facilities
		Promoting Sustainable movement
		Footpath and cycle network
		Parking and new development
		Resist development outside
		Supports river catchment management, wildlife conservation and flood risk
LC8		
GA1		
GA2		
GA3		
EH1		
EH4		

Aldingbourne Neighbourhood Plan 2016 POLICY EH10	Protection of Watercourses Unlit village status
Aldingbourne Neighbourhood Plan 2016 POLICY EH5	Development in Flood risk areas will not be supported unless...
Aldingbourne Neighbourhood Plan 2016 POLICY EH6	Surface Water Management Protection of trees and hedgerows
Aldingbourne Neighbourhood Plan 2016 POLICY H1	New housing or altering dwellings
Aldingbourne Neighbourhood Plan 2016 POLICY H2	Quality of Design Range of house types
Aldingbourne Neighbourhood Plan 2016 POLICY H3	Housing Mix Housing density
Aldingbourne Neighbourhood Plan 2016 POLICY H4	10 or more to include 40% unless unviable
Aldingbourne Neighbourhood Plan 2016 POLICY H8	Affordable Housing Dwellings must have adequate private or shared amenity.
Aldingbourne Neighbourhood Plan 2016 POLICY	Outdoor space Items to consider e.g. - bin stores
	Attention to detail

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex Joint Waste and Minerals Plans and Aldingbourne Neighbourhood Development Plan 2016.

ARUN DISTRICT COUNCIL'S DEVELOPMENT PLANS:

A new local plan is in preparation and may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector. A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these is taking place 10 April 2017 to 5pm on Tuesday 30 May 2017. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local

Planning) (England) Regulations 2012.

THE NEIGHBOURHOOD DEVELOPMENT PLAN:

The Aldingbourne Neighbourhood Development Plan 2014-2034 was adopted in September 2016 and forms part of the statutory local development plan for this site.

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise:

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old;
- The NDP allocates sites for housing; and
- The Council can demonstrate a three-year supply of deliverable housing sites.

Whilst an NDP is under preparation it will afford limited weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

HOUSING NEED EVIDENCE (September 2016):

The latest evidence of objectively assessed need (OAN) for Arun District is set out in the Council's latest Housing Needs Evidence (September 2016) which concludes that the OAN for the period 2011-2031 is defined as 845 dwellings per annum, with a net need of 919 dwellings per annum of affordable housing.

OPEN SPACE AND RECREATION STANDARDS Supplementary Planning Guidance, Oct 2000.

CONCLUSIONS

PRINCIPLE:

This application is for:

- appearance, landscaping, layout, and scale (of reserved matters, only access had been previously approved).

The proposals relate to reserved matters development following the grant of outline planning permission under appeal decision ref. APP/C3810/A/14/2220943, dated 23 February 2015. The principle of the development and site access has therefore been established.

APPEARANCE, SCALE & LAYOUT:

Section 7 of the NPPF considers 'good design'. Paragraph 58 advises that developments must function well whilst adding to the overall quality of the area; establish a strong sense of place; respond to local character and reflect local identity; create safe and accessible environments; and be visually attractive as a result of good architecture and landscaping. Paragraph 61 goes on to advise that securing high quality design goes beyond aesthetic considerations and connections between people and places through the integration of new development into the existing built, historic and natural environment.

Saved policy GEN7 considers the form of new development and requires that new development responds positively to the identified characteristics of a particular site and creates a development which respects those characteristics. Policy H1 of the Aldingbourne Neighbourhood Development Plan requires that proposals for new housing should be of a high quality design that reflects the local character and reinforces local distinctiveness. Policy H3 of the same plan considers housing density and seeks that new development is appropriate to its location by virtue of size, siting and relationship to existing properties. Policy H9 considers attention to detail and requires that bin stores and recycling facilities; cycle stores; meter boxes; lighting; flues and ventilation ducts; gutters and pipes; and satellite dishes and telephone lines should be considered at an early stage in the design process and integrated into the overall scheme.

Emerging policies H DM1, H DM2, D SP1, D DM1, D DM2 and D DM3 consider housing mix, affordable housing, design, aspects of form and design quality, internal space standards and external space standards respectively. There should be a mix of dwelling types and sizes to include affordable housing units, including family-sized accommodation. For development of 15 residential units or more, the Council requires 30% of the total number of units proposed on site to be provided as affordable housing and should be visually indistinguishable from market housing. New housing development should consider a wide range of elements including character, appearance/attractiveness, impact, layout movement, layout legibility, density and scale, designed in a way that reduces/prevents crime.

The outline permission for this site permits "the demolition of Oakdene, the erection of a residential development of up to 79 dwellings, public open space, children's play areas, landscaping, drainage measures and all other associated works, and means of access to the site". The outline permission was granted on appeal and as a result, the principle of the

development up to 79 dwellings has already been established. Therefore consideration of issues relates specifically to layout, scale, appearance and landscaping. The number of units were considered at the time of the planning appeal for the outline application.

A range of issues have been raised by representations made on this application. This includes concerns about flooding; pressure upon sewerage undertakers; density of development; that it is out of character with the local area; impact on local ecology; impact on existing neighbouring properties; concerns that new pathways and road improvements will not be carried out; that social housing is too concentrated; lack of public open space; layout with cul-de-sacs; and that the proposal does not comply with the neighbourhood plan.

The design principles used in the development of the scheme have been informed by a character study and constraints analysis. These have concluded with a 'block structure' concept the main principles behind which are to: Maintain existing significant hedgerows and trees where they make an important contribution to the local landscape character; Provide a network of open space that links with the wider landscape and is truly multifunctional, incorporating informal and formal areas of play, sustainable drainage and enhances the biodiversity of the locality; Provide a focal green space for the benefit of the new and existing community; Provide opportunities for substantial new tree planting to help assimilate the development into the surrounding context; Wrap the exposed rear gardens of properties on Hook Lane and Lamorna Gardens within a perimeter block to create a safer and more secure development block structure in accordance with best practice; Use development to positively address and overlook the open land on the southern boundary and the public right of way along the northern boundary; and Front onto the focal green space within the centre of the site to positively enclose this space and provide natural surveillance.

The layout of the proposed development is informed by the indicative masterplan which was approved at outline stage. The layout aims to take into consideration the residential amenity of existing neighbouring properties located adjacent to the site along the eastern and western boundaries by providing larger plots to the north east, north west and south west corners of the site (e.g. plots 19, 37 and 67), with smaller plots located closer to the centre of the site and along the eastern boundary. All private gardens would meet the minimum garden depth of 10m². Cycle spaces would be provided on the site, as well as areas of hardstanding for refuse bin storage for each property and dedicated bin collection points. No resident would be required to wheel their bins greater than 30m to a collection point or kerb edge. The density of the scheme is 34 dph, which is higher than the adjacent areas and therefore the Parish Council consider that the density is too high and the scheme conflicts with Policy H3 of the NP. Policy GEN7 of the Local Plan refers to making efficient use of land and achieving net densities of at least 30 dph. However, it is considered that the size, siting and relationship to existing properties is appropriate to the location and in accordance with Policy H3 of the NDP, as well as emerging policies H DM1, H DM2, D SP1, D DM1, D DM2 and D DM3.

In relation to the issues raised by the occupants of Kittenash, the Applicant has provided the fencing requested, extended the tree protection area, moved the sub station and proposed lighting. In addition, the street lighting to the rear of Kittenash faces away from the property towards the private car park. The orientation of the lanterns and the use of cowls will mitigate against any light spillage into the property. Several of the trees mentioned by Kittenash were too small to be relevant to the tree survey.

The scheme proposes 79 dwellings in total of which 55 are private and 24 are affordable

dwelling (a proportion of 30% which has been agreed as part of an existing S106 agreement). With regard to concerns over affordable housing provision, amount of affordable housing has been previously agreed. The affordable housing will make a significant contribution to the supply of much needed housing in the area, furthermore, ADC's Affordable Housing Officer has raised no objection. The layout locates affordable housing units in clusters across the site and the Housing Strategy Manager has confirmed that the proposed layout for the affordable units is acceptable. The proposed housing mix on site comprises 2, 3, 4, and 5 bed dwellings (2 bed dwellings - 39%, 3 bed dwellings - 46%, 4 bed houses - 11%, 5 bed houses - 4%). Although there are no 1 bed units proposed, the overall mix broadly reflects the mix of housing types identified in the most recent Objectively Assessed Need Report (GL Hearn 2016) and accords with emerging policies H DM1 'Housing Mix' and H DM2 'Affordable Housing'.

It is proposed that the new housing will seek to respond to existing vernacular and will incorporate material used in the wider locality in accordance with a materials schedule to be approved by condition 4 of the outline consent (ref. AL/39/13). The palette of materials is proposed to include several different brick types to provide a contrast and chalk monocouche render. The proposed roof tiles are slate, grey and rustic red. Policy H2 of the Aldingbourne Neighbourhood Development Plan considers housing mix and requires new housing development to deliver a range of house types, sizes and tenures. The proposed dwellings would be two-storey in height with a mix of terraced, semi-detached and detached units and therefore it is considered that this policy requirement has been met. Policy H2 also supports development where at least 25% of dwellings meet Lifetime Home Standards, or its equivalent. The Design and Access Statement states that high quality development would be provided, where standards set out by 'Building for Life 12' would be met. Building for Life 12 has influenced the design of the development and its overall rationale.

Overall, it is considered that the proposed development is acceptable in terms of appearance, scale and layout and accords with policies contained within the Neighbourhood Plan (policies H1, H2, H3 and H9), Policy GEN 7 of the Local Plan, emerging policies H DM1, H DM2, D SP1, D DM1, D DM2 and D DM3 and generally with paragraph 58 of the NPPF.

LANDSCAPING & OPEN SPACE PROVISION:

Policy H8 of the Aldingbourne Neighbourhood Development Plan requires that all new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area. Policy EH6 considers the protection of trees and hedgerows and encourages development to enhance biodiversity and the inclusion of trees of good arboricultural and amenity value in schemes.

Emerging Local Plan policies LAN DM1, SO DM1 and ENV DM4 consider protection of landscape character, soils and protection of trees.

Arun District Council's Open Space and Recreation Standards Supplementary Planning Guidance (SPG) advises on the amount of public open space to be provided by new development. It advises that a well designed scheme could incorporate areas of open space, existing landscape features such as mature trees and hedgerows, appropriate new planting, provision of children's play areas and car parking and a mechanism for long-term management of the developing landscape. The general criteria stipulates that large usable blocks of open space should be provided and land allocated for public open space should be done so in addition to that required

for the purposes of the Highway Authority. For developments exceeding 50 dwellings, it is expected that a Local Equipped Area for play (LEAP) of 400m² in size should be incorporated into the layout of the development.

The site lies in proximity to existing green assets to the north, south and west. The landscape masterplan submitted with this application seeks to link the site with these assets via a new green infrastructure network. The key principles of the landscape masterplan include:

- Maintenance of existing significant hedgerows and trees where they make an important contribution to the local landscape character;
- Existing grassland to be retained for reptile habitats;
- Provision of open space linking with the wider landscape, incorporating informal and formal areas;
- Hedge planting to house frontages where possible in order to demarcate plots;
- New planting mix proposed is wildlife/pollinator friendly; and
- Structural tree planting for the central open space and for decorative street scene.

Comments have been raised that there is inadequate green infrastructure provision, however, it is considered that the landscape masterplan meets the provision requirements of ADCs Greenspace Team who have raised no objection to the landscaping element or public open space provision. The Landscape Officer has raised no objection to the landscaping proposals. It is considered that it is comprehensive, detailed and suitable for situation having a varied and appropriate mix with a good palate of both evergreen and deciduous trees and shrubs. The trees proposed are sufficient in height to provide instant impact whilst still being an appropriate size to aid establishment. A number of trees at the proposed main site entrance are the subject of a TPO. Of these trees, only T1 was proposed for removal due to the presence of "Inonotus dryadeus". The removal of this tree took place in March 2017 under a 5-day notice and so was permitted. A replacement tree will be required and an update will be provided when this information has been received. As shown on Plan ref. BDWS20440-03B, dated May 2016 five other trees are also proposed for removal due to poor or low quality. The tree report and arboricultural impact assessment has been agreed by the Tree Officer.

The proposed development also includes the provision of a LEAP located centrally to the site and is included in the total area of open space provision which amounts to 0.48ha. The Landscape Officer is satisfied that the proposed area of open space is adequate and meets the requirements of the SPG, but has raised concern over the location of the balancing pond so close to the LEAP and would require that fencing and soft landscaping would serve to mitigate any visual effects given its location. An updated plan has been requested to show the fencing around the balancing pond and an update will be provided at Committee.

Overall, it is considered that the proposed development is acceptable in terms of landscaping and open space provision and accords with policies contained within the Neighbourhood Plan (policies H8 and EH6), Policy GEN 28 of the Arun Local Plan, emerging Local Plan policies LAN DM1, SO DM1 and ENV DM4 and with Arun District Council's Open Space and Recreation Standards SPG.

PARKING & HIGHWAY SAFETY:

Paragraphs 32, 34 and 36 of the NPPF consider sustainable modes of travel and advise that planning decisions should ensure that development that generates significant movements is

located where the need to travel will be minimised and the use of sustainable modes of transport can be maximised. They also advise that sustainable modes of transport are accessible to all and supports the use of Travel Plans. It is also recognised by Section 4 of the NPPF that sustainable modes of travel are closely linked with health benefits.

Policy GA1 of the Neighbourhood Plan considers the promotion of sustainable movement and states that development proposals that increase travel demand will be supported where it is demonstrated that walking and cycling routes are improved (through financial contribution); that they are located in places accessible to public and community transport or improves the accessibility of the site to public and community transport by contributing towards the provision of services and that they do not result in the loss of existing public rights of way.

Policy GA3 of the Aldingbourne Neighbourhood Development Plan considers parking and new development. It requires that proposals must provide adequate parking in accordance with current standards. Proposals that would result in the loss of parking spaces either on or off street will be resisted.

Emerging policy T SP1 considers transport and development and policy T DM1 considers sustainable travel and public rights of way.

The site would be served by a new access via Hook Lane which has already been approved under permission ref. AL/39/13. The access would be provided by demolishing 'Oakdene' and comprise a bellmouth arrangement, 5.5m wide and supported by 6m corner radii. The access dimensions would allow two vehicles to pass when turning in and out of the access and would allow large service vehicles to safely enter the site. With regard to congestion on Hook Lane, the Local Highways Authority has raised no objection to the scheme with improvements to be made in terms of pedestrian links and road improvements.

With regard to parking, a mixture of allocated parking spaces, visitor parking spaces, garages and cycle parking would be provided, consistent with Policy H9. The development would provide 176 residential parking spaces and 16 marked visitor parking spaces. The 2-bed dwellings and most of the 3-bed dwellings would have 2 parking spaces each. The 4-bed dwellings would benefit from 3 parking spaces each and the 5-bed dwellings would have 4 parking spaces. The Local Highway Authority raises no objection and considers that on-site parking is broadly in accordance with the WSCC Parking Demand Calculator, but there is a shortfall of two unallocated parking spaces. Despite this, internal carriageway widths would enable any overspill parking to be retained within the site. On this basis, it is considered that the development would not give rise to the need for off-site parking on the highway, or result in obstruction of the access and associated visibility splays and is deemed acceptable in principle and in accordance with NP Policy GA3 and Policies GEN7 and GEN12 of the Arun Local Plan.

With regard to internal road layout, carriageway widths of 4.8m have been provided and this is sufficient for a large vehicle to pass a car, with footways of approximately 2m adjacent. Some of the cul-de-sac areas have been designed as shared space with widths of 6m which is also consistent with the Manual for Streets guidance. The layout allows for sufficient space for refuse vehicles, emergency vehicles and vehicles associated with the pumping station to turn and pass other vehicles on site. This is to the satisfaction of the Local Highways Authority following a vehicle tracking exercise which demonstrated that turning manoeuvres are possible and presented in the Transport Assessment accompanying the planning application.

The Management Plan drawing 160104/MC indicates that all hard landscaping areas including carriages and footways are to be managed by an appointed 'Management Company' and are not offered for adoption as publicly maintainable highway. This is satisfactory to the Local Highways Authority, however it is mentioned in their consultation response that should the internal roads require to be publicly maintainable highway, then a Section 38 application should be made.

With regard to off-site highway improvements, a puffin crossing is proposed across the A29 close to Aldingbourne Primary School and would be the subject of a details section 278 design works application. A ghost right hand turn is also to be implemented at Hook Lane/Westergate Street along with widening the Hook lane approach to the Hook lane/Westergate Street junction. In accordance with Policy GA1, the public right of way running along the northern boundary is also to be improved to provide a wider footpath in order to create a sustainable link to shops and services in the village and this too shall be the subject of a Section 278 application. This was however approved at outline stage and is the subject of a S106 agreement.

Sustainable travel is also encouraged by the development, with the submission of a Travel Plan accompanying the planning application. This includes measures to encourage sustainable modes of travel including cycling, walking for short journeys and links to public transport such as bus routes and rail travel as well as car sharing for longer journeys and commuting and accords with emerging Local Plan policy T DM1.

Overall, it is considered that the proposed development is acceptable in terms of parking and highway safety and accords with policies contained within the NP (policies GA1 and GA3), Policies GEN7, GEN12 and GEN15 of the Arun Local Plan, emerging Local Plan policies T SP1 and T DM1 and with Paragraphs 32, 34 and 36 of the NPPF.

OTHER MATTERS:

FOUL DRAINAGE

Foul drainage is proposed to be accommodated via a pumping station proposed to be located at the south eastern corner of the site. Sewerage has been carefully considered both at outline stage and at reserved matters stage and Southern Water raises no objection. The Applicant has applied to Southern Water for formal section 104 sewer adoption and an approval is awaited. The applicant advises that they have made payment to Southern Water to be used in the provision of additional capacity.

SURFACE WATER DRAINAGE

Pre-commencement conditions were imposed on the outline permission requiring the submission of: a surface water drainage scheme; to gain formal approval for the discharge of any flows to watercourses; the submission of SUDS Management and Maintenance Plan; and the submission of measures to prevent surface water run-off draining to the public highway. Drainage details were submitted with the reserved matters application and therefore the principles of drainage were considered as part of the submission, as they can have an impact of the layout of the scheme. Initial concerns were raised about the long term sustainability of using a pump to facilitate discharge of surface water to the existing ditches. In order to test whether an acceptable sustainable urban drainage scheme could be achieved without the use of a pump, an independent Peer Review of the scheme was carried out. This concluded that the proposed scheme was a

robust solution for the site and that a gravity based alternative would have required raising the levels across the site by up to a metre (which could have had negative impacts on the amenity of adjoining residents). The Peer Review also highlighted the need for off site ditches where the discharge points are to be cleared and maintained. Subsequently the site layout and drainage strategy was revised to include permeable paving to the car parking bays, attenuation basins, additional roadside swales and ditches and below ground cellular tanks.

An additional pre-commencement condition that would require arrangements for the future access and maintenance of any watercourse or culvert crossing or abutting the site has been submitted and approved by the Local Planning Authority is recommended. This would ensure that duties and responsibilities required under the Land Drainage Act 1991 as amended can be fulfilled.

Following these amendments further concerns had been raised by the ADC Drainage and Aldingbourne Parish Council with regard to the proposed development layout. There is concern that the proposed surface water drainage design does not reflect the existing flow of water through the site currently and that all of the outfalls need to be fully investigated and brought back into working order. A key concern is the maintenance of the eastern drainage ditch. A distance of 3m should be retained in order to allow for maintenance however the proposed layout initially only allowed a distance of 1m. The layout has subsequently been amended to include a 3m easement along the eastern boundary.

Further to the concerns being raised by ADC Drainage and Aldingbourne Parish Council, the Applicant has provided a response addressing each point raised. In light of this, a meeting was held with ADC Drainage and the Applicant and their hydrologists on the 19th April to discuss the surface water drainage options for the development. The Options agreed to be investigated were:

Option 1: With ADC assistance and powers of access explore the possibility of an offsite pipe / ditch through the garden of Woodlands, Hook Lane. If a pipe / ditch is located David Wilson Homes agree to repair / replace / or reinstate the ditch using reasonable endeavours to allow this to be used as a further drainage discharge point. This will be in addition to the Eastern drainage discharge point (the subject of the Peer review) which David Wilson Homes agree to repair / replace using reasonable endeavours. In addition to this it is agreed that the pump freeboard will be 200 - 300mm above the ditch level and the ditch will be re-graded to allow a better flow to the eastern outfall point. A baffle will be inserted into the ditch and the pump will discharge two flows - one to the north of the baffle and one to the south. This will allow the flow of surface water from this site to mimic the greenfield arrangement currently in place.

Option 2: As per the Peer Review strategy with the drainage flows utilising the eastern discharge point. This discharge point will be repaired / replaced using reasonable endeavours by David Wilson Homes, this may require the assistance of ADC and powers of access. In addition to this it was agreed the pump freeboard will be 200 - 300mm above the ditch level and the ditch will be re-graded to allow a better flow to the eastern outfall point.

Option 1 would be the preferred option, however should no south eastern discharge pipe be found or no evidence exists of a ditch following the use of reasonable endeavours, Option 2 shall be applied.

It is also important to note that the outline permission requires details for the drainage scheme to be submitted and formally discharged prior to the commencement of the development. Although

the submitted information has informed the layout in terms of where drainage solutions are required, the details of the drainage scheme will be dealt with through the discharge of the drainage conditions under the outline permission.

BIODIVERSITY:

There has also been some concern raised regarding biodiversity at the site by local residents and in particular, great crested newts (and water voles) located in the eastern ditch, birds and bats associated with existing mature trees and buildings to be demolished. The Applicant has submitted an ecological report which provides findings for surveys carried out on site for such species. The ADC Ecologist has been consulted and is satisfied that the ditches on site have negligible potential for supporting great crested newts and water voles; the trees on site have negligible potential to support roosting bats and therefore do not require further surveys. With regards to bats associated with the demolition of buildings, an Ecological Mitigation and Management Plan has been submitted and approved under Condition 14 of consent reference AL/39/13 relating to outline consent.

On this basis, it is considered that there are sufficient measures in place and details are satisfactory to ensure that the proposed development would result in no significant impact upon biodiversity.

UPDATED CONCLUSIONS FOLLOWING 26th APRIL DEVELOPMENT CONTROL COMMITTEE:

INFRASTRUCTURE

The S106 Agreement attached to the outline permission included the provision of 30% affordable housing, as well as index linked contributions towards: fire and rescue service, halls, pools and 3G pitches, healthcare, libraries, strategic highways. It also included highway and footpath works. It did not include contributions towards education as there was spare capacity in the Barnham Area to accommodate pupil numbers from the development at the time the application was determined. As the principle of the development has already been established at the outline stage, including the impact of the proposals in relation to education provision, these principles cannot be revisited as part of the reserved matters application which is only considering matters of appearance, scale, layout and landscaping. Therefore it is not possible in planning law to amend the agreed S106 obligation to include the education contributions requested by WSCC.

DRAINAGE

Investigation into Option 1 was carried out at the end of April/beginning of May but has not yet been concluded due to difficulties in obtaining access to the properties where the ditch was/is located. Access has been granted for the week commencing 15th May. This will determine if that pipe/ditch is at the right level to drain the development. If it is not at the right level (i.e. too high) then the pipe/ditch will not be a suitable means of draining the site and the eastern ditch will provide the main outfall (as set out in Option 2). However, if it is at the right level then further investigation will be required in order to determine whether the pipe/ditch is clear or blocked. If blocked then further work would be required to determine if it is suitable. Once the Option has been confirmed, an Update will be provided.

RECOMMENDATION:

The application is approved subject to conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

Site Layout Plan - 160104/SL Rev Y
Site Layout Plan - 160104/CSL Rev G
Boundary Plan - 160104/BP Rev H
Tenure Plan - 160104/TP Rev G
Management Company Plan - 160104/MC Rev C
Materials Schedule - 160104/MS Rev K
Parking Plan - 160104/PP Rev G
Soft Landscape Proposals - BDWS20440 11G Sheets 1 to 4
Open Space Areas Plan - 160104/OS Rev C
Landscape Masterplan - BDWS20440-10B Rev C

160104/SS01 Rev B Streetscenes (sections) Sheet 1
160104/SS02 Rev B Streetscenes (sections) Sheet 2
BSO-E4462-020 B Proposed Levels Strategy

160104/RP Rev F Refuse Plan
BSO/E4462/013 C Highway Layout Review
160104/SL Rev X Roof Plan
160104/SUB/EP Sub Station Elevations and Floor Plan

BSO/E4462/004 F Pumping Station Tanker Swept Path Analysis
BSO/E4462/001 H Refuse Vehicle Swept Path Analysis
BSO/E4462/002 H Fire Tender Swept Path Analysis

160104/HT/ASH-AFF/EL Ashworth (Affordable) Elevations
160104/HT/ASH-AFF/FP Ashworth (Affordable) Floorplans
160104/HT/CHA/EL Charnwood Elevations
160104/HT/CHA/FP Charnwood Floorplans
160104/HT/SHE/EL Sherwood Elevations
160104/HT/SHE/FP Sherwood Floorplans

60104/DG1/EP Double Garage 1 Elevations and Plans
60104/DG2/EP Double Garage 2 Elevations and Plans
60104/SG1/EP Single Garage 1 Elevations and Plan
160104/SG2/EP Single Garage 2 Elevations and Plan
160104/TG1/EP Triple Garage 1 Elevations and Plan

160104/HT/ASH/EL Ashworth Elevations
160104/HT/ASH/FL Ashworth Floorplans
160104/HT/HAD-DET/EL Hadley Detached Elevations
160104/HT/HAD-DET/FP Hadley Detached Floorplans
160104/HT/HAD-END/EL Hadley End Elevations
160104/HT/HAD-END/FP Hadley End Floorplans
160104/HT/HAD.1/EL Hadley 1 Elevations
160104/HT/HAD.2/EL Hadley 2 Elevations
160104/HT/HAD.A/EL Rev A Hadley A Elevations
160104/HT/HAD.A/FP Rev A Hadley A Floorplans
160104/HT/HAD.B/EL Rev A Hadley B Elevations
160104/HT/HAD.A/FP Rev A Hadley B Floorplans
160104/HT/HAD/EL Rev A Hadley Elevations
160104/HT/HAD/FP Hadley Floorplans

160104/HT/HOL/EL Holden Elevations
160104/HT/HOL/FL Holden Floorplans
160104/HT/LAY.1/EL Layton 1 Elevations
160104/HT/LAY/EL Rev A Layton Elevations
160104/HT/LAY/FL Layton Floorplans
160104/HT/LEI/EL Leighton Elevations
160104/HT/MAN/EL Rev A Manning Elevations
160104/HT/MAN/FL Rev A Manning Floorplans
160104/HT/TAM/EL Tamar Elevations
160104/HT/TAM/FP Tamar Floorplans

BDWS20440 12E - Sheets 1 to 4 Hard Landscape proposals
BDWS20440 20B Detailed Play Area Proposals

Reason: For the avoidance of doubt and in the interests of amenity and the environment and in line with policies GEN7 of the Arun District Local Plan, Policies H1, H3, H9 of the Aldingbourne Neighbourhood Plan and Policies H DM1, H DM2, D SP1, D DM1, D DM2 and D DM3 of the Emerging Arun District Local Plan.

- 2 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses on Plots 1 through to 5, Plot 19, Plot 37, Plots 39 through to 44, Plot 67 and 79 (shown on Plan ref. 160104/SL Rev X) shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy GEN7 of the Arun District Local Plan.

- 3 No dwelling shall be occupied until provision for their car parking has been made within the site in accordance with the approved details shown on the 'Parking Plan' (ref. 160104/PP Rev F, dated April 2016) by the Local Planning Authority and such provision shall thereafter be used only for the parking of cars.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways and in accordance with Policies GA1 and GA3 of the Aldingbourne Neighbourhood Plan and GEN7 of the Arun District Local Plan.

- 4 No dwelling shall be occupied until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority.

No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason: To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion and in accordance with policies W SP1, W DM1, W DM2 and WDM3 of the Emerging Arun District Local Plan.

- 5 The existing outfall pipe which leaves the site in an easterly direction towards Westergate Street identified in the Surface Water Drainage Strategy plan BSO/R4462/031 D, associated with this development, is to be cleared of any blockages and appropriately repaired, if required, prior to the discharge of any surface water flows into this network associated with the approved development.

Reason: The proposed outfall pipe is essential to the successful and appropriate drainage of this residential development in accordance with Policy GEN9 of the Arun District Local Plan.

- 6 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (development Management Procedure) (England) Order 2015. The Local Planning

Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 7 **INFORMATIVE:** The Applicant intends to manage internal roads via the approved Management Company Plan (160104/MC Rev B) however if the intention is for part or all, or part of the internal road layout to be offered for adoption, the Applicant should provide both an adoptable layout plan setting out the extent of the proposed adoption and an accompanying Design Audit for consideration by the Local Highways Authority, West Sussex County Council, under a S38 application.