



THAKEHAM

Planning Statement (incorporating Affordable Housing Statement)

Land north of Lee's Yard, Lidsey Road, Woodgate

December 2021

On behalf of Southern Home Ownership Ltd

Ref: TH-C042-PS

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1.0 Introduction

1.1. This Planning Statement has been prepared by Thakeham Partnerships Limited ('Thakeham') on behalf of the applicant Southern Home Ownership to support a Reserved Matters application ('RMA') at Land north of Lee's Yard, Lidsey Road, Woodgate ('the site'). This application is submitted pursuant to outline planning permission (Ref: AL/21/20/OUT) which was granted by Arun District Council ('ADC') on 30 October 2020.

1.2. This Reserved Matters application is for:

Reserved Matters Application for the approval of appearance, layout, scale and landscaping pursuant to outline planning permission AL/21/20/OUT. ('the proposed development')

1.3. The outline planning permission granted by ADC was described as follows:

Outline application with some matters reserved for the erection of 38 No. dwellings consisting of 5 No. 4-bed house, 14 No. 3-bed houses and 19 No. 2 bed houses, with communal work hub and associated car parking & landscaping (resubmission following AL/57/18/OUT). This application is a departure from the Development Plan.

1.4. The outline planning permission secured detailed approval for the access to the development, with matters of appearance, landscaping, layout and scale reserved, however the outline approval sets out the scheme mix, whilst also setting out key parameters in terms of open space and play provision within the associated Section 106 agreement. An illustrative masterplan was provided as part of the outline application.

1.5. The site is situated on the edge of the settlement of Woodgate, at the southern end of the village of Westergate, in Aldingbourne Parish. It is located on the eastern side of Lidsey Road (A29). Immediately to the north of the site is the access road to 'Willows' caravan park, the access to the site is from the western end of this road. The site is relatively flat paddock, with dense planting in the form of trees and hedges to all boundaries. The site is vacant pasture land and is physically separate from any other agricultural holdings.

1.6. This Planning Statement is written in support of the RMA. It describes the site and surrounding area; summarises the relevant planning history for the site; details the proposed development; and sets out the relevant planning policy framework which the RMA will be assessed against.

1.7. The following documents form part of this RMA, and this Planning Statement is to be read in conjunction with these plans and documents:

- Application Form & Covering Letter (including drawing schedule)
- CIL Additional Information Form
- Architectural Drawings
- Design Compliance Statement
- Arboricultural Assessment and Method Statement

- Landscape Strategy
- Transport Statement
- Travel Plan Statement
- FRA & Drainage Statement
- Ecology Enhancement Plan

2.0. Site and Surrounding Area

2.1. This section provides a short description of the application site and the surrounding area. Please refer to the submitted Design Compliance Statement prepared by PAD design for further information on the site and surrounding context.

The Site

2.2. The site is fairly square in shape and comprises vacant pasture land within the administrative area of Arun District Council (ADC) and is approximately 1.53ha in size. The site currently comprises undeveloped grassland, with relatively level topography.

2.3. The site is bounded by residential development to the west and north, an industrial complex known as Lee's Yard to the south and the Willows Caravan Park the east, of which the site shares its access.

2.4. A scaled Location Plan accompanies this application and is replicated in Figure 1.0 below:

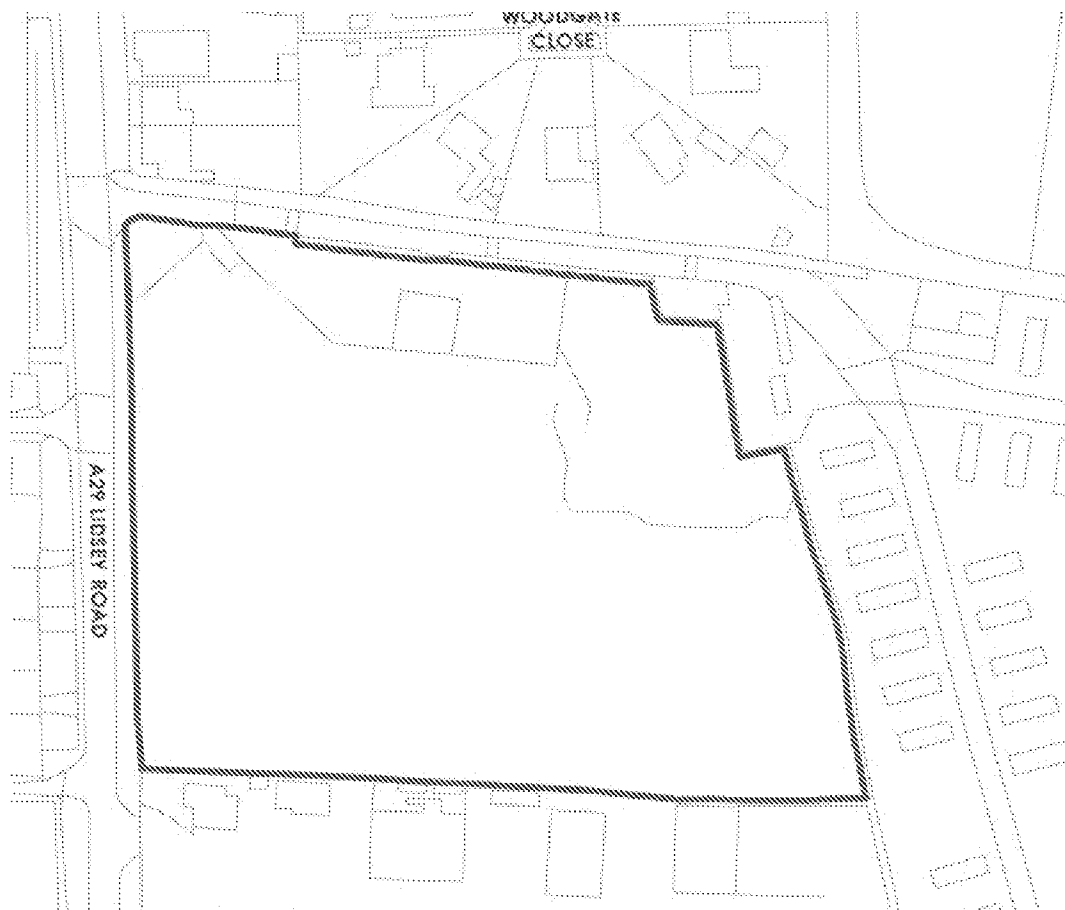


Figure 1.0: Location Plan (not to scale)

- 2.5. The site comprises private land and does not have any public access. Vehicular and pedestrian access can be achieved from Lidsey Road (A29). Matters of access were approved in detail under the outline planning permission.
- 2.6. The site is located within the extended Built-up Area Boundary of Woodgate/Westergate, as defined on the Aldingbourne Neighbourhood Development Plan (ANDP) Built up Boundary Map (Map E), the context of the site is largely residential and is surrounded by development. The site is not subject to any landscape or environmental designations, and falls within Flood Zone 1, with a low probability of flooding (fluvial and tidal) as identified by the Environment Agency.
- 2.7. It is considered that the site itself is unconstrained, located in a sustainable location, and is situated within an established residential area. The outline planning permission established the principle of development of the site for 38 residential dwellings alongside associated works.

Surrounding Area

- 2.8. The surrounding land uses comprise predominantly residential development, with the Willow's caravan park and the commercial/industrial units associated with Lee's yard to the south. Lidsey road lies to the west of the site and currently comprises linear development in the form of bungalows, chalet bungalows and two-storey houses fronting Lidsey road, whilst development north of the site around Woodgate Road, Woodgate Lane and Oaktree Lane comprises detached bungalows and chalet bungalows and detached, semi-detached and terraced two storey dwellings.
- 2.9. Land northeast of the site 'Land at Wings Nursery', at the time of writing this statement, has the benefit resolution to grant (ref: AL/20/21/PL) at planning committee for:

'Demolition of Wings House & erection of 71 no. replacement dwellings (70 net new dwellings), access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works (resubmission following AL/46/20/PL).'

This application has also been progressed by Thakeham on behalf of Southern Home Ownership Ltd.

- 2.10. Additionally, the site is surrounded by site allocation SD5 as allocated within the adopted Arun Local Plan 2011-2031. This represents a strategic allocation which is intended to provide at least 2,300 dwellings over the plan period, and up to 3,000 in total (a further 700 beyond 2031). This allocation seeks provision for a number of new services and amenities alongside transport improvements, including the rerouting of the A29.
- 2.11. There are existing footpaths serving Lidsey Road from the site entrance and the surrounding roads, providing safe walking routes to local amenities and services in Westergate, including a pub, village store and Aldingbourne Primary School. Additionally, the site is well serviced by frequent bus routes (Compass 66A a 66C)

providing links terminating in Bognor Regis and Walberton. Bus stops are located circa 30m from the site entrance.

- 2.12. In terms of existing character, Woodgate and Westergate is largely formed of mid-20th century suburban dwellings, with some interwoven 21st century developments. As discussed above, these range from bungalows, terraced and semi-detached houses through the larger detached houses.

3.0. Planning Background

Historic Planning Context

AL/57/18/OUT

- 3.1. Prior to the approval of outline planning application AL/21/20/OUT, the site was subject to a previous outline planning application for:

Outline application with some matters reserved (appearance only) for the erection of 30 No. dwellings consisting of 4 No. 4-bed houses, 10 No. 3-bed houses, 4 No. 3-bed houses, 3-bed apartments, 8 No. 2-bed apartments, communal work hub with associated car parking & landscaping. This application is a Departure from the Development Plan.

This application (Ref: AL/57/18/OUT) was refused on 13 March 2019, stating concerns regarding scheme design, countryside location and absence of a s106 agreement as reasons for refusal.

AL/21/20/OUT

- 3.2. Subsequent to the above, outline application AL/21/20/OUT was approved on 30 October 2020, this secured outline planning permission of the site for:

Outline application with some matters reserved for the erection of 38 No. dwellings consisting of 5 No. 4-bed house. 14 No. 3-bed houses & 19 No. 2 bed houses, with communal work hub & associated car parking & landscaping (resubmission following AL/57/18/OUT). This application is a departure from the development plan.

- 3.3. Outline planning permission AL/21/20/OUT establishes the principle of development on the site, the RMA discussed in this statement is submitted pursuant to AL/21/20/OUT.

Current Planning Context

The Development Plan

- 3.4. The statutory Development Plan for ADC comprises the Arun Local Plan 2011-2031 (ALP), which was adopted in July 2018, any made Neighbourhood Plans and Supplementary Planning Documents (SPDs). The Arun Local Plan 2011-2031 replaced the Arun Local Plan 2003 and the saved policies within it.

- 3.5. The most relevant Local Plan policies relating to this RMA are the following:

Policy SD SP1: Sustainable Development
 Policy SD SP2: Built-up area boundary
 Policy H DM1: Housing Mix
 Policy AH SP2: Affordable Housing
 Policy D SP1: Design
 Policy D DM1: Aspects of form and design and quality
 Policy D DM2: Internal Space Standards
 Policy ECC SP2: Energy and climate change mitigation
 Policy OSR DM1.1: Protection of open space, outdoor and indoor sport, community, arts and cultural facilities.
 Policy T DM1: Sustainable Travel and Public Rights of Way
 Policy ENV DM5: Development and Biodiversity
 Policy W DM2 Flood Risk
 Policy W DM3: Sustainable Urban drainage systems

Aldingbourne Neighbourhood Plan

3.6. The Aldingbourne Neighbourhood Development Plan (ANDP) was originally made part of the development plan in October 2016, and has been subject to a recent review. The ANDP Review was 'made' on 14 July 2021. This document therefore carries weight in the determination of this RMA.

3.7. Paragraph 30 of the National Planning Policy Framework (NPPF) states that:

'Once a neighbourhood plan has been brought into force, the policies it contains taken precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.'

3.8. Given that the ANDP Review was 'made' in July 2021, subsequent to the Arun Local Plan 2011-2031, in accordance with paragraph 30, where there are conflicting policies between the two documents the Neighbourhood Plan takes precedent.

3.9. For the purpose of this RMA, the most relevant ANDP policies are:

Policy H1 2019: Provide housing to meet the District Council allocation
 Policy H2: Housing Mix
 Policy H3: Housing Density
 Policy H4: Affordable Housing
 Policy H8: Outdoor Space
 Policy H9: Attention to detail
 Policy EH1: Built Up Area Boundary (BUAB)
 Policy EH5: Surface Water Management
 Policy EH6: Protection of trees and hedgerows
 Policy EH7: Renewable and Low Carbon Energy

Policy EH12 2019: Protection of bat habitats
Policy GA3: Parkin and new development
Policy EE8: Communications infrastructure

The National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG)

- 3.10. The latest iteration of the NPPF was published in July 2021 and came into immediate effect, replacing earlier iterations. The NPPF contains national policy which guides Local Planning Authorities (LPAs) on plan making and decision taking.
- 3.11. Relevant paragraphs of the NPPF are referred to below in relation to the relevant material planning considerations.
- 3.12. The PPG was published in 2014 and has been updated (where appropriate) since that time. It provides guidance to support the NPPF and is relevant to this application. Where applicable, consideration has been given to the PPG in the preparation and submission of this Reserved Matters Application. Relevant paragraphs, as applicable are referred to in relation to the material planning considerations below.
- 3.13. In addition, in October 2019 the Government published the National Design Guide which provides further support to the PPG and NPPF with regards to the design process. This guidance was updated in January 2021.

Community Infrastructure Levy and Planning Obligations

- 3.14. ADC adopted their Community Infrastructure Levy in January 2020, with charges implemented from 1 April 2020. As Outline permission AL/21/20/OUT was approved in October 2020, the proposed development is liable for CIL and the relevant forms have been submitted alongside this RMA.
- 3.15. In addition to the scheme's CIL liability, a Section 106 agreement exists under the outline planning permission (AL/21/20/OUT) dated 30 October 2020.

4.0. The Proposal

- 4.1. Following the grant of outline planning permission at the site for the provision of 38 new dwellings (ref: AL/21/20/OUT) this application seeks reserved matters approval for the site. This RMA seeks approval for matters of appearance, scale, layout and landscaping and is described as follows:

Reserved Matters Application for the approval of appearance, layout, scale and landscaping pursuant to outline planning permission AL/21/20/OUT.

- 4.2. The proposal will result in the delivery of 38 new homes provided in a range of sizes, types and tenures. Table 4.1 below sets out the proposed housing mix for the development, this is set out with the description of development associated with outline planning permission AL/21/20/OUT and has therefore been fixed through the outline permission:

House Type	Units
2-bedroom house	5
3-bedroom house	14
4-bedroom house	19
Total	38

- 4.3. Of the above a minimum of 30% of the development will be provided as affordable homes, as secured through the s106 agreement associated with the outline planning permission.
- 4.4. The Affordable Housing Statement in Appendix 1.0 provides further details on the affordable housing mix. This is also set out in the accompanying accommodation schedule and The Design Compliance Statement provides further detail on the proposed siting.

Layout

- 4.5. As determined through the outline planning permission, vehicular access to the site is from the north east corner of the site, adjoining the existing access to Willow's Caravan Park from Lidsey Road (A29), this then leads to a circular estate road which serves the proposed development.
- 4.6. The layout has been designed to allow dwellings to front onto the circular estate road, creating active frontages and an active street scene throughout the proposed development.
- 4.7. The proposals include a large area of open space incorporating a Local Equipped Area of Play, SuDs features and community growing space. This open space provision is divided into two key areas across the development. At the access point the site opens up into a large area of open space, creating a gateway feature to the development, with a further area to the west of the site incorporating the attenuation basin and community growing space Further detail regarding these is provided within the Drainage Strategy, Ecology Enhancement Plan and Landscape strategy which support the RMA.

- 4.8. The arrangement of the development ensures natural surveillance of the streets, public open space and greenspaces, further helping to create a safe and secure environment for residents and visitors.



Figure 2.0 Extract of Proposed Site Layout

Scale

- 4.9. All dwellings are two storeys in height. This is detailed further in the Design Compliance Statement which accompanies the Reserved Matters application.

Appearance

- 4.10. The proposals incorporate a range of high-quality new homes utilising a range of materials and design features which respond to the local vernacular. This includes a range of materials and inclusion of elevational treatments to create variation within the street scene.
- 4.11. Building forms include different width and roof designs, adding variance and interest in the street scene. This includes use of varying house types and roof forms with homes set in a spacious setting with landscape features, and a relatively simple materials palette representing consistency across the development with subtle variations.

Landscaping

- 4.12. The RMA is accompanied by a Landscape Strategy Plan, which sets out the detail of the proposed features for the development. This includes detail of the formal and informal amenity space, as per the set quantum's detailed in the Section 106 agreement associated with the outline planning permission.
- 4.13. In addition to the landscape strategy plan, the RMA is also accompanied by an Ecological Mitigation and Management Plan which details how the Reserved Matters proposal accords with the approved Ecological Impact Assessment which is detailed at Condition 4 of the outline planning permission.
- 4.14. As set out in the accompanying Landscape Strategy and Ecology Enhancement Plan, a broad range of landscape and biodiversity features are proposed, creating an attractive environment and ecological benefits.

5.0. Planning Considerations

- 5.1. The following section examines the material planning considerations arising from this application, in light of relevant planning policies contained in the Development Plan, the NPPF and other material considerations as applicable.

Development Plan

- 5.2. In accordance with Part 3, Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) 2004, applications will be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.3. For the purpose of this planning application, the Development Plan comprises the Arun Local Plan 2011-2031 (ALP), relevant SPDs and the Aldingbourne Neighbourhood Development Plan (ANDP).

Site Designations

- 5.4. At the time of the outline planning permission, the site was located outside of the Built-up Area Boundary (BUAB), as defined on the ALP Policies Map. However, subsequent to the adoption of the ALP and the determination of the outline planning application, the Policy EH1 of the ANDP has extended the BUAB to incorporate the site.
- 5.5. In addition, Policy H1 2019 of the ANDP allocates the site for 38 dwellings. The site is not subject to any further designation's associated with the site within the ALP or the ANDP.

The Principle of Development

- 5.6. The outline planning permission granted in October 2020 established the principle of residential development of 38 dwellings (5 No. 4-bed house, 14 No. 3-bed houses and 19 No. 2 bed houses).
- 5.7. At the time that the outline planning permission was determined, the officer's committee report recommending the scheme for approval, hereafter referred to as the ('Officer's Report') detailed that:

'The policies of the ALP and ANDP that relate to the supply of housing have reduced weight due to the Council not being able to demonstrate an adequate supply of housing land. This application should not be determined as being unacceptable in principle and the development of this countryside site can be considered acceptable subject to assessment of whether the proposal represents sustainable development and whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.'

Before then going on to conclude there are 'no significant adverse impacts associated

with the proposal and there are significant benefits to take account of. Therefore the presumption in favour of sustainable development is then engaged'. The report summary makes clear that 'it is vital to consider additional sustainable housing developments to contribute to housing land supply given the current severe shortfall and to improve housing delivery rates.'

- 5.8. This current RMA seeks detailed approval for matters of layout, appearance, scale and landscaping in respect of the 38 dwellings at the approved mix. Therefore, the principle of development is considered to be acceptable as the proposals accord with the outline planning permission as approved.

Residential Provision

Affordable Housing

- 5.9. Policy AH SP2 of the ALP sets out a requirement for all developments of 11 units or more to provide a minimum of 30% of the total number of units proposed on the site to be provided as affordable housing, whilst Policy H4 of the ADNP requires 30% provision of schemes of 10 or more dwellings.
- 5.10. The Section 106 agreement associated with the outline planning permission secures the delivery of 12 affordable dwellings, which equates to 30% of the development, in line with planning policy.
- 5.11. The Reserved Matters application seeks to identify 12 out of the 38 dwellings proposed to be affordable, equating to a 30% provision. The scheme represents a tenure blind approach to affordable provision. This therefore accords with Policy AH SP2, Policy H4 and the Section 106 agreement linked to the outline planning permission.
- 5.12. Further Detail regarding affordable housing provision can be found in the Affordable Housing Statement at Appendix 1.0.

Unit Mix

- 5.13. Policy H DM1 of the ALP sets out a requirement for a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations.
- 5.14. Policy H2 of the ADNP also requires proposals for new housing to deliver range of house types, sizes and tenures, stating that applicants should demonstrate how proposals meet local needs.
- 5.15. The description of development as referenced on the decision notice for the outline planning permission sets out the unit mix for the scheme. The RMA accords with the outline description of development, unit mix is therefore not a matter for determination as part of this RMA.

Housing Density

- 5.16. Policy 3 of the ADNP states that the density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties.
- 5.17. Unit numbers & open space provision were determined through the outline planning permission and therefore by virtue of these aspects, the density of the proposed scheme has been determined by the outline. The Officer's Report stated that *'the development has a density of around 25 dwellings per hectare inclusive of open space and this is not considered to be excessive'*. In respect of siting and relationship to existing properties, this has been carefully considered in parallel with existing constraints to inform the scheme design. It is therefore considered that the proposed scheme accords with the requirements of policy 3.

Design

- 5.18. The government attaches great importance to design, Section 12 of the NPPF promotes high quality and inclusive design for all development whilst optimising the potential site and responding to local character.
- 5.19. Paragraph 126 states that *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning process should achieve. Good design in a key aspect of sustainable development, creates better places in which to live and work and helps make development more acceptable to communities.'*
- 5.20. Paragraph 130 sets out detailed expectations in respect of design, ensuring developments:
- a) *'Will function well and add to the overall quality of the area, not just short term but over the lifetime of the development;*
 - b) *Are visually attractive through the use of good architecture, layout and appropriate effective landscaping;*
 - c) *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places the live, work and visit;*
 - e) *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) *Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'*
- 5.21. Paragraph 134 then goes on to highlight that significant weight should be given to:

- a) *'Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) *Outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.'*

5.22. Policy D SP1 of the ALP provides the overarching strategic requirement in terms of design for development proposals, requiring proposals to seek the efficient use of land whilst respecting the context of their surroundings.

5.23. Policy D DM1 of the ALP provides clear aspects of form of design quality of which any development proposals will be considered against. These are summarised as follows:

- Character – make the best possible use of the available land by reflecting or improving upon the character of the site in terms of scale, massing, aspect, siting, layout, density, building, materials (colour, texture), landscaping, and design features.
- Appearance/attractiveness – Demonstrate a high standard of architectural and design principles.
- Impact – minimise impact on neighbouring properties.
- Innovation – Raise standards of design by embracing appropriate innovative design.
- Adaptability – Acknowledge diversity and difference through inclusive design.
- Crime prevention – Incorporate security measures to ensure that spaces are designed to feel safe.
- Trees and woodland – incorporate high quality existing trees into development scheme and include a new tree planting within the proposals where appropriate.
- Solar Gain – where possible maximise sunlight and passive solar energy.
- Public Realm – ensure areas within the public realm are safe and attractive and usable.
- Movement – consider walking and cycling as an integral part of the overall design concept.
- Legibility – Contribute to the ease of navigation within the new development.
- Public Art – Where appropriate, incorporate public art into proposals.
- Density – proposals should accommodate appropriate densities, whilst respecting the local vernacular.
- Scale – scale of development should respond to locality.

5.24. In addition to Policy D DM1 the Arun Design Guide SPD (ADG) was adopted in January 2021, this document supplements the policies within the ALP to promote best practices to inform design proposals. Particular consideration has been given the ADG alongside the policies of the ALP throughout the evolution of the scheme design, as detailed within the Design Statement which accompanies the RMA.

5.25. The outline Officer's Report assessed the compliance with the National Design Guide as follows:

1. Context – the site is in a sustainable location and in an area characterised by existing development with a mix of design and scale. There is scope for the proposal to be developed to respect the surrounding built development and the wider landscape – and the Council will ensure this through the Reserved Matters determination.
2. Identity – The scheme will be developed at the detail stage to ensure that it respects and harmonises as far as possible with the surrounding built development;
3. Built Form – The scheme will be developed at the detail stage to have a legible layout and reflect basic 'secure by design' principles;
4. Movement – The scheme will be developed at the detail stage to provide improved pedestrian routes to encourage pedestrian movements and access to existing bus stops. It will deliver a clear pattern of street that is safe and accessible for all;
5. Nature – The high value trees and landscape planting will be retained and reinforced with new planting wherever possible. Wildlife enhancements will be provided to encourage on site biodiversity;
6. Public Spaces – Public open space will be provided and the development will include a range of dwellings and tenures including affordable housing to ensure the development is socially inclusive;
7. Uses – The scheme will be developed to integrate a mix of housing tenures and types to suit people at all stages of life;
8. Homes & Buildings – The dwellings will be well-related to external amenity and public space and built to the national internal space standards;
9. Resources – The layout will be developed to pay regard to the need to maximise solar gain and prevent overlooking and overshadowing. The houses will be built to a high standard of sustainable construction; and
10. Lifespan – The houses will be built to last using high quality materials and will allow for future home working/other changes in personal circumstances.

The above has been considered to inform the evolution of the scheme design which represents the reserved matters proposals.

5.26. As set out in the submitted Design Compliance Statement the proposals have been informed by analysis of the character and style of the properties surrounding the site and the wider area, including emerging developments such as the Wing's Nursery development north-east of the site, which has a RTG. The scale and height of the buildings proposed is reflective of the local vernacular, whilst locating development to ensure best use of the site. It is considered through the design of the elevational treatments the proposed development will have an attractive and identifiable character.

5.27. The layout of the proposed development has been designed to respect the constraints of the site whilst ensuring that sufficient high quality open space is provided for

occupants and surrounding residents. The layout respects the perimeter trees and proposes enhancements where appropriate as detailed on the accompanying landscape strategy plan.

5.28. In addition to the requirements of the ALP and the ADG, Policy H9 of the ANDP places emphasis on the need to consider the integration of bin stores and recycling facilities, cycle stores, meter boxes, lighting, flues and ventilation ducts, gutters and pipes, satellite dishes and telephone lines. In accordance with Policy H9 these aspects have been considered at an early stage of the design process.

5.29. It is considered that the proposed scheme represents a high-quality approach which responds to the requirements of the NPPF, Policies D SP1 and D DM1 of the ALP, the ADG and Policy H9 of the ADNP. The submitted Design Statement should be read in conjunction with this Planning Statement.

Nationally Described Space Standards

5.30. Policy D DM2 of ALP requires internal spaces to be an appropriate size, to meet the requirements of all occupants and their changing needs. The policy states that Nationally Described Space Standards (NDSS) will be used in respect of this requirement. Additionally, Section J.08 of the ADG reiterates this requirement.

5.31. In conformity with Policy D DM2 and the ADG, the proposals seek to meet this requirement. The accompanying Design Compliance Statement includes an accommodation schedule for the proposed development which incorporates an analysis of the proposed GIAs against those required for NDSS.

Sustainability

5.32. Policy ECC SP2 requires residential development to:

- a) *'Achieve energy efficient measures that reflect the current standards applicable at the time of submission;*
- b) *Use design and layout to promote energy efficiency; and*
- c) *Incorporate decentralised, renewable and low carbon energy systems, for example small scale renewable energy systems, for example small scale renewable energy systems such as solar panels'*

5.33. The properties have been designed to maximise solar gains whilst incorporating appropriate natural ventilation to assist with summer temperature.

5.34. Policy ECC SP2 also then requires:

'All major development must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable. Energy efficiency measures will be taken into consideration when the total predicted energy requirements are calculated'

5.35. In response to the requirements of policy ECC SP2 a condition has been attached to the outline planning permission requiring submission of details.

5.36. Condition 14 of the outline planning permission states:

'At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the National Planning Policy Framework) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved for each phase or sub phase begins. The development shall be implemented in accordance with the approved details and timetable to be retained as operational thereafter'

5.37. Therefore, in response to Policy ECC SP2 and as per the requirements of Condition 14, details will be submitted pursuant to Condition 14 in due course.

Open Space Provision

5.38. Policy OSR DM1 sets out the open space, sport and recreation requirements for new development at paragraph 2. This states that alongside the provision of housing:

- a) *'Open space provision in accordance with the guidance set out in the current Open Space Study. In some parts of the District open space provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision in order to address any future demand. For larger scale developments, the quantity standards should be used to help determine the requirements for open space provision as part of that development.'*

5.39. Arun's Open Space and Recreation Standards (January 2020) provides further details on how open space provision should be quantified in new developments.

5.40. Importantly, matters and quantum of open space provision was determined through the outline planning permission, with the associated Section 106 agreement securing the provision of open space for the development, requiring 2,675 sq.m of public open space and 460 sq.m of play space incorporating a Locally Equipped Area of Play (LEAP). The outline Officer's Report stated that *'the proposal accords with ALP policy OSR DM1'*.

5.41. The open space provision for the proposal scheme equates to 2745 sq.m of public open space and 460 sq.m of play space incorporating a LEAP, therefore exceeding the requirements for open space as secured through the Section 106 agreement.

5.42. Additionally, Policy H8 of the ANDP requires all new dwellings to include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area. In addition to the above detailed open space provision, in accordance with Policy H8, all proposed homes have private gardens.

Biodiversity

5.43.Paragraph 180 of the NPPF seeks to ensure the habitats and biodiversity are a key thought within the development proposals, seeking protection where relevant, of important irreplaceable habitats and encouraging biodiversity enhancements as a result of new development.

5.44.Policy ENV DM5 of the ALP stipulates that:

‘Development Schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

Where there is evidence of a protected species on a proposed development site, planning application shall include a detailed survey of the subject species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at the appropriate time of year and shall be undertaken by a qualified, a where appropriate, suitable licensed person.’

5.45.Policy EH6 of the ANDP seeks the protection of trees of arboricultural amenity value or loss of hedgerows and/or priority habitat and seeks to minimise damage to ecological networks, ensuring that developments proposals are designed to incorporate biodiversity within and around developments and enhance biodiversity networks.

5.46.Additionally, Policy EH12 2019 of the ANDP seeks protections of suitable foraging habitat and/or the severance of commuting flight lines for bats, due to proximity to the Cocking Tunnels SAC.

5.47.The outline planning application was accompanied by a Preliminary Ecological Appraisal Report, a separate Reptile Presence/Absence Survey Report and a full Ecological Impact Assessment (EclA). The outline Officer’s Report states that *‘the Councils ecologist has reviewed these and advises no objections subject the conditions to secure various mitigation measures. In respect of biodiversity net gain, the ecologist agrees with the measures set out in the Ecological Appraisal Report and requests that these be secured by condition.’* Consequently, Condition 4 of the outline planning permission secures compliance with this document:

‘The development must be carried out in accordance with the mitigation measures and enhancements specified within the Ecological Impact Assessment (Rev 01, 06/03/20). The enhancement and mitigation shall be implemented in full and permanently retained and thereafter maintained as fit for purpose.’

5.48. The approved EclA confirms that there are no designated sites of nature conservation value within or immediately adjacent to the site. It also details that the site comprises of a field of improved grassland surrounded by mixed treelines and hedgerows. Field margins are narrow and dominated by tall ruderal vegetation. To the north of the site is a small allotment area, surrounded by tall ruderal and dense scrub vegetation.

5.49. The EclA details that the site was subject to a Preliminary Ecological Survey, which was then followed by further surveys including a reptile survey and bat roost assessments. The reptile survey revealed no presence of reptiles.

5.50. In respect of bats, a single tree within the site was identified as offering 'low' bat roost potential, identified as a mature poplar (T01) on the site boundary. All tree's identified for removal which are considered to be of bat roost potential will be subject to an updated bat inspection prior to their removal and any lighting scheme design shall be sensitive to bats and aim to project light down and into the site, away from vegetation.

5.51. In respect of foraging, the EclA details the hedgerows surrounding the site are expected to be of extremely limited foraging potential for bats on the site due to the majority of vegetation being coniferous.

5.52. The EclA goes on to recommend a number of ecological enhancements which will be included as part of the development to include:

- *'The seeding of leftover areas of the site and open spaces with a wildflower mix appropriate to the local soil and hydrology;*
- *The use of flowering shrubs as listed within the RHS 'Plants for Pollinators' plant list to provide year-round interest for invertebrates;*
- *Incorporation of native trees and shrubs within the development proposals which reflect the trees and habitats found in the surrounding area, and provide a foraging resource for birds, bats and invertebrates;*
- *Reinforcement of existing native hedgerows with native species, and reinforcement or replacement of coniferous species with those of greater ecological value;*
- *Incorporation of bird boxes within retained trees or buildings themselves, to provide nesting opportunities for birds. Species present locally which shall be considered include swifts (*Apus apus*); house sparrow (*Passer domesticus*); wren (*Troglodytes troglodytes*);*
- *Incorporation of green spaces beneficial to wildlife within the development, which shall include wetland spaces due to the damp nature of parts of the site. This shall provide new local habitat for invertebrates, amphibians, and birds such as reed bunting (*Emberiza schoeniclus*) and warblers (*Phylloscopus spp.*)'*

5.53. This RMA is accompanied by an Ecology Enhancement Plan which details how the proposed scheme incorporates the above and complies with the approved EclA.

Transport

5.54. Policies T SP1 and T DM1 of the ALP provide requirements in terms of Transport and Development. Whilst Policy GA3 of the ANDP seeks to ensure that parking is provided in accordance within the standards adopted at that time.

5.55. A Transport Statement, produced by Bright Plan, accompanies this RMA detailing how the proposed scheme complies with National Policy and Local Policy and Guidance.

Access

5.56. Matters of Access were determined in detail as part of the outline planning application and therefore forms part of the outline planning permission. The outline Officer's Report details that West Sussex County Council were consulted as part of the outline planning application as the highways authority and *'it is clear they have no concerns with the development and do not consider it to adversely affect the safety or convenience of the highway network. The proposal has been subject to a Road Safety Audit (RSA) and the only recommendation of that has been accepted by the designer. The proposal improves pedestrian access from the site/the adjacent caravan park onto existing footway to the north of the site.'* The report then summarises that:

'County Highways do not consider that the proposals have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para 109), and there are no transport grounds to resist the proposal.'

5.57. As matters of access were determined as part of the outline planning permission, access is not a matter for consideration as part of this RMA.

Car and Cycle Parking

5.58. Policy T SP1 states that the Council will support development which:

'd) Incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into the consideration the impact of development upon on-street parking.'

5.59. The ADG details that parking should be provided in accordance within the Arun District Parking Standards SPD (2020) and West Sussex Parking Guidance (2019).

5.60. The proposed development provides 89 car parking spaces on site, consisting of 81 allocated parking spaces, and 8 visitor spaces. An additional 2 car parking spaces has been incorporated in the proposals to serve the community growing spaces.

5.61. The proposed level of car parking is in accordance with the standards set within the Arun District Parking Standards SPD.

5.62. Cycle parking has been proposed in accordance with the current cycle parking

standards. Condition 22 of the Outline planning permission requires submission of details in relation to the provision of cycle storage prior to the occupation of any dwellings.

Electric Vehicle Charging

5.63. Condition 19 of the Outline planning permission requires submission of details in respect of Electric Vehicle Charging prior to the occupation of any dwelling. EV charging will be provided in accordance with ADC guidance.

Flood Risk & Drainage

5.64. The NPPF seeks to ensure that the development is not located within areas at risk of flooding and that development proposals do not increase the risk of flooding elsewhere.

5.65. Policy W DM2 seeks to restrict development within areas at risk of flooding unless a number of criteria have been satisfied, whilst Policy W DM3 seeks to ensure that all development proposals incorporate sustainable drainage schemes (SuDs).

5.66. Policy EH5 of the ANDP also seeks to ensure that development makes appropriate provision for accommodating surface water and foul water arising from the development.

5.67. The site is located within flood zone 1 and proposed development has been designed to ensure that surface water is appropriately managed. The outline Officer's Report details that *'The Councils drainage engineers raise no objections in principle and consider that drainage can be addressed through condition'*. An FRA and Drainage Statement accompanies this RMA application which provides further detail regarding the proposed drainage strategy for this site. It is therefore considered that the proposals fully comply with the NPPF and the provision of ALP Policy W DM2, W DM3 and ANDP Policy EH5.

5.68. Additionally, Conditions 10, 11, 16 and 23 of the outline planning permission requires submission of further details in respect of Surface Water and Foul drainage at various triggers. Further details will therefore be submitted pursuant to Conditions 10, 11, 16 & 23 in due course.

Communications infrastructure

5.69. Policy EE8 of ANDP requires all new residential development to be designed to connect to high quality communications infrastructure.

5.70. Condition 17 of the outline planning permission requires the submission of a strategy for the provision of the highest available headline speed of broadband provision. The requirements of Policy EE8 will therefore be met through the submission of details pursuant to Condition 17.

6.0. Conclusion and Summary

6.1. This Planning Statement has been prepared in support of a RMA submitted the Arun District Council on behalf of Southern Home Ownership Ltd.

6.2. This application relates to matters of layout, appearance, scale and landscaping at Land North of Lee's Yard, Lidsey Road, Woodgate. The proposals are described as follows:

'Reserved Matters Application for the approval of appearance, layout, scale and landscaping pursuant to outline planning permission AL/21/20/OUT.'

6.3. This application is submitted pursuant to outline planning permission (Ref: AL/21/20/OUT) which was granted on the 30 October 2020. The approved development was described on the decision notice as follows:

'Outline application with some matters reserved for the erection of 38 No. dwellings consisting of 5 No. 4-bed house, 14 No. 3-bed houses and 19 No. 2 bed houses, with communal work hub and associated car parking & landscaping (resubmission following AL/57/18/OUT). This application is a departure from the Development Plan.'

6.4. This Planning Statement has demonstrated that the proposals accord with the relevant policies of the Development plan, including the made Neighbourhood Plan, and the NPPF 2021.

6.5. It has also been demonstrated that the proposals accord with the principle agreed as part of the outline planning permission which included unit numbers, mix and open space provision as well as measures of noise mitigation and, ecological enhancements and mitigation which were secured through outline planning conditions and Section 106 agreement.

6.6. In addition, the scheme delivers a range of housing tenures including 30% affordable housing which accords with both the development plan and the outline planning permission.

6.7. Taking into account the details within this Planning Statement and in the accompanying reports and drawings, it is respectfully requested that reserved matters approval is granted for this application.

Appendix 1.0

Affordable Housing Statement

Policy AH SP2 of the Arun Local Plan 2011-2031 states:

'For all development of 11 residential units or more the Council will require a minimum 30% of the total number of units provided on site to be provided as affordable housing on the same site in the first instance.

Where it can be proven, however, that 30% affordable housing provision is not viable, then a reduction in the amount of affordable housing on a site or off-site provision as part of another development within Arun District may be considered (as agreed with the local planning authority). The provision of affordable housing on a site at less than 30%, or on an alternative site or by way of a commuted sum will only normally be allowed in very exceptional circumstances if supported by robust evidence including, where appropriate, viability evidence.

The Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing.

Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes. The affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise.

1 bedroom 35 – 40%

2 bedroom 35 – 40%

3 bedroom 15 – 20%

4+ bedroom 5 – 10%

Provision of affordable housing can be by either an Arun preferred Register Partner, an Affordable Housing Provider or the Council. All providers will be required to sign and adhere to the principles of the Council's Developer and Partner Charter Plus.

Affordable housing will be made available for households on the Council's housing register or on the Homebuy Zone Agent's register, with nominations made by the Council from those registers.

All planning applications that include residential development, either in whole or in part, must include an Affordable Housing Statement.

Policy H4 of the Aldingbourne Neighbourhood Development Plan also requires 30% affordable housing provision of proposals over 10 dwellings.

The S106 Agreement for the outline planning permission (Ref: AL/21/20/OUT) secures the provision of 30% affordable houses as part of the development, amounting to 12 units (in addition to other details)

In accordance with the obligations detailed in S106 agreement for the outline planning permission, of the 38 new homes proposed, a total of 12 affordable homes has been detailed within the Reserved Matters application. The proposed affordable housing mix is set out as follows:

House Type	No.	Percentage
2-bedroom	9	75%
3-bedroom	3	25%

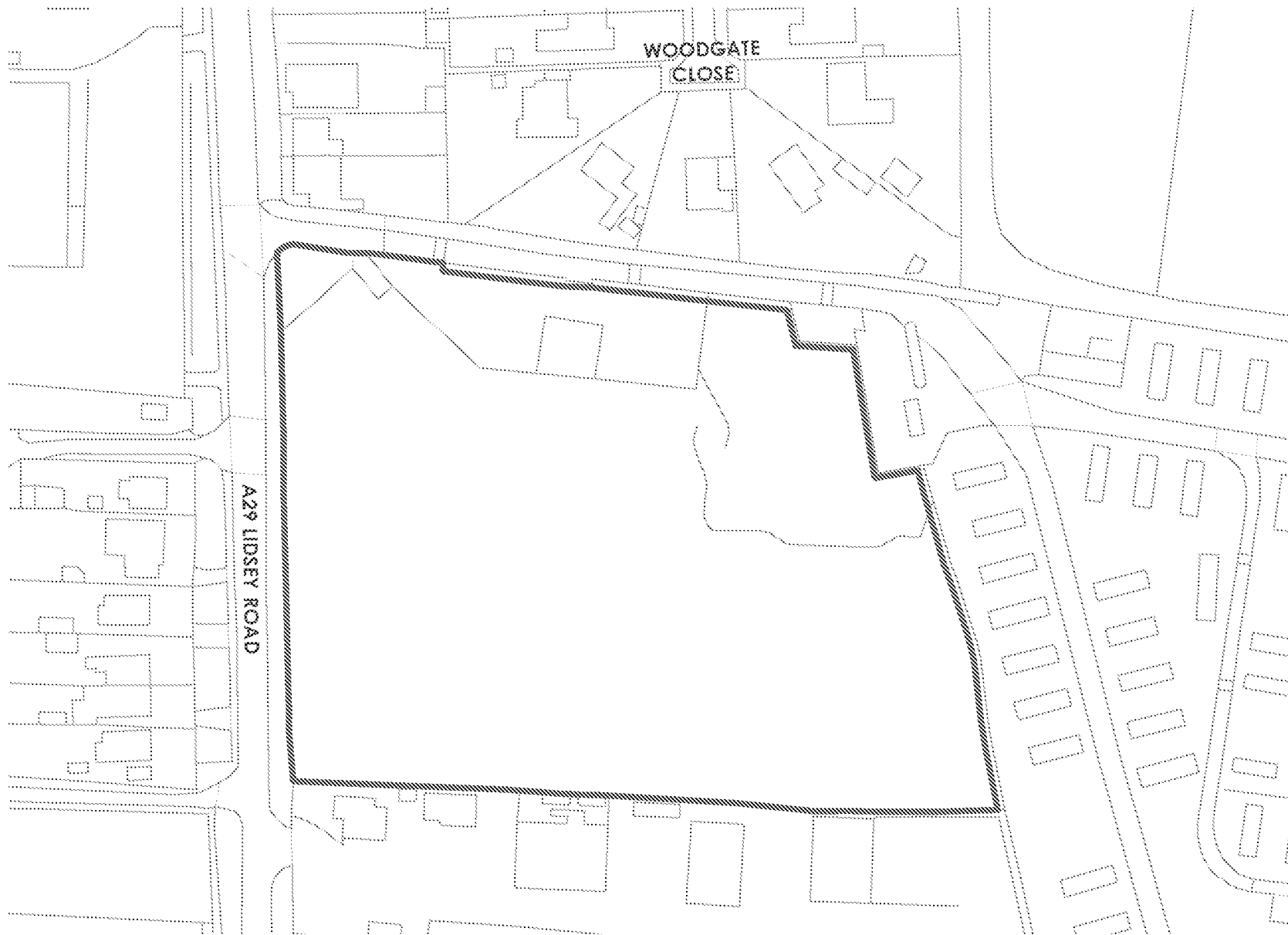
The above proposed mix does deviate somewhat from the preferred mix, as detailed within Policy AH SP2. However as detailed within the Planning Statement for the Reserved Matters application the overall housing mix for the proposed scheme was determined as part of the outline planning permission and does not incorporate any 1-bedroom dwellings. Therefore, in context of the overall mix a higher proportion of 2-bedroom dwellings are proposed as affordable, with the remaining affordable homes proposed to be 3-bedroom to focus provision on starter homes and family homes. This is considered appropriate in this location in terms of both design and location suitability.

AH SP2 required affordable dwellings to be indistinguishable from the market dwellings. The affordable dwellings have been designed to be tenure blind.

The Proposed Development will deliver the full, policy compliant level of affordable housing which will make a significant contribution towards local housing need.

Appendix 2.0

Location Plan



Key

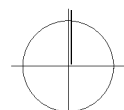


Application boundary

Amendments

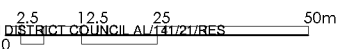
By Date

PLANNING



NORTH

Lee's Yard, Woodgate - Site Location Plan



Job No/Drawing No
21452/1000

Job Title
Lee's Yard, Woodgate

Scale
1:1250
@ A4

Date
10/21

Drawn
LG

Drawing Title
Site Location Plan

All Dimensions to be checked on site OS Licence No: 100022432

pad

www.pad-design.com

Appendix 3.0

Outline Planning Permission

Application for Outline Consent

DECISION NOTICE

Application Ref: AL/21/20/OUT

1 To Addressee

Whaleback
The Old Bank
Office 11, 257 New Church Street
Hove
East Sussex
BN3 4EE

2 Site Address

Land North of Lee's Yard
Lidsey Road
Woodgate
PO20 3SU

3 Description of Development

Outline application with some matters reserved for the erection of 38 No. dwellings consisting of 5 No. 4-bed house, 14 No. 3-bed houses & 19 No. 2-bed houses, with communal work hub & associated car parking & landscaping (resubmission following AL/57/18/OUT). This application is a Departure from the Development Plan.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the following conditions and Section 106 Agreement.

1 The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

- (a) Layout;
- (b) Scale;
- (c) Appearance;
- (e) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be begun either before the expiration of 5 years from the

date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

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

Location Plan Dwg 001 Rev A;
Block Plan Dwg 002; and
Access Plan Dwg 6530A/102 Rev B.

Reason: For the avoidance of doubt and in the interests of amenity, road safety and the environment in accordance with policies QE SP1, D DM1, T SP1, T DM1 and C SP1 of the Arun Local Plan.

- 4 The development must be carried out in accordance with the mitigation measures and enhancements specified within the Ecological Impact Assessment (Rev 01, 06/03/20). The enhancements and mitigation measures shall be implemented in full and permanently retained and thereafter maintained as fit for purpose.

Reason: In accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework.

- 5 The details submitted pursuant to Condition 1 shall include acoustic fencing in accordance with sections 9.3 & 9.4 of the noise report by Acoustic Associates Sussex Ltd dated 02/04/2020 (project ref: J2489)

Reason: To protect the amenities of new residents from noise associated with the industrial site to the south and the main road to the west in accordance with Policy QE DM1 of the Arun Local Plan.

- 6 The details submitted pursuant to Condition 1 shall include measures to ensure that the risk from flooding to the proposals is reduced. This could include having the finished floor levels of the affected properties set above flood levels.

Reason; To protect the residents from the affects of flooding and noting that a small area of the eastern part of the site is affected by surface water flooding therefore in accordance with policies W DM2 and W DM3 of the Arun Local Plan.

- 7 No construction activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no works on Sunday or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan.

- 8 No development shall take place, including any works of demolition, until a Construction & Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with West Sussex County Council and the Councils Environmental Health Officers). Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- An indicative programme for carrying out of the works;
- Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;

- Measures to minimise the noise (including vibration) generated by the construction process to include proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
- details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
- 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 including decorative displays and facilities for public viewing, where appropriate;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- Measures to control the emission of dust and dirt during construction; and
- A scheme for recycling / disposing of waste resulting from demolition and construction works.

Reason: In the interests of the safety/amenity of nearby residents & occupiers of any nearby noise sensitive premises, the safety & general amenities of the area and in the interests of highway safety in accordance with policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1 of the Arun Local Plan and the NPPF. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction staff.

- 9 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 10 The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And 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. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

- 11 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

- 12 Development shall not commence, other than works of site survey and investigation, until a Soil Resource Plan has been submitted to and approved in writing by the Local Planning Authority. This shall set out how the best and most versatile soils on the site are to be protected during construction and then recycled/reused in the new development layout. The soil protection/mitigation measures shall be implemented as per the document and then permanently adhered to throughout the construction and development of the site.

Reason: In accordance with Arun Local Plan policy SO DM1 and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition to protect the best and most versatile soils on the site prior to the construction commencing.

- 13 Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

1. A 'Preliminary Risk Assessment' which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

2. A 'Site Investigation Scheme', based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. Based on the 'Site Investigation Scheme' and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A 'Verification Report' providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to

demonstrate that the site remediation criteria have been met. The report shall also include a 'long-term monitoring and maintenance plan' for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 14 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the National Planning Policy Framework) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved for each phase or sub phase of development, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase or sub phase begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter.

Reason: In order to secure a reduction in the use of energy at the site in accordance with national planning policy and policy ECC SP2 of the Arun Local Plan. This is required to be a pre-commencement condition because the approved measures may need to be built into the fabric of the buildings.

- 15 Prior to the commencement of the development hereby approved, full details of the mitigation measures required in order to demonstrate that the internal noise levels within the residential units will conform to the "Indoor ambient noise levels for dwellings" guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014 shall be submitted and approved in writing by the Local Planning Authority. The mitigation measures shall include those specified in sections 9, 9.1 and 9.2 of the noise report by Acoustic Associates Sussex Ltd dated 02/04/2020 Project ref; J2489.

Details shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings. The scheme should take into account the correct number of air changes required for noise affected rooms and provide detail on the ventilation where this is required. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To protect the amenities of new residents from noise associated with the industrial site to the south and the main road to the west in accordance with Policy QE DM1 of the Arun Local Plan. This is required to be a pre-commencement condition because the approved measures may need to be built into the fabric of the buildings.

- 16 Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management / maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policies W DM1 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the foul water drainage system prior to commencing any building works.

- 17 Prior to the occupation of any part of the development, a strategy for the provision of the highest

available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site will continue in accordance with the approved strategy.

Reason: To safeguard the amenities of future residents in accordance with Arun Local Plan policy TEL SP1.

- 18 Prior to the occupation of any part of the development, full details of new external lighting shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011). The scheme shall also minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

Prior to occupation, the predicted illuminance levels shall be tested by a competent person to ensure that the illuminance levels agreed in the scheme are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed within the application scheme. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats), the interests of minimising crime and to minimise unnecessary light spillage outside the development site in accordance with policies QE SP1, QE DM2 & ENV DM5 of the Arun Local Plan.

- 19 Prior to the occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun Parking Standards SPD and the National Planning Policy Framework.

- 20 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Access Plan and numbered 6530A/102 Rev B.

Reason: In the interests of road safety in accordance with Arun Local Plan policy T SP1.

- 21 No dwelling shall be first occupied until the car parking serving the respective dwellings have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the spaces shall thereafter be retained at all

times for their designated purpose.

Reason: In the interests of road safety and to provide adequate on-site car parking for the development in accordance with Arun Local Plan policy T SP1.

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

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1.

- 23 Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 24 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework and policy QE DM4 of the Arun Local Plan.

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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to:

(1) Affordable Housing

12 dwellings with a tenure split of 75% affordable rented and 25% shared ownership housing. To be provided not later than 50% occupation of the development.

(2) On-site Local Play

A Local Equipped Area of Play (LEAP) of 460m² to be provided on the site together with either a management plan (if to be private) or a £30,000 maintenance contribution (if adopted by the LPA).

(3) On-site Public Open Space (POS)

Provision of sufficient on-site POS (2675m²) together with either a management plan (if to be private) or a £45,157 maintenance contribution (if adopted by the LPA).

INFORMATIVE: In addition to the Section 106 Legal Agreement, this application would also be liable for CIL in accordance with the Councils CIL Charging Schedule available to view at: <https://www.arun.gov.uk/cil>.

INFORMATIVE: 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.

INFORMATIVE: If in the future it is determined that the onsite Tree 01 should be felled then a bat survey may be required as the tree has potential as a bat roost. If any bats are found then a Natural England Protected Species License will be required and this will need to be obtained prior to any works taking place.

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

INFORMATIVE A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read the New Connections Services Charging Arrangements documents which is available to read on the SW website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

INFORMATIVE: In the interests of crime prevention and deterrence, the development should incorporate security measures in accordance with the consultation advice of Sussex Police (dated 12/03/20) as available on the Councils website.

INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here

<https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

INFORMATIVE: 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), or its agent (Arun District Council land.drainage@arun.gov.uk), 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.

INFORMATIVE: If during construction works, it becomes apparent that implementation cannot be carried in accordance with previously agreed details any resubmission of the drainage design must be accompanied by an updated copy of the management manual.

INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

INFORMATIVE: The Reserved Matters submission should include an air quality assessment and details of mitigation as required. The applicant should follow the Air Quality & Emissions Mitigation Guidance for Sussex (2019), available at:

<https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n14025.pdf&ver=14269>. This countywide adopted guidance states that where a major sized development is proposed a number of checklists should be followed in order to determine the likely impact of the proposed development on air quality. The intention of the guidance is to identify any air quality impacts through an impact assessment and ensure the integration of appropriate mitigation into a scheme at the design stage, so the damage costs on health can be properly mitigated. The air quality impact assessment can follow the procedures contained within the Institute of Air Quality Management (IAQM) Guidance entitled: 'Land-Use Planning & Development Control: Planning For Air Quality' (January 2017), available at: <http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>.



Neil Crowther
Group Head of Planning

Case Officer: Mr S Davis

Decision Issued: **30th October 2020**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

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.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be 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 <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused 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 Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).