

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: AL/27/26/RES

LOCATION: Land West of Lidsey Road (A29)
Lidsey
PO22 9RG

PROPOSAL: Approval of reserved matters following outline consent AL/70/23/OUT for the development of 155 No residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure, works and demolition of existing structures, This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks reserved matters permission for 155 dwellings. The access arrangements were approved under AL/70/23/OUT and are the same as those under AL/129/21/OUT and AL/143/24/RES. Fifty-five percent (86) of the homes will be built to the M4(2) Building Regulations standard (mix of affordable and market tenures) and 5% (8 no.) will be built to the M4(3) standard, comprising 2 affordable rented flats and 6 market bungalows.

The scheme includes 351.5 parking spaces overall comprising 298 allocated spaces, 57 single garages (counted as 28.5 spaces), 4 double garages (counted as 4 spaces), and 21 visitor spaces. Eighteen accessible spaces are provided (10 of which are for visitors). Cycle parking is indicated to be within cycle storage sheds in rear gardens, in garages or in a communal store (plots 94-99). All properties will have bin storage spaces/stores.

The buildings are predominantly one (the 8 bungalows) or two storeys but there are 10 two and a half storey dwellings proposed whilst the flatted building at plots 94-99 is three storeys. The building designs are mixed with several different house types including detached, semi-detached, flat over garage (FOG) and terraced. Roof heights and shapes vary.

As per the outline permission, the site will have a main vehicular access from the A29, and this goes through the adjoining site to the east. The road access into the site will be 6.1m wide with 2m wide footways on both sides. The scheme also includes two secondary pedestrian/cycle connections to the site approved by AL/143/24/RES. The internal site road is shown to continue westwards through the site towards the third site approved by AL/89/24/OUT. A further road access to

the west is shown (adjacent to plot 163) but no permission has yet been granted for the land it potentially connects to. The other estate roads are narrower as befits their status in the road hierarchy and some have shared surface elements.

The main area of Public Open Space (POS) and Play is in the south-western part of the site and includes three play areas and a drainage pond. There is additional POS running centrally (east/west) through the site and on the western edge. Additional play areas are shown to the north of the flatted building and west of a SuDS feature by plot 128.

SITE AREA	8.70 hectares including the access to the site and the associated extent of road improvements previously approved by AL/129/21/OUT.
RESIDENTIAL DEVELOPMENT DENSITY	21.2 dwellings per hectare based on an area of 7.33 hectares (which excludes the previously approved access).
TOPOGRAPHY	The land is predominantly flat with ground levels on the Lidsey Road boundary around 8.9m to 9.2m, those on the northern boundary at between 9.1m and 9.6m, on the eastern boundary at around 8.6m and in the south-western corner at 8.6m.
TREES	The most significant trees are on the eastern boundary where the site adjoins with that approved by AL/143/24/RES. These include category B Oak, Ash, and Willow. One of the Oak trees is protected by TPO/AL/7/22. There is then a category C tree group of Hawthorn and Willow including one standalone category C Willow present along a ditch running east/west through the site. Two category C hedges are also present comprising Hawthorn, Blackthorn, and Field Maple. The application states that all retained non-TPO trees are to be lifted to 3/4m above the ground level as necessary for safety reasons. Parts of Tree Group 103 (Willow) will also be felled to provide vehicle and pedestrian accesses.
BOUNDARY TREATMENT	Mix of hedging, ditches and low timber/wire fencing. The western site boundary is currently undefined.
SITE CHARACTERISTICS	The site comprises parts of two agricultural fields situated either side of an east/west running hedgerow and ditch. There are further ditches along the northern and southern boundaries.
CHARACTER OF LOCALITY	The site is predominantly rural as it borders open fields and the surrounding landscape is agricultural fields, with relatively few residential properties although the adjoining site to the east/north-east has been given permission for 93 dwellings and another adjacent site has outline permission for residential development.

Existing adjoining residential properties are Nos. 1 and 2 Farrows Barn which are adjacent to the northern boundary and are single storey (barn conversions) with rear ground floor living and bedroom windows and rear wrap-a-round gardens. To the west lies the Lidsey Landfill site which ceased

accepting waste in 2015, and the site is now in the process of aftercare. Current ancillary operations at the site include leachate management and landfill gas generators.

RELEVANT SITE HISTORY

AL/8/25/NMA	Non material amendment following the grant of AL/70/23/OUT to amend description of development, to increase the amount of development permitted by this consent to 170 dwellings.	Refused 12-02-25
AL/143/24/RES	Approval of reserved matters following outline consent AL/129/21/OUT for 93 No. residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure and works. This application is in CIL Zone 3 and is CIL Liable as new dwellings.	ApproveConditionally 11-06-25
AL/70/23/OUT	Outline planning application with all matters reserved except access for residential development of the site with up to 155 dwellings (Use Class C3), informal and formal public open space, landscaping, drainage, and other associated works. This application is a Departure from the Development Plan. This is Not CIL liable as Outline.	App Cond with S106 25-10-23
AL/129/21/OUT	Outline planning application with all matters reserved (except access) for residential development with up to 95no. dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works. This application is a Departure from the Development Plan.	App Cond with S106 22-08-22

AL/129/21/OUT was approved in August 2022 and secured the access details and improvements which this application then benefits from. It received reserved matters permission in June 2025, and work commenced in late 2025. AL/70/23/OUT adjoins AL/129/21/OUT to east and north and granted outline permission for up to 155 dwellings. The applicant subsequently attempted to increase this number to 170 but was refused. However, it is noted that the reserved matters application omits part of the previous red edge which had previously (on the outline submission) been indicatively shown as open space.

REPRESENTATIONS

Aldingbourne Parish Council declined to submit comments as the issues they had with the application were concerned with matters of principle and drainage, both covered by the outline permission.

4 letters of objection raising the following issues:

- Lack of local infrastructure to support the new homes.
- Increased surface water flood risk.
- Inadequate foul sewer capacity.
- Increased risk of highway accident.
- Increased traffic congestion; and
- Harm to trees, hedges, and local wildlife.

COMMENTS ON REPRESENTATIONS RECEIVED:

The comments are noted but unfortunately the majority of the issues raised relate to the reserved matters currently for determination (these being scale, external appearance, layout and landscaping). The exceptions being concerns regarding trees and wildlife which this report will discuss.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

SOUTHERN WATER - advised on 05 May 2026 that they needed more time to consider the proposal but have not since responded.

SUSSEX POLICE - no objection but list a number of advisory notes regarding improving security.

WSCC HIGHWAYS - initially requested more information and amendments concerning shared surfaces, driveway widths, tactile paving, service margins, pedestrian and cycle prioritisation, vehicle turning space, elements not being suitable for adoption, garages, parking, and visitor cycle spaces to play areas. All matters have since been resolved and the Highway Authority raise no further issues and recommend no conditions.

WSCC DRAINAGE - state they are satisfied that the level of detail is sufficient for this application and therefore, they have no objection to approval of this reserved matters application given the outstanding conditions associated with AL/70/23/OUT have not yet been discharged.

WSCC FIRE AND RESCUE - no objection subject to a condition to secure fire hydrants.

ADC ECOLOGIST - no objection and recommend no conditions.

ADC LANDSCAPE OFFICER - recommends general landscape support to the proposals. Did request changes to the play areas and removal of a fourth LAP play area due to proximity to a SuDS pond and a road (this has since been omitted). Stated that the location of the LEAP/NEAP play areas is acceptable but could have been more sympathetically planned if the adjoining sites had been considered as a whole. However, the location allows some surveillance whilst providing some separation to the adjacent dwellings. Following amendments to the scheme, the officer advised that the revised LEAP play area detail was still not acceptable and agreed to the applicant's suggestion of reserving this to a condition.

ADC ENVIRONMENTAL HEALTH - no objection and recommend no conditions.

ADC ENGINEERS - state no objections on the grounds that the outline drainage conditions are required to be discharged later and drainage is not a reserved matter. However, they do advise concerns which are likely to affect the scale and layout of the site. The concerns are summarised below:

- no indication of water reuse measures.
- no ground investigations have been submitted to demonstrate that infiltration is not viable.
- no evidence of the flow parameters (discharge rates and volumes) being agreed by the risk management authority (WSCC) have been submitted.
- there are several issues with the interception assessment.
- the submission does not discuss, assess, or mitigate for surface water flood risk.
- no topographical survey has been submitted to support and assessment of the existing sub catchments or to demonstrate the levels of the watercourses.
- the underassessment of contributing area means that additional storage will be required - this may affect the scale and layout of the site.
- the application does not adequately demonstrate that the correct rainfall data has been used to model the design.
- no detailed water treatment assessment has been submitted.
- the side slopes of two of the basins are 1:2 which contradicts design guidance and present maintenance challenges.
- no biodiversity assessment of the basins.
- there are likely to be conflicts between the surface water drainage and the landscaping; and
- groundwater is stated to be high on the site. Mitigation against the risk of floatation is likely to be required but has not been considered at this stage. If basins need to be made more shallow to mitigate risk of floatation, then this may affect the scale and layout of the development.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted unless discussed below:

WSCC FIRE AND RESCUE - a fire hydrant condition was attached to the outline permission and requires discharge prior to damp-proof course level.

POLICY CONTEXT

Designations applicable to site:

- Outside the Built-Up Area Boundary (BUAB).
- Within the 250m consultation area of Lidsey Landfill.
- Adjacent to the A29.
- Part opposite the BEW Strategic Allocation.
- Current/Future Flood Zone 1.
- Potentially at risk of high groundwater levels.
- Some areas of surface water risk (1:100 and 1:1000 year events).
- Lidsey Wastewater Treatment Catchment Area.
- Tree Preservation Order ref TPO/AL/1/22.
- Grade 2 Agricultural Land.
- CIL Zone 3.
- Part within 12km of the Singleton & Cocking Tunnels Special Area of Conservation.
- Area of Advert Special Control; and
- Part in an Archaeological Notification Area.

There are no Public Rights of Way in or immediately adjacent to the site.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

AHSP2 AH SP2 Affordable Housing

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVSP1	ENV SP1 Natural Environment
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
HWBSP1	HWB SP1 Health and Wellbeing
HDM1	H DM1 Housing mix
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
TSP1	T SP1 Transport and Development
WDM3	W DM3 Sustainable Urban Drainage Systems

[Aldingbourne Neighbourhood Plan 2019-31 Policy H2](#) Housing Mix

Aldingbourne Neighbourhood Plan 2019-31 Policy H3 Housing Density

Aldingbourne Neighbourhood Plan 2019-31 Policy H4 Affordable Housing

Aldingbourne Neighbourhood Plan 2019-31 Policy H8 Outdoor space

Aldingbourne Neighbourhood Plan 2019-31 Policy H9 Attention to detail

Aldingbourne Neighbourhood Plan 2019-31 Policy EH5 Surface water management

Aldingbourne Neighbourhood Plan 2019-31 Policy EH6 Protection of trees and hedgerows

Aldingbourne Neighbourhood Plan 2019-31 Policy EH10 'Unlit Village' status

Aldingbourne Neighbourhood Plan 2019-31 Policy EH12 Protection of bat habitats

Aldingbourne Neighbourhood Plan 2019-31 Policy GA1 Promoting sustainable movement

Aldingbourne Neighbourhood Plan 2019-31 Policy GA2 Footpath and cycle path network

Aldingbourne Neighbourhood Plan 2019-31 Policy GA3 Parking and new developments

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD12	Open Space, Playing Pitches & Indoor & Built Sports Facilities
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The relevant policies of the Aldingbourne Neighbourhood Development Plan are considered within this report.

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 complies with relevant Development Plan policies in that it would result in a development of an appropriate scale, layout and appearance which is not harmful to the character & appearance of the area, important trees or the amenities of existing and future residents.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

BIODIVERSITY NET GAIN

This application is not liable for Biodiversity Net Gain (BNG) as it relates to an outline permission granted prior to the introduction of mandatory BNG.

CONCLUSIONS**PRINCIPLE:**

AL/70/23/OUT agreed a development of up to 155 dwellings together with informal and formal public open space, landscaping, drainage, and other associated works. Vehicular, pedestrian and cycle access was agreed to be from the A29 using the access approved by AL/129/21/OUT. The outline permission

established the principle in respect of flood risk, traffic generation, highway safety, impact on wildlife, loss of agricultural land, archaeology, countryside location, foul drainage (the principle of the 155 dwellings connecting to the network) and provision of affordable housing, public open space, and children's play. The outline also included a Section 106 Legal agreement which along with the required CIL payment will deliver the required infrastructure to support the development.

COMPLIANCE WITH OUTLINE CONDITIONS:

It has been established by case law that applications for the approval of reserved matters must be within the ambit of the outline planning permission and must be in accordance with the conditions annexed to the outline planning permission. Certain conditions imposed by the outline set parameters for the nature and form of the Reserved Matters submission and these are analysed below. When determining whether reserved matters fall within the ambit of an outline planning permission the courts have allowed a little freedom of interpretation with the usual test being whether any changes make a material difference to the essence of what was approved.

Condition (3) requires the RM to be in accordance with the site location plan and the three access drawings. The reserved matters (RM) submission achieves this although it is noted that the RM is not associated with the full area of the red edge approved by the outline and an area of the site due south of the AL/129/31/OUT site has been omitted.

Condition (6) requires that the RM include details of existing trees/hedges, full landscaping details (including 2:1 new planting & native trees), boundary treatments including 'hedgehog holes', and external lighting. The submission achieves all of these requirements.

Condition (7) requires that the RM include details of the required Public Open Space (POS) & Play provision. The submission also achieves all of these requirements. However, the LEAP play area details have not yet been agreed with the Landscape Officer and so a new condition will be required.

Condition (8) requires that the RM include full details and management/monitoring proposals for biodiversity net gain (non-statutory). The submission achieves all of these requirements.

Condition (12) requires that the RM include electric vehicle charging points (EVCP), a levels survey, details of sufficient disabled parking, cycle storage details (including elevations), and a colour materials schedule. The submission also achieves all of these requirements.

Condition (13) requires that the RM include details of the provision of M4(2) and M4(3) housing to meet the Council's policies. Initially, no plan to show the M4 provision had been provided but this has since been rectified therefore the submission achieves all of the requirements.

Condition (14) requires that the RM include details of any temporary sales areas. The applicant states that no sales area is currently proposed, and it is assumed that they will use the existing sales area in the adjacent site as approved by AL/129/21/OUT (which is located in the omitted area of the previous red edge).

LAYOUT, APPEARANCE AND SCALE:

ALP policies D SP1 and D DM1 require development make the best possible use of land by reflecting or improving on the character of the site/surrounding area. Policy AH SP2 seeks to ensure affordable housing is visually indistinguishable from market housing and that layouts avoid large clusters. ANDP policy H3 states density should be appropriate to location whilst H9 requires that house designs include certain 'add-on' items. NPPF Policy DP3 requires development proposals to respond to their context so

that they integrate with and enhance their surroundings. The Arun Design Guide (ADG) is a relevant material planning consideration.

The ADG suggests a density of 15-25 for detached/semi-detached houses and 20-30 for terraced dwellings in village locations and states density should decrease with distance from the centre of a settlement, to ensure development relates sensitively to its setting and addresses suite edges in a positive way. The gross density of the site at 21.2 dwellings per hectare is within both of these ranges. The density is also greater within the central areas and thus lower on the site edges.

The layout of the site is constrained by the ditch system running east/west through the site and the location of the site access but is actually a much better size and shape than the adjoining site to the east. At pre-application stage, concerns were raised with the layout due to the proximity of the 3-storey flatted building to the existing dwellings (1/2 Farrows Barn), the location of the majority of the open space and all of the play provision in the south-western corner, and the relationship of some parking spaces to the associated dwellings (i.e. some spaces are not directly related to the home they serve).

In response, the applicant moved the flatted building further west (by around 3m) and added three additional LAP play areas elsewhere in the layout (now reduced to two at the request of the Landscape Officer). Issues remain with the parking spaces particularly at plots 100-109 and 238-243 but as the remainder of this report shows, there is sufficient parking provision and residents will not be inconvenienced in accessing their allocated spaces. There were separately issues with some side to rear interface distances which were outside of the ADG's 14m requirement. This will be discussed elsewhere in this report but most of the identified issues have now been resolved.

The presence of a three-storey flatted building in close proximity to a one and a half storey barn conversion does not represent good place making but it is recognised that the changes made (along with the Council's ability to require obscure glazing to the east facing flank windows) will ensure that there is no loss of privacy to these dwellings and that they retain a decent outlook. On balance therefore this is acceptable.

The submitted Design and Access Statement sets out two different character areas (Green Edge and Core) which differ from each other in density, parking location, and building detailing. The scale of the houses is mixed between bungalows, two storeys, two and half storeys and the three-storey flatted building. The two and a half and three are clearly in the minority. The adjacent site to the east also had instances of two and a half and three storeys so this scale is acceptable.

The affordable housing is spread across the site, and the affordable homes are tenure blind, and in most cases, either adjacent or very close to market housing. The flatted building is solely within the affordable tenure but there are reasons why tenures cannot be mixed in a single flatted building. It is positive that not all of the terraced dwellings are in the affordable tenure (e.g. the terrace of plots 194-196 is market) as this ensures the terraced houses are not just seen as affordable. The Council's Affordable Housing Officer did not respond to the consultation response, but no conflict has been identified with the affordable housing policy.

The scheme includes 22 specific house types which ensures that very few houses will look the same and there will be good variation in street rhythm. The proposal includes an appropriate mix of materials, and the layout includes landmark/feature type buildings (with tile hanging or render) to draw the eye. In summary, the proposal is acceptable in terms of layout, scale, and appearance and is in accordance with ALP Policies D DM1, D SP1, SH SP2, the ADG and relevant ANDP policies.

PUBLIC OPEN SPACE (POS) AND PLAY:

ALP Policy OSR DM1 requires housing developments provide sufficient public open space, playing pitch provision and indoor sport and leisure provision. Policy HWB SP1 seeks to ensure development is designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. There are no applicable policies contained within the ANDP. The Council's supplementary planning document (SPD) for 'Open Space, Playing Pitches, Indoor and Built Sports Facilities' (January 2020) is also relevant.

The SPD sets out an overall requirement of 12,788sqm of POS to include 1,876sqm of Play provision, the latter to include NEAP, LEAP and 2 No. LAP play areas. The applicant had initially over provided on the LAP play provision with 4 such spaces but one has been removed at the request of the Council's Landscape Officer. Both the NEAP and one of the remaining LAPs are adjacent to drainage features so a condition will be needed to secure ROSPA safety assessments of these.

Ideally, the play areas would have been sited more centrally within the layout, so they are within the same distance of all new residents however regard is had to the proximity of the play areas in the adjoining development. The Landscape Officer raises no objections to the location of the play areas but is not yet happy with the LEAP provision and so a condition is required to secure this post-permission.

The applicants plans show a total of 1.5ha (15,000sqm) of POS which are shown by drawing GLS-020-170-P2-1900 Rev H and comprise areas of amenity grass, public parks and gardens, play areas and natural and semi-natural green spaces. These areas exclude SuDS features. The majority of the POS is in and around the play areas in the south-western corner and either side of the east/west running drainage ditch. It is unfortunate that the area of the previous outline red edge east of plots 180-182 has been omitted from the scheme as that area was previously indicated as a large area of POS. This area is currently in use as the construction compound/staff parking for the adjoining site and it is assumed that it will not be available until the applicant has finished on this site/on the other adjoining sites.

Whilst it would have been preferable for the POS areas to be better distributed through the site, it is recognised that this particular application site is (and will be) part of a larger site area and so future residents will also benefit from open space and play areas in adjoining developments. Whilst currently the play areas are predominantly in one corner, should the adjoining land to the west be developed then these play areas will help to cater for other future residents. The submission is in accordance with the relevant policies.

TREES & LANDSCAPING:

ALP policy D DM1 requires new landscaping. Policy ENV DM4 states TPO protected trees or those that contribute to local amenity should not be damaged or felled unless the development meets certain criteria including that the benefits outweigh the loss of trees or woodland. ANDP policy EH1 states development in the countryside Policy EH6 relates to trees and is similar in scope to ENV DM4. The NPPF requires provision is made for the long-term maintenance of existing trees.

The landscaping scheme proposes some 225 new trees along with similarly substantial shrub planting, native and ornamental hedgerows, grassland, wildflower meadows, and wetland meadows. The tree planting easily meets the requirement for two trees to be planted for each one lost and the Council's Landscape Officer raises no concerns with the soft landscaping proposals.

The scheme requires the felling/pruning of a minimal number of trees. The existing TPO Oak tree on the eastern boundary is being retained as it is but it is noted that a proposed SuDS drainage feature will be sited adjacent to its western side (although the proposed feature will not conflict with its Root Protection Area). The Council's Tree Officer was invited to comment on the application and was specifically alerted to the potential for impact but has not provided any advice. Without such expert opinion, it would be very

difficult to sustain an objection, and it is noted that the applicants own tree consultant has not flagged this as a concern. Therefore, it must be concluded that the extent of works is acceptable and there is no conflict with Policy ENV DM4.

The proposal is acceptable in respect of trees and proposed landscaping and whilst there are proposals for pruning work and felling, significant new tree planting will take place which will easily compensate for any harm. Therefore overall, the proposal is acceptable in respect of the afore mentioned policies and given the lack of any objection.

OTHER MATTERS:

(A) Housing Mix

ALP policy H DM1 requires that all housing developments provide an overall mix of dwelling types and sizes to address the nature of local housing needs and market demand. It is important to highlight that the policy does not prescribe a specific housing mix that must be met by individual applications, with the policy stating that each must be considered on its own merits having regard to the most up to date Strategic Housing Market Assessment (SHMA). The NPPF does not contain any policy on dwelling size mixes.

The 2012 SHMA was the subject of an update by GL Hearn in 2016 ("Updated Housing Needs Evidence") in which paragraph 6.3 stated that the evidence highlighted a direction towards the provision of 2 and 3 bed units for market units and smaller affordable units. Table 29 of the 2016 update identifies a suggested broad mix housing by size and tenure for the district. This comprises 5-10% 1 bed, 40-45% 2 bed, 35-40% 3 bed, and 10-15% 4+ beds.

The market housing conflicts with Table 29 in that there are zero 1-bed market dwellings, the mix is too low on the proportion of 2 and 3-bedroom dwellings (34% and 28% respectively) and that the proportion of 4+ beds is too high (37%). No justification has been provided for this deviation however it is material that Policy H DM1 allows for the mix to be negotiated on a site-by-site basis, and this does not need to be in complete accordance with the latest SHMA. The Parish Council have not made any comments on the needs of the Parish, and the applicant is likely best placed to understand the current housing market.

The affordable housing mix (in terms of bedroom size) was not set by the outline permission and the Council's Affordable Housing Officer has not responded to the consultation request. However, Table 29 of the 2016 report sets out separate suggested mixes for intermediate/starter/First homes (SO) and affordable rented (AR) accommodation. The SO mix comprises 15-20% 1 bed, 50-55% 2 bed, 25-30% 3 bed, and 0-5% 4+ beds. Meanwhile the AR mix is: 35-40% 1 bed, 35-40% 2 bed, 15-20% 3 bed, and 5-10% 4+ beds.

The affordable housing mix comprises: 10 x 1-bed AR (32.3%), 10 x 2-bed AR (32.3%), 9 x 3-bed AR (29%) & 2 x 4-bed AR (6.4%); and 0 x 1-bed SO (0%), 14 x 2-bed SO (87.5%), 2 x 3-bed SO (12.5%) & 0 x 4-bed SO (0%). The AR mix is not in accordance with the requirements but is similar with the 1 and 2 bed categories (and matches the 4-bed requirement). The SO mix is skewed too much in favour of 2 bed accommodation.

However, given that the Council's affordable housing consultee has not provided any comments, it would be very difficult to sustain a refusal on this point and so only very limited weight should be given to the conflict with the affordable housing mix.

(B) Homes for Older People:

ANDP Policy H2 states proposals where at least 25% of dwellings meet Lifetime Home Standards, or its equivalent, will be supported. This does not mean that achieving this is a requirement just that it will be seen as positive. Lifetime Home standards no longer exist, and the equivalent current standard is contained in part M4 of the Building Regulations.

Arun has an agreed internal policy on the provision of housing accommodation to provide for an ageing generation ("Accommodation for Older People and People with Disabilities", 2020. It has some weight as a material planning consideration and is supported by references in ALP policies D DM1 & D DM2 (and by ANDP policy H2). It requires that at least 78 of the homes are designed to the M4(2) standard, and that 6 are designed to meet M4(3) (i.e. be wheelchair accessible).

The scheme shows that 86 homes (55%) will meet the M4(2) standard and that an additional 8 (5%) will meet M4(3), these being a mix of bungalows and ground floor flats. This is an acceptable provision and so no policy conflicts have been identified.

(C) Residential Amenity and Space Standards:

ALP policy D DM1 requires there be minimal impact to users and occupiers of nearby property and land. Policy QE SP1 requires development does not have a significantly negative impact on residential amenity. The ADG sets out recommended interface distances between houses. NPPF Policy P3 states developments should not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers.

There are no conflicts in respect of the relationship to any new residential properties located on the adjoining site as all of the above distances are exceeded. There were some early concerns with the siting of the flatted building adjacent to 2 Farrows Barn. However, it is clear that there will be a distance of 23m from the south-west corner of no. 2 to the north-east corner of the flatted building. A condition will be added to require that all of the eastern flank windows in the flats (which are all secondary windows to lounge, kitchen and bedroom spaces) be obscure glazed to minimise overlooking of the gardens to Farrows Barn.

The layout shows a cycle store (for the flats) and a LAP play area hard up against no. 2 Farrows Barn's western boundary. This is not ideal and there should have been consideration to a buffer around the existing property however it must be recognised that 155 homes have been approved and that there is no way around a change in activity levels on the adjacent land and the increased potential for disturbance. Furthermore, Farrows Barn is in an agricultural location opposite a horticultural nursery and sited on an agricultural track and as such, the property will already experience noise from such activities. Following amendments to the layout, there are only a few issues with the distances between the new dwellings and each other:

- The rear of plot 113 to the side of plot 112 is 10.9m (versus a 14m requirement) but there is no window in the first-floor rear of 113 so no potential for overlooking and therefore this is acceptable.
- The rear of plot 180 to the side of plot 179 is 10.2m but there is no window in the first-floor rear of 180 so no potential for overlooking and therefore is acceptable.
- The rear of plot 225 to the side of plot 226 is 9m but again, there is no first-floor window in the rear of 225 so no potential for overlooking and therefore is acceptable.
- The rear of plots 108 and 109 are 11.3m from the side of 110 (should be 14m); and
- The rear of plots 245/246 is 13.1m from the corner of 244.

There are only two remaining areas of concern however the ADG standards are guidance only and they allow for flexibility in their use. Therefore, no objection is raised to the remaining issues.

The proposed site level information indicates that levels will rise across the site but not significantly with the finished floor level of the apartment building being 0.45m higher than the existing level of the garden to Farrows Barn. All other areas of the site will rise by only around 0.4-0.5m.

With the exception of plots 122 and 248 (at 10.45m), all rear gardens meet the 10.5m distance required by the ADG guidance. The ADG also sets out a need for private amenity spaces for flatted buildings such as balconies or terraces of at least 3sqm of useable space; and communal shared spaces (a minimum of 40sqm plus 10sqm for each unit if not provided as balcony space).

Maisonette provision is appropriate with each of these (plots 104/105, 108/109 and 174/175) having sufficiently sized private garden areas. In addition, sufficient private garden areas are shown for the proposed FOG dwelling types (plots 103, 106 and 244). The proposed three storey flatted building has its own communal garden area which slightly exceeds the ADG requirement of 100sqm. All front gardens are also sufficiently sized.

As per ALP policy D DM2, it is necessary to assess the proposal against internal space standards set out in the Governments Technical Housing Standards (NDSS) to determine if the buildings will be suitable for future residential occupiers. The floorplans of each house have been cross referenced with the NDSS, and the minimum gross internal floor areas of the houses clearly meet the standards.

The proposed scheme is therefore in accordance with the afore mentioned policies and guidance.

(D) Lighting

ANDP policy EH1 states development in the countryside must protect the local landscape character and wider setting of the South Downs National Park and support the dark skies policy. The ANDP 'dark skies' policy (EH10) states development proposals which detract from the unlit environments of the Parish will not be supported but that new lighting must conform to the highest standard of light pollution restrictions. ALP Policy QE DM2 also seeks to control lighting to minimise impacts on the landscape and night sky.

The application submission proposes to site several 6m high galvanised street painted lighting columns throughout the scheme. These will be fitted with Urbis Schreder Lighting Axia 3.1 LED luminaires complete with rear louvres and emitting Warm White (2700K) light. On the reserved matters for the adjoining site application, it was stated that porch lighting would be provided to individual plots but there is no similar statement in this submission.

It is acknowledged that there are lighting columns on the A29 to the far north-east of the site (close to Lee's Yard and then on the pavement running north into the settlement) however neither of the recent completed residential developments at Wings Nursery or North of Lee's Yard proposed lighting columns and both instead have a scheme comprising low wattage porch and patio lights with then bollard lights to communal areas.

The Officer report for the adjoining site (AL/143/24/RES) stated the site lies on the southern edge of the settlement and will, in combination with the two other approved adjoining/adjacent sites form a new south-western edge to the built-up area. If column lighting were to be agreed, then it would be difficult to resist it on the other two adjoining sites, and this would result in a noticeable impact on the existing dark skies in this part of the Parish. Therefore, a condition was imposed requiring the separate approval of lighting details (and this stated that column lighting would be inappropriate). The same approach must be taken with this site and so a condition will be proposed, and the submitted lighting details will be omitted from the list of approved drawings.

It is accepted that the lighting scheme (per the submitted Lighting and Reptile Strategy Addendum)

ensures the site border (buffer) areas are not subject to lighting and will preserve wildlife habitat and wildlife routes. The Council's Ecologist raises no concerns with these proposals. It is also acknowledged that the Environmental Health Officer makes no comment on the lighting proposals. However, neither of these factors allow for columns to be considered favourably. Subject to the future approval of non-column related lighting, there will be no conflicts with the afore mentioned policies.

(E) Parking, Roads, and Public Footpaths:

ALP policy T SP1 seeks to ensure development provides safe access on to the highway network, accommodate efficient delivery of goods and supplies, give priority to pedestrian and cycle movements, create safe and secure layouts for all users, and provide appropriate levels of parking. ANDP policy GA1 promotes cycling and walking whilst GA3 requires sufficient parking provision. Both the Arun Parking Standards SPD and the ADG contain guidance relevant to highway layout and parking.

The access arrangements are in the agreed position set by the outline. WSCC Highways initially requested several alterations to the layout, but these were all to do with aspects of the layout and did not relate to external site access considerations. The alterations have duly been made, and Highways have now confirmed that their concerns have been resolved.

According to the Parking Standards SPD, the development requires 352 allocated spaces and 31 visitor spaces (a total of 383). The scheme proposes 351.5 parking spaces overall comprising 298 allocated spaces, 57 single garages (counted as 28.5 spaces), 4 double garages (counted as 4 spaces), and 21 visitor spaces. All standard spaces measure 2.5m x 5m.

There is a shortfall of 31.5 spaces overall however the outline application was accompanied by a Travel Plan, and this was secured by the legal agreement (which included its implementation and monitoring). The Parking SPD states at para 3.2 that:

"To satisfy the promotion of sustainable travel modes and choices, it is considered that a 10% variation below the target parking demand value be allowed where appropriate travel option provision is provided including travel plans, public transport contributions (e.g. through section 106 contributions involving Strategic Allocations and Community Infrastructure Levy once adopted, for other non-strategic sized developments for offsite infrastructure of a strategic nature) and other sustainable travel initiatives. This is also as a result of increasing affordability issues resulting in young people staying with parents for longer."

Applying a 10% discount to the requirements results in a new overall requirement of 345 spaces and the proposal therefore exceeds this. The scheme also includes cycle storage in accordance with the standards in the SPD. Plans have been provided of the cycle sheds to individual homes but there are no details of the store for the flatted building so a condition will be needed. Pedestrian and cycle connections in the layout (and through the adjoining site) will allow residents to reach local shops/services without needing to use a car.

The Parking SPD also requires that layouts include parking spaces suitable for disabled people and that this should be consistent with guidance in "Manual for Streets" (which requires that 5% of all spaces are suitable). The scheme includes 18 accessible spaces (10 of which are for visitors), and this represents 5.1% of the overall provision. The proposal is therefore in accordance with the relevant development plan policies.

(F) Surface Water Drainage

ALP policy W DM3 states all development must identify opportunities to incorporate a range of

Sustainable Urban Drainage Systems (SuDS) as appropriate to the size of development. ANDP policy EH5 requires new development make appropriate provision for accommodating the surface water arising from the development. The "National Standards for Sustainable Drainage Systems" (NSfS) were published in July 2025. These policies are in accordance with the NPPF.

All surface water from the development will drain at a controlled rate through attenuation basins and a piped system to the watercourse to the west of the site.

Drainage is covered by conditions on the outline and will be agreed through the discharge of such conditions. WSCC (as the LLFA) have assessed the proposed drainage scheme and raise no concerns at this stage. However, the Council's own Drainage Engineers have identified several issues and do not consider that the layout or development quantum is achievable.

The concerns are noted but as drainage is not a reserved matter, this application cannot be refused for reasons of drainage. Should there be a situation where the drainage conditions cannot be agreed in the future due to the layout not providing sufficient space then a new reserved matters application would need to be submitted to account for the necessary changes. An informative will be added to ensure the applicant is aware of this. On this basis, there is no policy conflict.

(G) Biodiversity & Net Gain:

ALP policy ENV DM5 states development schemes shall seek to achieve a net gain in biodiversity and protect habitats on site. ANDP policy EH6 requires that developments retain hedgerows, incorporate biodiversity in layouts and demonstrate biodiversity net gain. The NPPF states development should be refused if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or compensated for.

The outline application was made prior to the introduction of statutory Biodiversity Net Gain (BNG) and so there is no requirement for statutory 10% BNG. However, per policy ENV DM5, it is still necessary to demonstrate a net gain and to provide for mitigation and enhancements.

The submission includes various mitigation and enhancement measures comprised in the "Lighting and Reptile Strategy Addendum" and "Mitigation Method Statement". In addition, condition 4 of AL/70/23/OUT states the development shall be carried out in complete accordance with the mitigations and enhancements set out in sections 5 and 6 of the submitted Ecological Impact Assessment by The Ecology Co-op, dated December 2022. The Council's Ecologist has reviewed the submission and raises no objection and recommends no conditions. The application is therefore in accordance with ALP policy ENV DM5. There is no need to reconsider the impact on the integrity of the Singleton & Cocking Tunnels SAC as the detailed proposals result in no new harmful impacts than those identified at the outline stage.

SUMMARY

Whilst there are some deviations from the ADG and other policy guidance, overall, this scheme is acceptable and complies with the policies of the development plan. The stated conflicts are relatively minor and are outweighed by the substantial benefits that the scheme will bring including the affordable housing, the contribution to the Council's Housing Land Supply shortfall and the other obligations secured by the s106 legal agreement on the outline application. It is therefore recommended that this application for Reserved Matters is approved.

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

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.

COMPLIANCE WITH SECTION 106 DETAILS

A S106 Agreement Compliance Statement has been provided which sets out that there are no conflicts between the reserved matters submission and the s106 agreement.

CIL DETAILS

The site is in CIL Zone 3 and is liable for a CIL payment with 25% of the total being allocated to the Parish Council. The final amount has not yet been calculated.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:
 1. Location Plan Phase 2 ST-23-02 Rev B.
 2. Accommodation Schedule Phase 2 (12/03/26).
 3. ST-23-01 Planning Layout Rev ZD.
 4. ST-23-04 Housing Mix Plan Rev L.
 5. ST-23-05 Affordable Housing Plan Rev K.
 6. ST-23-06 Building Heights Plan Rev L.
 7. ST-23-08 Boundary Treatment Plan Rev L.
 8. ST-23-09 Materials Plan Rev K.
 9. ST-23-10 Bin & Cycle Storage Plan Rev K.
 10. ST-23-11 Parking Plan Rev K.
 11. ST-23-12 Rev E Street Scenes.
 12. ST-23-13 Coloured Layout Rev K.

13. ST-22-14 Boundary Treatment Details.
14. ST-23-15 Surface Material Plan Rev K.
15. ST-23-19 EV Charging plan Rev C.
16. ST-23-20 M4(2) and M4(3) Plan Rev A.
17. ST-23-21 Layout with dimensions.
18. GLS_020_170_P2_1200 Illustrative Masterplan Rev H.
19. GLS_020_170_P2_1300 General Arrangement Rev K.
20. GLS_020_170_P2_1501 Planting Plans Rev G.
21. GLS_020_170_P2_1502 Planting Plans Rev G.
22. GLS_020_170_P2_1503 Planting Plans Rev G.
23. GLS_020_170_P2_1504 Planting Plans Rev G.
24. GLS_020_170_P2_1505 Planting Plans Rev G.
25. GLS_020_170_P2_1506 Planting Plans Rev G.
26. GLS_020_170_P2_1507 Planting Plans Rev G.
27. GLS_020_170_P2_1508 Planting Plans Rev G.
28. GLS_020_170_P2_1601 Hard Landscape Plans Rev G.
29. GLS_020_170_P2_1602 Hard Landscape Plans Rev G.
30. GLS_020_170_P2_1603 Hard Landscape Plans Rev G.
31. GLS_020_170_P2_1604 Hard Landscape Plans Rev G.
32. GLS_020_170_P2_1605 Hard Landscape Plans Rev G.
33. GLS_020_170_P2_1606 Hard Landscape Plans Rev G.
34. GLS_020_170_P2_1607 Hard Landscape Plans Rev G.
35. GLS_020_170_P2_1608 Hard Landscape Plans Rev G.
36. GLS_020_170_P2_1801 Landscape Specification Rev B.
37. GLS_020_170_P2_1801 Landscape Specification Rev B.
38. GLS_020_170_P2_1802 Landscape Management Plan Rev B.
39. GLS_020_170_P2_1802 Landscape Management Plan Rev B.
40. GLS_020_170_P2_1900 Open Space Rev H.
41. GLS_020_170_P2_2001 Play Area Proposals Rev I*.
42. GLS_020_170_P2_2002 Play Area Proposals Rev H.
43. DS_0707_15 INF 200 Rev C Phase 2 Proposed FFLs, External Levels and Road Contours.
44. DS_0707_15 INF 270 Phase 2 Highways & Cycleway Visibility & Dimensions Plan.
45. DS_0707_15 INF 281 Rev E Phase 2 Vehicle Tracking, Refuse Vehicle.
46. DS_0707_15 INF 282 Rev E Phase 2 Vehicle Tracking, Refuse Vehicle.
47. DS_0707_15 INF 284 Rev E Phase 2 Vehicle Tracking, Fire Appliance.
48. DS_0707_15 INF 285 Rev E Phase 2 Vehicle Tracking, Fire Appliance.
49. DS_0707_15 INF 287 Rev E Phase 2 Vehicle Tracking, Private Car.
50. DS_0707_15 INF 288 Rev E Phase 2 Vehicle Tracking, Private Car.
51. Cycle Storage Specification Sheet (received 27/04/26).
52. P10526 Land West of Lidsey Road - Biodiversity Enhancement Strategy (BES).
53. DB-SD11-201 Rev A Swift Box.
54. DB-SD11-204 Hedgehog Guidance.
55. ST-23-13 Rev F Plan showing Bird and Bat Boxes plus Hedgehog highways.
56. Marwood Elevations Page 2.
57. Marwood Floor Plans Page 3.
58. Martham Det Elevations Page 4.
59. Martham Det Floor Plans Page 5.
60. Dearne Det Elevations Page 6.
61. Dearne Det Floor Plans Page 7.
62. Cattawade Det Elevations Page 8.
63. Cattawade Det Floor Plans Page 9.

64.	Lawson Elevations	Page 10.
65.	Lawson Ground Floor Plan	Page 11.
66.	Portamore End Elevations	Page 12.
67.	Portamore End Floor Plans	Page 13.
68.	Portamore Mid Elevations	Page 14.
69.	Portamore Mid Floor Plans	Page 15.
70.	Stanford Det Elevations	Page 16.
71.	Stanford Det Floor Plans	Page 17.
72.	Stanford End Elevations	Page 18.
73.	Stanford End Floor Plans	Page 19.
74.	Beckingham Elevations	Page 20.
75.	Beckingham Floor Plans	Rev F.
76.	Hamford Elevations	Page 22.
77.	Hamford Floor Plans	Page 23.
78.	Medmerry Elevations	Page 24.
79.	Medmerry Floor Plans	Page 25.
80.	Wychwood Elevations	Page 26.
81.	Wychwood Floor Plans	Page 27.
82.	Fairburn Elevations	Page 28.
83.	Fairburn Floor Plans	Page 29.
84.	Pensthorpe Elevations	Page 30.
85.	Pensthorpe Floor Plans	Page 31.
86.	Affordable House Type YB50 End Elevations	Page 32.
87.	Affordable House Type YB50 End Elevations	Page 33.
88.	Affordable House Type YB50 Mid Elevations	Page 34.
89.	Affordable House Type YB50 Mid Floor Plans	Page 35.
90.	Affordable House Type YB52 End Elevations	Page 36.
91.	Affordable House Type YB52 End Floor Plans	Page 37.
92.	Affordable House Type YH52 End Elevations	Page 38.
93.	Affordable House Type YH52 End Floor Plans	Page 39.
94.	Affordable House Type YB55 End Elevations	Page 40.
95.	Affordable House Type YB55 End Floor Plans	Page 41.
96.	Affordable House Type YB54 End Elevations	Page 42.
97.	Affordable House Type YB54 End Floor Plans	Page 43.
98.	Affordable House Type Heydon Elevations	Page 44.
99.	Affordable House Type Heydon Floor Plans	Page 45.
100.	Affordable House Type Falkirk Elevations	Page 46.
101.	Affordable House Type Falkirk Floor Plans	Page 47.
102.	Affordable House Type T58-59 Elevations	Page 48.
103.	Affordable House Type T58-59 Floor Plans	Page 49.
104.	Affordable House Type Holywell Elevations	Page 50.
105.	Affordable House Type Holywell Floor Plans	Page 51.
106.	Affordable House Type Primrose End Elevations	Page 52.
107.	Affordable House Type Primrose End Floor Plans	Page 53.
108.	Affordable House Type Primrose Mid Elevations	Page 54.
109.	Affordable House Type Primrose Mid Floor Plans	Page 55.
110.	Large Double Garage Elevations	Page 56.
111.	Large Double Garage Floor Plan	Page 57.
112.	Large Single Garage Elevations	Page 58.
113.	Large Single Garage Floor Plan	Page 59.
114.	Large Twin Garage Elevations	Page 60.
115.	Large Twin Garage Floor Plan	Page 61.

116.Small Double Garage Elevations Page 62; and
117. Small Double Garage Floor Plan Page 63.

* However, this permission does not in any way approve the proposed LEAP play area details and a discharge of condition application will be required in accordance with condition 4 below.

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

- 2 Plots 107, 114-119, 122, 126, 133-134, 141-142, 150-160, 162, 164-165, 167-168, 170-173, 176-179, 181-191, 194-198, 201, 203, 207-208, 215-217, 220, 222, 226-230, 238-243, 245-247 and the ground floor maisonettes of numbers 104/105, 108/109, 131/132 and 174/175 shall all be built to the Optional M4(2) Accessible and Adaptable Building Regulations Standard and the following additional plots 193, 199, 205, 206, 209, 210 and the two ground floor flats in the three storey flatted building shall be built to the M4(3) (2)(a) Wheelchair User Adaptable dwelling standard.

Reason: To ensure that part of the development allows for residents to remain in their own homes over the course of their lifetime in accordance with Arun Local Plan Policies D DM1 and D DM2, section 4 of the Councils guidance Note "Accommodation for Older People and People with Disabilities Guidance" and Aldingbourne Neighbourhood Development Plan Policy H2.

- 3 Before any plant or machinery (not including cars, vans or hand tools) is introduced to the site or construction work takes place, a brief written report (with supporting photographic evidence) is required from the Arboricultural Consultant representing the site owner(s), confirming and demonstrating that all ground protection and protective fencing has been assessed and is 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the Tree Protection drawing, reference 24114-4.

Reasons: To comply with BS5837:2012 and ensure the retention and maintenance of trees and vegetation which are an important feature of the area, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

- 4 All activity at the site is to be carried out in strict accordance with the "Arboricultural Impact Appraisal and Method Statement" by Barrell Tree Consultancy (10/08/26, ref 24114-AIA4-PB), the accompanying "Tree Protection Plan" (Barrell Plan Ref: 24114-4) and Barrell's "Manual for Managing Trees on Development Sites".

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reason: To comply with BS5837:2012 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area in accordance with Arun Local Plan policies ENV DM4 and D DM1.

- 5 None of the dwellings shall be occupied unless and until full details of the proposed play provision for the proposed LEAP play area and associated management arrangements have been submitted to and approved in writing by the Local Planning Authority. The play provision shall thereafter be implemented in accordance with the details as agreed through the

discharge of condition (or any subsequent variation application) prior to occupation of the 77th dwelling and permanently retained thereafter. The approved details shall then be permanently adhered to.

Reason: To ensure that play provision is in place for residents and that a management regime is established in accordance with Arun Local Plan policy OSR DM1.

- 6 No more than 76 dwellings of the dwellings hereby approved shall be occupied unless and until the applicant/developer supplies a certificate confirming the agreement of the Royal Society for the Prevention of Accidents (RoSPA) for the proposed LAP play area south of plot 128 and the proposed NEAP/LEAP/LAP play areas in the south-western corner. The submission shall include details of any physical changes, if necessary, for approval in writing by the Local Planning Authority prior to occupation.

Reason: In the interests of amenity and safety in accordance with Arun Local Plan policies D DM1 and OSR DM1.

- 7 None of the flats in the Falkirk flatted building shall be first occupied unless and until full details of the proposed external cycle store has been submitted to and approved in writing by the Local Planning Authority. The spaces so approved shall then be implemented prior to occupation of this building and then retained in perpetuity.

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

- 8 Prior to the occupation of the development hereby approved, full details of all new external lighting (including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage) shall be submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011) and GN08 2023. "Bats and Artificial Lighting at Night" but also:

1. Identify those areas/features on site that are particularly sensitive for bats or that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

2. Show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

The recommended lighting specification shall use LED's (at 3 lux) with the recommended spectrum being 80% amber and 20% white (The recommended Kelvin level is 2700) with a clear view, no UV a horizontal light spread of less than 70 degrees and a timer. A 3D plan of the illumination level should be supplied so that the Local Planning Authority can assess the potential impact on protected species.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: Column lighting has been proposed but this is inappropriate having regard to the dark skies policy and the type of lighting agreed on the nearby Wings Nursery and Lees Yard

residential developments (and the objection to column lighting on the development approved by AL/143/24/RES). In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats), the interests of minimising crime, road safety and to minimise unnecessary light spillage outside the development site and within the local night sky in accordance with Arun Local Plan policies QE SP1, QE DM2, T SP1 & ENV DM5 and Aldingbourne Neighbourhood Development Plan Policy EH10.

- 9 All proposed bathroom/en-suite/toilet windows shall be glazed at all times with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard. In addition, the first floor en-suite window within the eastern flank of plot 69 shall be non-openable below 1.7m above finished floor level. These arrangements shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of existing and future residential occupiers in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 10 The six secondary windows on the eastern flank wall of the Falkirk flatted building shall at all times be glazed with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and non-openable below 1.7m above finished floor level. These arrangements shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of the existing residential dwellings to the east in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 11 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.

- 12 INFORMATIVE: The applicant should note that this layout has been approved without agreement by Drainage Engineers (who indeed raise several concerns with the viability of the layout based on the application of the National Standards for Sustainable Drainage Systems) to the scheme layout and therefore if it subsequently becomes clear that the drainage conditions cannot be agreed due to the layout not providing sufficient space for drainage then a new Reserved Matters application (and potentially also a new outline or full application) will need to be submitted as the Local Planning Authority will not be able to agree such changes through the Non Material Amendment process.

- 13 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 29/04/26) as available on the Council's website.

- 14 INFORMATIVE: All other conditions on the outline that require approval in writing will require separate applications to be submitted to discharge these conditions.

- 15 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981 (as amended), 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.

- 16 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 0345 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.