

Recommendation Report for Outline Consent

REF NO:	AW/43/18/OUT
LOCATION:	261 Aldwick Road Aldwick PO21 3QU
PROPOSAL:	Outline application with some matters reserved for the demolition of existing dwelling & erection of two pairs of semi-detached houses & associated works.

SITE AND SURROUNDINGS	
DESCRIPTION OF APPLICATION	Outline application with all matters reserved except for access. It is proposed to retain the easternmost access for proposed plot 2 and then widen the western to serve the other 3 dwellings. Indicative drawings show a layout of one pair of semi-detached dwellings on broadly the same building line as 259a with the 2nd pair around 19m to the south. All dwellings will have rear gardens with bin & bike stores. Each dwelling would have two parking spaces with a further two unallocated visitor spaces.
SITE AREA	0.15 hectares
RESIDENTIAL DEVELOPMENT DENSITY	26.7 dwellings per hectare.
TOPOGRAPHY	Predominantly flat but approximately 0.3m above the level of Aldwick Road.
TREES	There is a small group of three significant trees within the front garden of 259a which overhang into the site. There are then a number of significant trees just outside (or on) the western boundary and these also overhang the site. The following are tree preservation orders trees which are either on the site or overhang the western site boundary: A Scots Pine (ref T492 of TPO/AW/41/10); A Black Poplar (ref T493 of TPO/AW/152/10); A Horse Chestnut (ref T494 of TPO/AW/152/10); and An English Oak (ref T495 of TPO/AW/152/10).
BOUNDARY TREATMENT	(1) Eastern boundary - mixed height timber fencing ranging from 1.7m at the northern end and 2.2m to the southern end); (2) Southern boundary - mixed height timber fencing ranging from 1.5m and 1.7m; (3) Western boundary - 1.8m high timber fencing; and (4) Northern boundary - 2-2.5m high hedging.
SITE CHARACTERISTICS	The site is occupied by a large detached two storey dwelling which is well set back from the road with twin accesses leading to a hard surfaced large parking area suitable for 5-6

cars. White render and part hanging tiles. Clay tile roof. Deep gardens to the rear with lots of landscaping, greenhouse and small shed.

CHARACTER OF LOCALITY

Attractive residential area. The site is located on a class B road which is lined by residential development comprising of large, detached dwellings on the southern side of the road set back behind mature landscaping. Predominantly two storeys albeit some with further rooms in the roof. The following was observed of adjoining properties:

- 259a Aldwick Road - detached two storey dwelling with no western facing flank windows;
- 3-7 Countisbury Close (to the east) - mix of 2 storey semi-detached dwellings with rear principal windows facing onto the site;
- 24 & 26 West Avenue (to the south) - 2 storey detached dwellings with rear principal windows facing onto the site; and
- Malmayne Court (to the west) - 2 storey flatted complex with east facing principal windows but set some distance from the boundary fence.

RELEVANT SITE HISTORY

AW/225/11/T	Fell 1x English Oak tree	ApproveConditionally 09-11-11
AW/145/11/T	Fell 1 No Horse Chestnut tree and reduce height of 1 No Hybrid Poplar tree from 20 meters to 12 meters and the spread from 10 meters to 6 meters.	ApproveConditionally 09-09-11
AW/240/10/T	Fell 1 No English Oak, Fell 1 No Hybrid Poplar and remove dead and overcrowded branches to 1 No Horse Chestnut Tree	Refused 30-11-10
AW/60/89	Outline Application for demolition of Nos 259 and 261 Aldwick Road and erection of 8 houses and 4 flats	ApproveConditionally 07-06-89

No comments.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

No comments were received from the Parish Council. However, it is apparent from the published minutes of their 5th March 2018 meeting that a decision of "No Comment" was recorded.

Twenty letters of objection raising the following issues:

- (1) Impact on views from Malmayne Court, 5 Countisbury Close;
- (2) Loss of privacy to Malmayne Court (from any flank windows), to 5 Countisbury Close and to nos. 18, 24 & 26 West Avenue;
- (3) Loss of light to 5 Countisbury Close & 259a Aldwick Road;
- (4) Impact of vehicle noise on Malmayne Court, 5 Countisbury Close;
- (5) Impact of noise from children playing in the gardens to the new houses;
- (6) Noise from use of the bin & cycle stores;
- (7) Air pollution from vehicle fumes;
- (8) Impact of security lighting on surrounding residential dwellings;
- (9) Impact of construction traffic & construction noise on neighbouring dwellings;
- (10) Harm to the attractiveness of Malmayne Court as a retirement complex;
- (11) Impact on value of surrounding houses;
- (12) Access to the site by emergency vehicles;
- (13) Overspill parking onto Aldwick Road;
- (14) Access is dangerous due to proximity to the roundabout;
- (15) Overdevelopment harmful to local character;
- (16) Demolition of a house of local character;
- (17) Impact on wildlife and protected trees;
- (18) No need for houses as after Brexit, migrant workers will leave and free up rented accommodation
- (19) Drawings are not to scale and not representative of neighbouring plots;
- (20) Inadequate site notices placed; and
- (21) Site Notice on opposite side of Aldwick Road inaccessible - should have been placed on 261's wooden gate post.

COMMENTS ON REPRESENTATIONS RECEIVED:

The following comments are made in response to the local resident objections:

- (1) There is no right to a view in planning law;
- (2) This will be discussed in the report's conclusions;
- (3) This will be discussed in the report's conclusions;
- (4) This will be discussed in the report's conclusions;
- (5) This will be discussed in the report's conclusions;
- (6) This will be discussed in the report's conclusions but it should be noted that no communal stores are indicated and so such noise will be spread out across the site;
- (7) This will be discussed in the report's conclusions;
- (8) This will be discussed in the report's conclusions;
- (9) Any impacts during construction will be temporary in nature. Furthermore, there is other legislation (such as Environmental Law) in place to protect residents from undue noise or dust;
- (10) This is not a material planning consideration although impacts on this site in respect of overlooking, noise etc will be discussed in the report's conclusions.
- (11) This is not a material planning consideration;
- (12) WSCC Highways did not provide any comment on this;
- (13) Parking will be discussed in the report's conclusions;
- (14) Highway safety will be discussed in the report's conclusions;
- (15) Character issues will be discussed in the report's conclusions;

- (16) Noted however the building is not designated as a Building of Special Character;
- (17) The impact on trees will be discussed in the report's conclusions. The harm to existing wildlife is noted but it is not considered that this urban location would support habitat for protected species and it is only possible to assess the development against such species. However, a condition will be imposed to ensure that any future lighting is bat friendly;
- (18) There is no evidence to support this assertion. In any case, the new Local Plan includes an allocation of 847 new homes to be met through windfall sites such as this;
- (19) The submitted drawings are to scale. If they do not correctly depict neighbouring land then that is an issue however, the planning officer has visited the site to assess the impact on adjacent houses;
- (20) Four site notices were posted around the site, one on each road that had houses backing onto the site; and
- (21) In hindsight, the notice should probably have been posted in the gate post. This post was not noted during the site visit. In any case, the planning officer was able to cross the road to post the notice and it must have been noticed by local residents as otherwise this objection would not have been made.

CONSULTATIONS

WSCC Strategic Planning

Arboriculturist

Parks and Landscapes

Engineering Services Manager

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS - Raise no objection subject to a condition to secure the new access. Comment that there are no apparent visibility issues at the points of access onto Aldwick Road and that adequate visibility is available using land considered to be public highway. Therefore no highway concerns to the proposed access arrangements. The access widening works will need to be implemented under a WSCC licence. It is not possible at this stage to determine the parking needs as this will depend on the size of the dwellings (i.e. number of rooms). Have stated that further comment will be provided in respect of emergency vehicles access. Also comment that the waste authority should be consulted in respect of access in/out of the site by a refuse vehicle.

ADC GREENSPACE OFFICER - No objection subject to approval of landscaping at the reserved matters stage. No requirement for play space contributions due to the low number of new dwellings.

ADC DRAINAGE ENGINEERS - Request that condition ENGD2A be added and that soakaways are investigated for surface water disposal.

ADC TREE OFFICER - Latest comments maintain a minor objection on the grounds that the submitted supporting documents suggest that a no dig construction will be used but contradict this elsewhere. However, otherwise are able to support the proposal subject to conditions.

COMMENTS ON CONSULTATION RESPONSES:

WSCC Highways did not provide any further advice in respect of access to the site by emergency vehicles. Furthermore, the Councils Cleansing manager has not responded to a request for advice on whether a refuse vehicle would need to enter the site. However, as the site layout is not to be approved at this time, these matters can be considered at the reserved matters stage.

In respect of the minor objection by the Tree Officer, regard is had to the fact that the site layout is not to be agreed at this stage and it could be altered at the reserved matter stage so as to ensure no need to build within root protection areas and this would then avoid the need for a no dig construction type.

POLICY CONTEXT

Designations applicable to site:

Within the Built up Area Boundary;
Class B Road;
Tree Preservation Order; and
Pagham Harbour Zone B.

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation
HDM1	H DM1 Housing mix
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WSP1	W SP1 Water
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management
ENVDM2	ENV DM2 Pagham Harbour
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
QESP1	QE SP1 Quality of the Environment
QEDM2	QE DM2 Light pollution

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011-31, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for

the relevant designated neighbourhood area.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Aldwick have not developed a Neighbourhood Development Plan but have published a Design Guide.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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

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

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE:

The site lies within the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan 2011-2031 provided it is in accordance with other policies of the Local Plan which in this case would refer to character, density, residential amenity, trees and highway safety.

It should be noted that the application only seeks approval of the principle of development and the access arrangements. A reserved matters application would be required to secure details of scale, appearance, layout and landscaping. It would not therefore be appropriate to refuse this outline application in respect of these considerations. Therefore in respect of trees, although the indicative layout would impact on protected trees, the layout could be changed so as to ensure that there is no harm to the trees and this would be a matter to be considered at the reserved matters stage.

CHARACTER, LAYOUT, DENSITY & TREES:

Local residents object to the scheme on the grounds of overdevelopment and they consider that this will be harmful to local character. There is also concern as to impact on protected trees.

Although the layout plan is not to be decided at this time, it does show a layout of two pairs of semi-detached dwellings and this reflects the description of development. The applicant has not applied for 'up to 4 dwellings' so therefore, approval of this scheme would be for a total of 4 dwellings (two pairs of semi's) and it is necessary to consider whether this number is appropriate.

Arun Local Plan 2011-2031 policy D DM1 requires that the Council have regard to certain aspects of development including:

(1) Character - "Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features."; and

(13) Density - "The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity".

Furthermore, policy D SP1 "Design" states that:

"All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details".

The indicative layout is considered to represent an acceptable density having regard to the size of the houses shown, the presence parking spaces, roads & circulation areas and the size of gardens. It is also considered that the density of the scheme (26.7 dwellings per hectare) is within a range set by that of other residential houses on surrounding streets as indicated below:

- 1-5 Countisbury Close (3 dwellings) - 50 dwellings per hectare (dph);
- 14-18 West Avenue (3 dwellings) - 50 dph;
- 24-26 West Avenue (2 dwellings) - 15.4 dph;
- 259 Aldwick Road (1 dwelling) - 11.1 dph; and
- 259a Aldwick Road (1 dwelling) - 25 dph.

The illustrative layout also indicates that the dwellings could be sited so as to be sufficiently far enough away from existing dwellings in order to ensure that privacy is maintained. The Council currently has no design criteria in force in respect of such distances but in the past has sought to ensure a back-to-back distance of at least 20m with a reduction in this for back-to-side relationships.

Given the length of the access and the difference in levels between the road and site, it is not considered that the two new dwellings will be particularly visible in the streetscene and although they will be glimpsed from the road through the buildings to the west and east, their impact will be low and that this could be further mitigated through landscaping. It is also not considered that the creation of two semi-detached houses on Aldwick Road would be out of character as there are other instances of semi-detached dwellings elsewhere on Aldwick Road such as to the east.

Arun Local Plan policy ENV DM4 states that "Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity".

The Council's Tree Officer advises that the proposal as currently drawn is likely to have an adverse impact on protected/significant trees due to the proposal for digging within root protection areas. However, this application does not seek approval of the layout as supplied. This would be a matter for a future application and it is considered that the layout could be changed slightly to overcome the concerns. For this reason, it is not considered that an objection in respect of tree protection could be

sustained on appeal.

It is therefore considered that the proposal complies with policies D DM1, D SP1 and ENV DM4 of the Arun Local Plan 2011-2031.

ACCESS:

Access is a matter to be determined at this time and the scheme proposes to (a) retain the easternmost access for proposed plot 2 and (b) to widen the westernmost access to serve the other 3 dwellings. Therefore, there is no new access only a proposal to widen and slightly intensify the use of the westernmost access.

Local residents object to the scheme on the grounds that the access is unsafe and that the scheme proposes insufficient parking such that cars will spill onto the highway.

Policy T SP1 of the Arun Local Plan 2011-2031 seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. In respect of highway safety, it states that:

"The Council will support transport and development which: Explains how the development has been designed to: (i) accommodate the efficient delivery of goods and supplies; (ii) give priority to pedestrian and cycle movements and have access to high quality public transport facilities; (iii) create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter."

Policy T SP1 also includes guidance on car parking. However, it is not considered appropriate to consider parking at this time as the layout is only provided for illustration and there are no details as to the sizes of the houses (particularly the number of bedrooms) such that the required parking provision cannot be calculated. However, it is considered likely that the scheme could accommodate the requisite number of spaces. As a general rule, each dwelling should have two spaces and an element on unallocated visitor parking would be required. It is also not considered that any overspill parking onto the highway would be harmful to highway safety as if this were the case then the Highway Authority would have imposed parking restrictions.

The access arrangements have been comprehensively assessed by West Sussex Highways who have raised no objections to the principle of the two access points. It is therefore considered that the proposal complies with policy T SP1 of the Arun Local Plan 2011-2031.

OTHER CONSIDERATIONS:

Local residents also have concerns with the proposal in respect of privacy, light loss, vehicle noise, noise from bin & cycle stores, air pollution from vehicle fumes and light pollution.

Policy D DM1 of the Arun Local Plan 2011-2031 states that new development should have a minimal impact to users and occupiers of nearby property and land for example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

Policies QE SP1 states that "the Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity". Policies QE DM1 (noise pollution), QE DM2 (light pollution) and QE DM3 (air pollution) are all also relevant and seek to protect the living conditions of residential occupiers.

Local residents should note that this application can only determine the principle of the development and the access arrangements. Matters relating to design, appearance, scale (i.e. building height) and layout are to be reserved for a future application. Therefore, it is not possible to give full weight to these concerns at the current time. However, the following points are made in response to the objections:

- As stated above, it is considered that the illustrative layout indicates that the dwellings could be sited so as to be sufficiently far enough away from existing dwellings in order to ensure that privacy is maintained. The Council currently has no design criteria in force in respect of such distances but in the past has sought to ensure a back-to-back distance of at least 20m with a reduction in this for back-to-side relationships.

- It is not possible to properly assess the impact on sunlight to surrounding properties as the heights of the proposed buildings are not known. However, the illustrative layout indicates that the front two dwellings would be sited on a similar building line to that of the existing dwelling such that there will be no impact on 259a. Furthermore, the two dwellings to the rear would be set in from the side boundaries by 4.5m and this will mean that shading to the east or west will be minimised and most likely only affect the land to the side of the dwellings (i.e. not adjoining land).

- It is considered that cars travelling within the site will be doing so at low speeds thus reducing vehicle noise. It is acknowledged that some cars are noisier and more polluting than others (diesels for example) but with Government policy now to phase out such vehicles, it is likely that such instances will be the exception not the rule. Furthermore, if a bonded material is used for the driveways then this will also minimise noise disturbance. It is also considered that existing and proposed landscaping will reduce noise/pollution and finally regard is had to the fact that there is a car park area on the western side of the boundary between the site and the private flats.

- It is accepted that there would be an intensification of noise from people within the site over and above what might be expected from a single dwelling. However, noise from children playing this is not unexpected in a residential area and it would not be possible to sustain an objection at appeal in respect of this.

- It should be noted that no communal stores are indicated on the drawings and so noise from the bin stores and domestic stores will not be centred on a particular part of the site and will instead be spread out and will not occur at the same times. In any case, such noise is not unexpected in a residential area and it would not be possible to sustain an objection at appeal in respect of this.

- A planning condition will be imposed to seek to control any external lighting so as to ensure that it does not cause harm to any local bat populations and also minimises light pollution to surrounding residents. Impact of security lighting on surrounding residential dwellings.

It is therefore considered that the proposal complies with Arun Local Plan policies D DM1, QE SP1, QE DM1, QE DM2 and QE DM3.

PAGHAM HARBOUR SPECIAL PROTECTION AREA:

The application is accompanied by a signed legal agreement relating to a payment of £2,613 towards the mitigation of the impacts of the development on the Pagham Harbour Special Protection Area.

Arun Local Plan 2011-2031 policy ENV DM2 states that all new residential developments within a 400m to 5km distance ('Zone B') of Pagham Harbour make a financial contribution towards the provision of accessible natural open green spaces to serve the area. A contribution of £1,275 per new residential unit was agreed by the Councils Cabinet on 20 July 2015. The report to Cabinet stated that:

"The access management measures identified are referred to as Strategic Access Management and Monitoring (SAMMs). As these do not include the allocation of specific land, they are not classified as physical infrastructure, and are not included under the definition of infrastructure within Section 216 of the Planning Act 2008, meaning the pooling restrictions as set out under Regulation 123 of the CIL Regulations (2010) as amended, does not apply. It is common practice by many other authorities (for example Elmbridge) that contributions towards SAMMs are gathered through S106 planning obligations. This approach has also been confirmed within Counsel advice sought by the Council. As a contribution is required to make the development acceptable in planning terms, it is therefore in compliance with the tests under Regulation 122 of the CIL Regulations (2010) as amended"

The Councils Cabinet subsequently approved a reduction in the tariff from £1,275 to £871 as of the 10th April 2017.

The application site lies within the designated Zone B and accordingly it was necessary to apply this requirement. The net increase in 3 dwellings resulted in a contribution of £2,613 at the current rate and it is this that is secured by the signed legal agreement.

SUMMARY

The concerns of local residents are noted. However, this application only seeks permission for the principle of the development and the access arrangements. Only those matters relating to these considerations can be assessed at this time. The above assessment demonstrates that the scheme is acceptable in principle in respect of its location within the built up area boundary, in respect of local character/density, in respect of the nearby presence of significant & protected trees and in respect of residential amenity. In addition, there are no concerns with the access arrangements. It is therefore considered that this application should be approved subject to the conditions set out below and the signed S.106 legal agreement covering a financial contribution in respect of Pagham Harbour.

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.

SECTION 106 DETAILS

This decision will be granted in conjunction with a Section 106 legal agreement relating to a contribution of £2,613 towards Pagham Harbour Access Management Mitigation Measures.

RECOMMENDATION

- 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;
 - (d) 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 (Existing) 1060/DPA01 Rev 01;
 Proposed Block Plan 1060/DPA02 Rev 01;
 Proposed Context Plan 1060/DPA03 Rev 01;
 Proposed Site Plan 1060/DPA04 Rev 01;
 Tree Retention & Protection Plan LLD-ARB-DWG-002 Rev 00; and
 Tree Constraints Plan LLD1425-ARB-DWG-001 Rev 01.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and T SP1 of the Arun Local Plan 2011-31.
- 4 The development hereby approved shall be carried out in accordance with the Arboricultural Impact Assessment Report and Method Statement (ref: LLD1425-ARB-REP-001, Rev 01 by Lizard Landscape Design Ltd.

Reasons: To comply with BS5837 and Arun Local Plan policy ENV DM4 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.
- 5 Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a PRE-

COMMENCEMENT Site Meeting is to take place between the Arun DC Tree Officer and the Arboricultural Expert representing the site owners.

At this meeting all protective fencing will be inspected along with ground protection measures - they will be assessed to verify that they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Retention and Protection Plan ref: LLD-ARB-DWG-002, Rev 00, (21/06/18).

A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the above site meeting to the satisfaction of the Arun DC Tree Officer.

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.

Reasons: To comply with BS5837 and with Arun Local Plan policy ENV DM4 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. This is required to be a pre-commencement condition because it is necessary to ensure the protection of the protected and otherwise significant trees prior to any change to the surface of the site.

- 6 Development shall not commence 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, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and 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 DM2 and W DM3 of the Arun Local Plan 2011-31. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

- 7 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 approved drawing.

Reason: In the interests of road safety and in accordance with policy T SP1 of the Arun Local Plan 2011-31.

- 8 Should any sewer be found during construction works then all development activities within 5m of the external edge of the sewer shall cease and they shall not recommence until full details of the proposed measures to be undertaken to protect the existing public sewer have

been submitted to and approved in writing by the local planning authority (in conjunction with Southern Water) and then implemented in accordance with the agreed details.

Reason: To ensure that the proposed development does not result in any damage to the existing foul sewer in accordance with policy W SP1 and W DM1 of the Arun Local Plan 2011-2031.

- 9 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations within BS5489:1-2013 but 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. 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.

- 10 Where whole tree branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010. Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice including policy ENV DM4 of the Arun Local Plan.

- 11 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 12 INFORMATIVE: Drainage Engineers advise that 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 BRE 365, 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 30% 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 are also available on request.

- 13 INFORMATIVE: The applicant is advised to obtain formal approval from the highway authority to carry out the site access works on the public highway. Additional information about the licence

application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbsor-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbsor-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-constructionapplication-form/>

- 14 INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to a financial contribution of £2,613 towards the Pagham Harbour Access Management Mitigation Measures.
- 15 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 our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
- 16 INFORMATIVE: Please note the comments of our Greenspace Officer in respect of the future landscaping scheme: "A detailed landscape scheme will need to be proposed that will maximise the biodiversity of the site, with the inclusion of mixed ornamental planting suitable for location, enhancing biodiversity and forming a variety of habitats. The landscape proposals will need to be shown in plan from detailing species choice, planting densities and size at time of planting. This will need to include mitigation planting for any proposed removed vegetation and possible additional planting to provide appropriate screening to adjacent properties."