

Recommendation Report for Planning Permission

REF NO: AW/84/22/PL

LOCATION: Land to the North
of 276 Aldwick Road
Bognor Regis
PO21 3QH

PROPOSAL: Variation of condition imposed under AW/28/19/PL relating to condition 2-plans condition (updated plans and Arboricultural Impact Assessment and Method Statement.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This proposal seeks to amend condition 2 of AW/28/19/PL, to change the approved plans to alter the approved layout of dwellings and fenestration. A new outer chimney is proposed on the northern elevation. Condition 2 of AW/28/19/PL required compliance with the submitted plans - this application would vary those plans.
SITE AREA	0.04 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	25 dwellings per hectare.
TOPOGRAPHY	Predominantly flat but ground level is slightly higher than the surrounding roads in places.
TREES	There are several trees along boundaries of the site and in the very northern corner. These are plotted on the Tree Constraints Plan and are predominantly classed as unsuitable for retention. The only tree of moderate quality is the TPO protected Cypress Monterey on the east boundary.
BOUNDARY TREATMENT	The site is bordered by 1.8m high close boarded fencing to the rear & rear sides, and with a lower 1m high fence to the front/front sides of the existing house and above 2m high construction site gates to the rear.
SITE CHARACTERISTICS	The site is part of the former rear garden to a substantial 2 storey detached dwelling. On the western side of the rear garden, there is a bell-mouth access off Margaret Close.
CHARACTER OF LOCALITY	Part of a residential area comprising a mixed style of detached, semi-detached and terraced dwellings and between 1-2 storeys in height. The site's location in an 'island' formed by the Lower Bognor Road to the east, Aldwick Road to the south, Margaret Close to the North and a part Margaret Close off-shoot/part footpath to the west, means that it is not read visually in the context of surrounding development. There is a duck pond and public amenity/seating area to the west of the footpath. The site is edged on all sides by grass verge.

RELEVANT SITE HISTORY

AW/28/19/PL

Erection of 1 No. dwelling & associated works.

App Cond with S106
09-10-19

REPRESENTATIONS

Aldwick Parish Council: Objection.

- The trees listed under for felling are amenity trees and their loss would represent a serious loss to the community.
- Removal of the trees does not represent a good arboricultural practice - the benefits of the development do not outweigh the loss of the 7 trees.
- ALP policy ENV DM4 states: where any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.

No objections from the locality.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. AW/28/19/PL proposed to fell 6 trees & 1 shrub and carry out pruning works to a further 4. 8 trees, 2 groups of shrubs and 1 mix of tree/shrubs are to be removed under the amendments. The Tree Officer concluded his comments: 'I have no objection to the development in principle as arboricultural impacts are minimal relative to the scheme approved under AW/28/19/PL.'

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC TREE OFFICER - Full comments are available on the Councils website (25/05/22) - no objection with the following comments:

- What has been illustrated is a greater extent of building footprint encroachment, north into the root protection area (RPA) of trees T06, T08 & T09.
- No detailed soft landscape plan has been provided; this should be seen as necessary to compensate for the loss of established tree cover.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. A condition will be imposed to ensure that any replacement tree planting will occur.

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary;
 Class B & C Roads;
 Pagham Harbour Zone B;
 No Public Sewer on site;
 Area of Special Character;
 Within 2km of Bognor Reef SSSI; and
 Tree Preservation Orders (refs Bognor No. 2 & AW/26/10).

TPO/AW/26/10 protects a Magnolia and a Beech to the front of the existing dwelling. It protects a Cypress Leyland and a Cypress Monterey on the eastern boundary (only the Monterey is in the application site).

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

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
ENVDM2	ENV DM2 Pagham Harbour
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
HERDM4	HER DM4 Areas of Character
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM3	W DM3 Sustainable Urban Drainage Systems

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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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.

There is no Neighbourhood Plan for Aldwick.

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 the Arun Local Plan in that it would not cause demonstrable harm to the character of the area (including existing trees), to the amenity of neighbouring residents, the biodiversity value of the site & surroundings or result in a severe impact on the local highway.

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

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE:

Regard should be had to policy SD SP1 of the ALP which states: "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)."

The site is in a sustainable location in cycling distance of local shops and Bognor Regis town centre. There are several bus stops in the area which are a short walk from the site. All walking/cycling routes are safe and well lit. The development supports the local community by providing a new house to help meet future needs, increase Council tax receipts, create/maintain construction jobs and result in additional spending in the local area by future residents.

Due to the position of the site the dwelling would not conflict with the policies above which allow for development in the built up area. The development complies with policies SD SP2 and SD SP1 of the Arun Local Plan and relevant paragraphs of the NPPF. The policies most relevant to this application are not out of date.

HERITAGE ASSETS:

The site forms part of the locally designated Aldwick Road Area of Character (AOC) which has historical connections and is considered for the purposes of the NPPF to be a non-designated heritage asset. ALP Policy HER DM4 is relevant and states that planning permission will be granted subject to the following relevant criteria:

- the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas; and
- new development preserving, and where possible, enhancing the special character of these areas.

Paragraph 203 of the NPPF states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

There may as a result of the development be future pressure to prune or fell additional trees. Despite the AoC designation, there are no planning controls on the felling or pruning of trees (other than for trees protected by TPO's).

Although the proposal has an impact on the Area of Character it is not of a scale likely to affect the significance on the non-designated heritage asset and will not be materially harmful to the character of the AoC. The proposal broadly complies with guidance in the NPPF and policy HER DM4.

CHARACTER & DESIGN:

ALP policy D DM1 requires the Council seek to make the best possible use of land by reflecting or improving upon the character of the site and the surrounding area. It requires the Council to consider scale, massing, aspect, siting, layout, density, building materials, landscaping, and design features. It is necessary that development demonstrates a high standard of architectural principles, use of building materials and hard and soft landscaping to reflect the local area.

The proposal represents back land development as it is in the rear garden of a dwelling which would face part of Margaret Close. The amendments involve changes to fenestration of the approved dwelling. Two smaller roof-lights on the western roof plane would be replaced with one larger one, a side window of the entrance door would be replaced with a side whole height window, the size of windows would be adjusted to the size of the windows on the side projection and two small roof-lights would be inserted to the roof plane above it. Two small roof-lights would be inserted to the eastern roof plane of side projection and three larger to the eastern roof plane of the main building to the right of an approved dormer. The window on east elevation of the side projection and French doors of the main building would be replaced with bi-folding doors. A large casement window would replace two small windows on this elevation. A chimney is proposed on the northern elevation. To level the difference between the garden and the ground floor two stairs are proposed on the rear elevation to access the bi-fold doors.

The changes would not be readily visible from the public view, except the chimney which is a common feature of the area.

The Aldwick Parish Design Statement is not policy but as adopted guidance has to be considered as a material planning consideration. The Aldwick Parish Design Statement has very limited weight and pre-dates the Local Plan. In respect of the Aldwick Road Character Area 13, one of development control criteria is: 'The amenity trees, spaces and access ways should be retained trees lost to damage or disease should be replanted/replaced.'

Whilst the proposal conflicts with the above in respect of the loss of some trees and the development of an existing garden, The Aldwick Parish Design Statement has very limited weight and pre-dates the Arun Local Plan. Furthermore, the ADC Tree Officer concluded his comments: '... arboricultural impacts are minimal relative to the scheme approved under AW/28/19/PL.'

The proposal generally complies with policy D DM1 as the character of the resulting development is acceptable.

RESIDENTIAL AMENITY:

ALP policy D DM1 requires the Council have regard to certain aspects when considering development including having minimal impact to users and occupiers of nearby property and land. Policy QE SP1 states: "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". Para 130 of the NPPF which states that developments should provide a high standard of residential amenity for existing and future users.

All changes are aesthetical only changing some parts of elevations, the materials are the same as approved. There will be changes in fenestration and they would not affect the residential amenity of surrounding dwellings. The proposed changes would not have an adverse impact to users and occupiers of the neighbouring dwellings such that a refusal could be justified.

The proposal complies with policies D DM1 and QE SP1 as well as the guidance on amenity within the NPPF (para. 130).

INTERNAL & EXTERNAL SPACE STANDARDS:

The house has a private garden to three sides of the site. The existing dwelling will have private garden on three sides including a predominantly 12.5m deep rear garden. The scheme provides a good standard of amenity for future occupiers.

The internal space is of the same size as that approved and the same applies to the size of approved private garden. Proposal complies with Arun Local Plan policies D DM1 & D DM2 and the guidance on amenity in the NPPF.

IMPACT ON TREES:

ALP policy ENV DM4 seeks to protect trees protected by a Tree Preservation Order (TPO) or those contributing to local amenity. It allows for tree removal where required in the interests of good arboricultural practice, or where this would enhance the survival and growth prospects of other protected trees or where the benefits outweigh the harm.

Although removal of 6 trees and pruning works on a further 4 out of a total of 32 has been approved, the proposal seeks to remove 8 trees, 2 groups of shrubs and 1 mix of trees/shrubs. The proposal is supported by an updated Arboricultural Impact Assessment and Method Statement and Tree Retention and Protection Plan. None of the trees to be felled are covered by the TPO. The only TPO protected Cypress Monterey on the eastern boundary will be crown reduced by 1m to its westerly aspect.

Due to the replacement of previously submitted Arboricultural Impact Assessment and Method Statement with Tree Retention and Protection Plan conditions 3 and 6 imposed under AW/28/19/PL have been amended to reflect the revised documents.

The ADC Tree Officer assessed the submitted documents and pointed out: 'What has been illustrated is a greater extent of building footprint encroachment, north into the root protection area (RPA) of trees T06, T08 & T09. No detailed soft landscape plan has been provided so there is no certainty of any replacement tree planting will occur what should be seen as necessary to compensate for the loss of established tree cover and improve visual screening of this new development, from surrounding areas noted for special character (heavy, extremely attractive and mature landscaping). The applicant should approach WSCC and explore the possibility of securing off-site standard tree planting within the ample public highway verge which wraps around the north and east boundaries, if internal space does not permit sufficient quantity of large trees to achieve their full growth potential. A scheme of planting should rely on native tree species of potential stature (>10m ht.) and longevity such that they will grow to

enhance the local landscape.'

No objection has been raised by the Tree Officer, subject to conditions. The development complies with the Arun Local Plan policy ENV DM4.

HIGHWAYS & PARKING:

Access would be unchanged, from an existing lightly trafficked and low speed road (a part of Margaret Close). This in turn feeds onto the main section of Margaret Close. WSCC Highways have appraised the approved proposal and raised no objections. The impact of a dwelling would not be severe. With regards to parking, amended proposal would unlikely generate a materially different number of vehicular movements to the site.

There is a demand for 2 off street spaces and the proposal accords with the likely demand. Visitor parking requirements could be met locally without harm to highway safety. There is space on the site for a cycle storage shed. The proposal provides sufficient parking for the needs of the dwelling and therefore complies with Arun Local Plan policy T SP1.

IMPACT ON THE PAGHAM HARBOUR SPECIAL PROTECTION AREA:

ALP policy ENV DM2 requires that 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 £871 per new residential unit was agreed by the Councils Cabinet on 10th April 2017.

The site lies in the designated Zone B and accordingly it was necessary to apply this requirement. The net increase in 1 dwelling results in a contribution of £871 at the current rate. The s106 should be completed no later than 1 month from the date of the Committee meeting. If the agreement is not complete by that date the application will be refused for failing to provide the necessary s106.

SUMMARY

This proposal represents an appropriate redevelopment without unacceptably compromising the visual amenity of the area amenities of neighbouring residential occupiers. The proposal represents sustainable development.

The policies most relevant to this application are not considered out of date in accordance with paragraph 11 of the NPPF. The scheme is acceptable when applying the Local Plan policies (that are relevant and up to date) and it is recommended that in accordance with paragraph 11c of the NPPF that permission is granted subject to conditions.

HUMAN RIGHTS ACT

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

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms

of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

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

The agreement entered into for AW/28/19/PL only contained one obligation, to pay the Assess Management Contribution of £871 on execution of the deed and it was confirmed that the contribution has been paid. There is no provision in the agreement for it to be transferred to subsequent applications so a new agreement/variation of the existing will need to be agreed within one month of the Committee meeting.

CIL DETAILS

This application is not CIL Liable since AW/28/19/PL has been granted prior to CIL coming into effect and current application is a s.73 application and there is no increase in a floor area.

RECOMMENDATION

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of the planning permission under AW/28/19/PL (9th October 2019).

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

2021.337.01, Proposed Block Plan;
2021.337.02, Proposed Layouts and Elevations;
LLD2330-ARB-DWG-002-02, Tree Retention and Protection Plan;
LLD2330-ARB-DWG-003 Rev 00, Location of Section Lines;
LLD2330-ARB-DWG-004 Rev 00, No Dig Construction Indicative Section;
LLD2330-ARB-DWG-005 Rev 00, No Dig Construction Section A-A;
LLD2330-ARB-DWG-006 Rev 00, No Dig Construction Section B-B;
LLD2330-ARB-DWG-007 Rev 00, No Dig Construction Section C-C.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies T SP1, QE SP1, D DM1, HER DM4 and ENV DM4 of the Arun Local Plan.
- 3 All activity at the site is to be carried out in strict accordance with: - Arboricultural Impact

Assessment and Method Statement, LLD2330-ARB-REP-001. 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 BS5837:2012 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.

- 4 The development must be carried out in accordance with the mitigation and enhancement measures as set out within sections 5.0 and 6.0 of the submitted Ecological Impact Assessment by Lizard Landscape Design and Ecology (ref LLD1612 Rev 00, dated 09/05/19). The enhancements and mitigation measures shall be implemented as per the document and then permanently retained and thereafter maintained as fit for purpose. There shall also be continued management of the site to prevent reptile habitat from developing on the site during the construction process.

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

- 5 No construction activities shall take place, other than between the hours of 8:00am - 18:00 Monday to Friday, 08:00 - 13:00 Saturday and no working activities at any time on Sundays, bank and public holidays.

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

- 6 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 Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) - at this meeting all protective fencing and ground protection measures will be inspected to verify 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, LLD2330-ARB-DWG-002, Rev 02, date 06.05.22.

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 site meeting to the satisfaction of the Planning Authority's Tree Officer.

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.

- 7 Prior to the commencement of development, the developer shall provide a buffer zone to the hedges along the site boundaries to be secured by temporary security fencing placed in such a manner so that the fencing is not touching the hedgerow. The habitat within the buffer zones shall be maintained as existing and there shall be no access to these buffer zones during the construction process. Once construction is completed, the fencing shall be removed and the hedgerows permanently retained as a natural area for wildlife.

Reason: In order to protect wildlife habitat (bats, reptiles) and in the interests of general

biodiversity in accordance with policy ENV DM5 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to ensure that the wildlife habitat is protected prior to the start of construction works.

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

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

- 9 No development above damp proof course (DPC) level shall take place unless and until a colour schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character & appearance of the surroundings by endeavouring to achieve a building of visual quality in accordance with policies D DM1 and HER DM4 of the Arun Local Plan.

- 10 The dwelling, hereby approved, shall not be occupied until the car parking has been constructed in accordance with the approved site plan. This space shall thereafter be retained at all times for its designated use.

Reason: To provide adequate on-site car parking space for the development in accordance with policy T SP1 of the Arun Local Plan.

- 11 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plan. The cycle parking spaces shall be retained unless otherwise agreed in writing by the LPA,

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

- 12 Prior to occupation of the dwelling, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwelling shall be submitted to the Local Planning Authority for approval and thereafter implemented in accordance with the approved details and the charge point shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework.

- 13 No removal of trees, shrubs or other vegetation that may contain birds' nests shall take place between 1st March and 31st August inclusive, unless a suitably qualified ecologist/wildlife specialist has undertaken a careful, detailed, check of vegetation for active birds' nests immediately before the vegetation is cleared and confirmed that no nests will be harmed. Where nests are discovered, the vegetation shall remain in place until nesting activity has ended naturally and the ecologist has confirmed that it is safe to proceed.

Reason: To prevent interference with the breeding success of wild birds in the interests of biodiversity conservation, as well as to ensure compliance with the legal protection of birds, their nests and eggs under Section 1 of the Wildlife and Countryside Act 1981, as amended and in accordance with policy ENV DM5 of the Arun Local Plan.

- 14 All tree pruning considered essential to enable the agreed development must meet the requirements of BS3998:2010

Tree work - Recommendations:

- Where whole 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; and
- 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 interest of continued health/vitality of trees and to accord with current industry guidelines and sound arboricultural practice and policy ENV DM4 of the Arun Local Plan.

- 15 A detailed tree planting plan shall be submitted to the Local Planning Authority for approval (prior to the felling of existing trees) to compensate for the loss of established tree cover and improve visual screening of this new development. The applicant should approach WSCC and explore the possibility of securing off-site standard tree planting within the ample public highway verge which wraps around the north and east boundaries, if internal space does not permit sufficient quantity of large trees to achieve their full growth potential.

The applicant shall during the next planting season following the felling of the trees, the subject of this application, plant replacement trees of a species and maturity and in positions approved by the Local Planning Authority and under its supervision and in the event that any such trees die or are removed within five years following such planting shall replace them by similar trees in similar positions during the next planting season.

Reason: To retain trees in the interests of the environment of the locality in accordance with policy D DM1 of the Arun Local Plan.

- 16 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance of 40% on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the structure. The design must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 40%).

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 groundwater table in support of the design. The applicant is advised to discuss the extend of ground water monitoring with the council's engineers.

Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.

- 17 INFORMATIVE: This decision has been granted with a s106 legal agreement relating to a contribution of £871 towards the provision of accessible natural open green spaces to serve the Pagham area.
- 18 INFORMATIVE: The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. 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-kerbs-or-crossovers-for-driveways-licence/>

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

- 19 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>.