

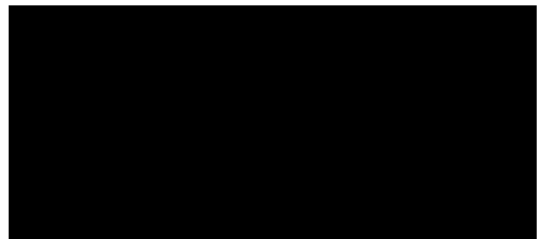
**Land North of Mayflower Way,
Angmering, West Sussex, BN16 4AY**

**Planning Application for the Erection of 24 Dwellings with Garaging
and Open Resident and Visitor Parking, with a New Access from
Mayflower Way; Provision of Hard and Soft Landscaping and
Open Space; Foul and Surface Water Drainage Systems;
and Other Works**

PLANNING, DESIGN & ACCESS STATEMENT
Prepared for Crayfern Homes Ltd



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1.0 INTRODUCTION AND TERMS OF REFERENCE

A Introduction

- 1.1 The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development. Paragraph 11 of the NPPF confirms that local plans should meet objectively assessed needs for development, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or if specific policies in the NPPF indicate that development should be restricted. The paragraph also confirms that development proposals which accord with the local plan should be approved without delay.
- 1.2 In this context, Part 5 of the NPPF advises on 'Delivering a sufficient supply of homes'; and paragraph 59 confirms that *"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."*
- 1.3 Policies HD1, HD2 and HA1 of the 'Made' Angmering Neighbourhood Plan 2014-2029 provide for and confirm an allocation of at least 66 dwellings on around 5.37 hectares of land (with around 3 hectares identified as developable) to the north of Mayflower Way, in Angmering. **Appendix 1** of this Planning, Design & Access Statement contains an extract from the Neighbourhood Plan that includes these Policies.

B Terms of Reference

- 1.4 Of the land to the north of Mayflower Way allocated for at least 66 dwellings by Policy HA1 of the Angmering Neighbourhood Plan, Crayfern Homes has contracted to purchase the southernmost part of the allocation, which extends as far north from Mayflower Way as the Shrublands Nursery. **Appendix 2** of this Statement contains a Google Earth image and a copy of a Location Plan ref. 1.01 showing this land edged in red (hereinafter referred to as the application site); and Crayfern Homes were successful in having planning permission granted under ref. A/46/19/PL on 11 February 2020 for the site's development with *inter alia* 24 dwellings. **Appendix 3** of this Statement contains a copy of the approved Site Plan ref. 2.10A showing this layout of 24 dwellings, together with copies of the Decision Notice for permission ref. A/46/19/PL and the S106 Agreement to be read alongside the same.

- 1.5 Crayfern Homes has agreed terms with Angmering Parish Council to access the housing development shown on approved Site Plan ref. 2.10A from Mayflower Way (the Parish Council owns Mayflower Way); and the S106 Agreement forming part of planning permission ref. A/46/19/PL *inter alia* provides for a financial contribution to be paid to help facilitate the delivery of a scheme of 12 affordable dwellings granted full planning permission under ref. A/219/17/PL on 18 October 2018 to the Angmering Community Land Trust, on allocated land owned by the Parish Council on the southern side of Mayflower Way.
- 1.6 Since planning permission ref. A/46/19/PL was granted, it has become necessary for contractual reasons for Crayfern Homes to lodge a further planning application for the site's development with housing. This Planning, Design & Access Statement presents, explains and supports this revised application proposal, with reference to a description of the application site and its surroundings; the plans and other particulars which comprise the application; the differences between this revised application proposal and that granted planning permission under ref. A/46/19/PL; and an analysis of relevant National, District and Neighbourhood planning policies. This Statement also confirms arrangements relating to provision of car and cycle parking, and for the storage and collection of refuse and recyclables; and also deals with arrangements for the payment of financial contributions and delivery of affordable housing. Accordingly, this Planning, Design & Access Statement should be reported to Committee if this revised application is determined by this method.
- 1.7 This revised application is accompanied by the following additional documents:
- A full suite of application plans, as per the Drawing Schedule prepared by Crossley Design Architecture;
 - A Technical Note dated 14 August 2020, prepared by i-Transport and containing a copy of the Transport Statement dated 8 October 2018 for planning permission ref. A/46/19/PL and associated plan ref. ITB13658-GA-001 Rev. B for the site's proposed access and a Swept Path Analysis Plan ref. ITB13658-GA-002 Rev. B;
 - Arun District Council's Biodiversity Checklist and an updated Preliminary Ecological Appraisal & Phase 1 Habitat Assessment dated 28 August 2020; and a Reptile Presence/Absence Survey Report dated 6 October 2017, to be read with a Reptile Translocation Update Report dated 28 August 2020, prepared by the Ecology Co-op;

- An Arboricultural Assessment & Method Statement dated 26 August 2020 with Tree Protection Plan ref. 18044-BT3; and a Manual for Managing Trees on Development Sites v3, prepared by Barrell Treecare;
- A Drainage Strategy Statement dated August 2020 and Drainage Strategy Layout plan ref. KNC-1539-602-01A, prepared by Kazys Narbutas Consulting;
- A Phase 1 Desk Study dated November 2016; an Infiltration and Contamination Letter Report dated December 2016; a Groundwater Letter Report dated May 2016; and a Compiled Ground Investigation Report dated February 2019, prepared by Soils Limited; and
- A Landscape & Tree Planting Strategy Plan ref. L01A, prepared by Deacon Design Landscape Architects.

1.8 This Statement will not repeat the content of the documents listed above – they should instead be referred to when this revised application proposal is determined in light of the development plan and all other material planning considerations.

1.9 For the purposes of this revised planning application for the site's development, Crayfern Homes proposes to carry over the terms of the S106 Agreement that forms part of planning permission ref. A/46/19/PL. An early discussion with the application's Case Officer regarding this matter would be welcome.

2.0 SITE LOCATION AND SITE DESCRIPTION

- 2.1 The application site lies on the southern edge of Angmering, a short distance to the north of East Preston, which lies to the east of Littlehampton and to the west of Ferring. The A259 provides easy access to Littlehampton and Worthing, to the west and east respectively; and the A280, to the east of Angmering, gives easy access northwards to the A27 between Chichester, Arundel and Brighton and Hove. Angmering benefits from a full range of local shops, services and employment opportunities; and Littlehampton and Worthing together provide a comprehensive range of shops, services, facilities and employment opportunities. Public transport infrastructure serving the local area is extensive; and includes Angmering railway station, a short distance to the south of the site and the A259.
- 2.2 The application site is broadly flat, of a regular square shape and has an area of around 0.94 hectares. It has an open frontage with Mayflower Way, on its southern boundary, which joins Roundstone Lane to the east. The site's western, northern and eastern boundaries contained by poor quality trees and other vegetation; and an extensive area of public open space at the Mayflower Park lies directly to the west of the site, accessed from the end of Mayflower Way. Commercial uses lie adjacent to the site's eastern boundary, again accessed from Mayflower Way; and the rather unkempt Shrublands Nursery lies directly to the north of the site, beyond overhead power lines that run east-west. Existing housing lies along the southern side of Mayflower Way, together with the allocated land owned by the Parish Council that now has full planning permission under ref. A/219/17/PL for 12 affordable dwellings, to be delivered by the Angmering Community Land Trust.
- 2.3 The main body of the application site is devoid of vegetation and is being used for the sorting and recycling of inert waste. As such, it has a derelict and despoiled appearance, which detracts significantly from its surroundings. As Previously Developed Land (PDL) – 'brownfield' land – and in the context of its developed surroundings and allocation for housing, the application site's development as proposed by this revised application would therefore 'infill' or 'round off' the developed confines of Angmering in this location and make best use of 'brownfield' land for housing in a sustainable location.
- 2.4 **Appendix 2** of this Statement contains copies of this revised application's Location Plan ref. 1.01 and a Google Earth image of the area surrounding the application site, with the application site outlined in red.

3.0 RELEVANT PLANNING HISTORY

A Planning Application Ref. A/46/189/PL – April 2019

- 3.1 Having contracted to purchase the application site, Crayfern Homes instructed MatPlan Limited to lodge a Pre-application Enquiry for the site's proposed development. The Pre-application Enquiry was lodged on 28 April 2017 and was dealt with under reference PAA/97/77 by Mr David Easton, Senior Planning Officer.
- 3.2 The Pre-application Enquiry was followed by the submission of a planning application on 8 April 2019, which was dealt with under reference A/46/19/PL by Mrs Anita Gardner, Principal Planning Officer. Planning application ref. A/46/19/PL proposed the site's development with *inter alia* 24 dwellings, served from a new access off Mayflower Way; and following negotiations, the application was granted on 11 February 2020, subject to conditions and a S106 Agreement. **Appendix 3** of this Statement contains a copy of the approved Site Plan ref. 2.10A showing this layout of 24 dwellings, together with copies of the Decision Notice for permission ref. A/46/19/PL and the S106 Agreement to be read alongside the same.

4.0 PLANNING POLICY CONTEXT

A The National Planning Policy Framework (NPPF)

- 4.1 A revised version of the National Planning Policy Framework (NPPF) was published in February 2019 and advice relevant to this revised application proposal is summarised in the following paragraphs.
- 4.2 As with its previous version, the NPPF establishes a presumption in favour of sustainable development. Paragraph 11 confirms that for plan-making, this means that plans should positively seek opportunities to meet the development needs of their area, with sufficient flexibility to adapt to rapid change; and that for decision-taking, proposals that accord with the development plan should be approved without delay. As will be set out in later paragraphs of this Statement, this revised application proposal receives direct support from relevant policies in the Arun Local Plan 2011-2031 and the 'Made' Angmering Neighbourhood Plan 2014-2029 and therefore, by definition, comprises sustainable development.
- 4.3 Part 5 of the NPPF sets out advice on 'Delivering a sufficient supply of homes', with paragraph 59 confirming the Government's objective of '*...significantly boosting the supply of homes...*'; and paragraph 61 confirming that these homes should include those for families with children. This is precisely what this revised application proposal will deliver. Part 11 of the NPPF is devoted to advice aimed at 'Making effective use of land' – paragraph 117 requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses; and paragraph 119 requires local planning authorities to take a proactive role in identifying and helping to bring forward such land.
- 4.4 Paragraphs 122 and 123 of the NPPF set out advice aimed at 'Achieving appropriate densities', making it clear that planning policies and decisions should support development that makes optimal and efficient use of land; and should avoid housing being built at low densities. The application site is in an accessible and sustainable location relative to facilities, services and public transport infrastructure in Angmering and in the Littlehampton/Worthing area; and like its predecessor granted under ref. A/46/19/PL, this revised application proposal will make efficient use of Previously Developed Land (PDL, or so-called 'brownfield' land) allocated for housing in the Angmering Neighbourhood Plan, without resort to overdevelopment or other adverse external impacts.

- 4.5 Part 12 of the NPPF deals with 'Achieving well-designed places'. Paragraph 124 confirms that good design is a key aspect of the sustainable development; creates better places to live; and helps to make development acceptable to communities. Paragraph 127 confirms that planning policies and decisions should ensure developments function well and add to the overall quality of an area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; establish a strong sense of place; optimise the potential of a site to accommodate an appropriate amount and mix of development; and create places that are safe, inclusive and accessible, with a high standard of amenity.
- 4.6 This revised application proposal receives support from the above advice. Firstly, the site's housing layout will integrate with surrounding uses, protecting privacy, amenity and outlook; and it will provide a significant amount of new soft landscaping where none currently exists, including a new area of open space along the site's northern boundary. Furthermore, the dwellings proposed on the site's southern boundary will present a high quality street scene on Mayflower Way, where none currently exists.
- 4.7 Secondly, the proposed dwellings' elevations have been designed with variations in external materials and finishes; and will present a varied 'street frontage' of different styles and designs along Mayflower Way and the development's estate roads, reflecting the best architecture found in the locality. Thirdly, the proposed dwellings will be provided with generous private rear gardens and landscaped areas to their fronts. Overall, the site's development will have a real sense of quality, as evidenced by the application site's layout, 'street scene' elevations and the elevations for individual dwellings.
- 4.8 Lastly, the application site's new access from Mayflower Way will be safe and satisfactory and the proposed dwellings will be provided with adequate parking in the form of garages and assigned and en-curtilage parking, with adequate space to store cycles and with space to store bins for refuse and recyclables unobtrusively. Bins will be left at the kerbside for collection; and the application's Swept Path Analysis Plan ref. ITB13658-GA-002 Rev. B shows that a refuse vehicle will be able to negotiate the site's proposed housing layout satisfactorily.

- 4.9 Indeed, and as will be explained in more detail in later paragraphs of this Statement, the only difference between this revised application proposal and that granted planning permission under ref. A/46/19/PL is that Units 1-4 will each be provided with two driveway parking spaces, instead of a single garage and single driveway parking space. In all other respects, this revised application proposal's Site Plan ref. 2.10B is identical to Site Plan 2.10A granted permission under ref. A/46/19/PL and contained in **Appendix 3** of this Statement.

B The Arun Local Plan 2011-2031

- 4.10 The Arun Local Plan 2011-2031 was adopted with Main Modifications by resolution of Full Council on 18 July 2018. The Local Plan 2011-2031 is now part of the statutory development plan for the part of Arun District that lies outside the South Downs National Park; and relevant Policies are explored below.
- 4.11 **Policies SD SP1 and SD SP1a** confirm that the District Council will take a positive approach reflecting the NPPF's presumption in favour of sustainable development, to approve proposals for development and sustainable wherever possible, *inter alia* providing for the District's housing needs. This revised application proposal receives support from these policies.
- 4.12 **Policy SD SP2** confirms that development will be permitted within Built Up Area Boundaries. The application site forms the southern part of a larger area of land allocated for at least 66 dwellings under Policy HA1 of the Angmering Neighbourhood Plan 2014-2029, consistent with an amendment made to Angmering's Built Up Area Boundary under Policy HD1 of the Neighbourhood Plan. As such, this revised application proposal enjoys clear planning policy support in principle.
- 4.13 **Policy H DM1** deals with housing mix, requiring proposals to yield a mix of dwelling types and sizes, to include family sized accommodation. This revised application proposal will yield an identical mix of 2, 3 and 4 bedroom family dwellings, of different types and sizes, to that granted planning permission under ref. A/46/19/PL; and therefore enjoys clear support from this Local Plan Policy.

- 4.14 **Policy D SP1** deals with design generally, requiring proposals to make efficient use of land in the context of their surroundings and site characteristics; and in terms of the layout, landscaping, density, mix, scale, massing and character of development and its materials, finish and architectural details. **Policy D DM1** deals with these design considerations and aspects of design quality in more detail, *inter alia* requiring housing proposals to make the best and most efficient use of land, providing for a mix of dwelling types and densities whilst respecting local character and amenity; requiring a high standard of design generally, in terms of architectural principles, use of building materials and appropriate hard and soft landscaping; requiring proposals to incorporate existing and new tree planting as an integral part of their layout; and requiring the scale of development to conform with the general character of a locality.
- 4.15 This revised application proposal complies with Local Plan **Policies D SP1 and D DM1** – like its predecessor granted planning permission under ref. A/46/19/PL, it will make efficient use of available land, which is also 'brownfield'; it will create an attractive, high quality housing development that will respect and enhance its surroundings; the layout of housing proposed will not have an adverse effect on adjoining occupiers and has been laid out to facilitate the development of land to the north, comprising the remainder of that allocated under Policy HA1 of the Angmering Neighbourhood Plan; pedestrians and vehicles will be able to move about the site's proposed housing layout safely in accordance with Local Plan Policy T DM1; and the site's proposed housing layout provides for vehicle parking and open space in accordance with Local Plan Policies T SP1 and INF SP1 respectively.
- 4.16 **Policy T SP1** deals with transport and development, *inter alia* requiring development to incorporate adequate levels of car parking and facilities for charging electric and plug-in hybrid vehicles. The Site Plan ref. 2.10B for this revised application proposal shows that adequate vehicle parking will be provided for the number and size of dwellings proposed, together with adequate visitor parking; and Crayfern Homes will agree to a planning condition requiring details for charging electric and plug-in hybrid vehicles to be agreed with the District Council prior to commencement of the site's development.
- 4.17 Accordingly, this revised application proposal complies with Local Plan **Policy T SP1**; and also complies with **Policy T DM1**, in terms of it providing for safe and convenient movement by pedestrians and cyclists and adequate facilities for safe and secure cycle storage.

- 4.18 **Policy ENV DM5** deals with biodiversity, requiring development proposals to seek to achieve a net gain in biodiversity, incorporating items such as bat and bird boxes and networks of green spaces. The housing layout shown on Site Plan ref. 2.10B shows a framework of Green Infrastructure including new tree planting and provision of open 'green space' generally. Items such as bird and bat boxes can be secured and delivered by planning condition. As such, the site's development as proposed will deliver a net gain in biodiversity, compared to the site's current status as 'brownfield' land; and **Policy ENV DM5** is complied with.
- 4.19 **Policy W DM3** deals with Sustainable Urban Drainage Systems (SUDS), requiring all development proposals to incorporate SUDS features such as permeable driveways and parking and soakaways. The Drainage Strategy Report and Drainage Strategy Layout plan ref. KNC-1539-602-01A that form part of this revised application demonstrate that this Policy can be complied with, subject to the imposition of appropriate planning conditions on any grant of planning permission.
- 4.20 **Policy INF SP1** deals generally with development and the provision of infrastructure, confirming that fair and reasonable contributions may be sought from developers towards the cost of infrastructure, service or amenity provision required as a consequence of development. Crayfern Homes proposes to carry over the terms of the S106 Agreement that forms part of planning permission ref. A/46/19/PL, as contained in **Appendix 3** of this Statement; and would welcome an early discussion with the application's Case Officer regarding this matter.

C The Angmering Neighbourhood Plan 2014-2029

- 4.21 The Angmering Neighbourhood Plan 2014-2029 was 'Made' on 11 March 2015 and comprises a part of the Development Plan against which this revised application proposal should be considered. Relevant Neighbourhood Plan Policies are explored below.
- 4.22 **Policy HD1 and Figure 6.1** set a Built Up Area Boundary for Angmering, including a revision to cover the allocation of land to the north and south of Mayflower Way for housing under **Policies HA1** (to include the application site) **and HA2**.

- 4.23 **Policy HD2** confirms that the Neighbourhood Plan will provide for at least 100 dwellings between 2014-2029 on three allocations: north and south of Mayflower Way for at least 66 dwellings and 16 dwellings respectively; and for at least 20 dwellings on the Chandlers Site in the village centre. The allocations north and south of Mayflower Way are covered by **Policies HA1 and HA2** respectively; and the application site comprises the southern part of the former. The latter allocation comprises land owned by Angmering Parish Council that now has full planning permission for 12 affordable dwellings, granted under ref. A/219/17/PL on 18 October 2018, to the Angmering Community Land Trust.
- 4.24 **Policy HD3** deals with the mix of housing on developments of more than six dwellings and encourages the delivery of more smaller and fewer larger dwellings, citing the District's SHMA which recommends a mix of 5-10% one bedroom dwellings; 25-35% two bedroom dwellings; 45-55% three bedroom dwellings; and 10-15% dwellings with four bedrooms and more. Site Plan ref. 2.10B for this revised application proposal provides for 33% two bedroom dwellings, 41% three bedroom dwellings and 25% four bedroom dwellings - the same proportions as the development granted planning permission under ref. A/46/19/PL and shown on Site Plan ref. 2.10A contained in **Appendix 3** of this Statement – and therefore complies with Neighbourhood Plan Policy HD3.
- 4.25 **Policy HD4** deals with the use of materials in development, generally requiring these to reflect local features and materials – stock brick, flint, hanging clay tiles and pastel renders. **Policies HD5 and HD6** take Policy HD4 further, in dealing respectively with the built form of development and housing layout and design, generally encouraging integration with the character of surrounding development; high quality design incorporating traditional built forms; and the use of high quality materials and soft landscaping. This revised application proposal complies with these Policies.
- 4.26 Lastly, **Policy HD7** deals with housing density, requiring development within Angmering's Built Up Area Boundary to be of a density appropriate to its surroundings. The density of development proposed by this revised application is around 26dph – identical to that of the proposal granted planning permission under ref. A/46/19/PL and comparable to the density envisaged for the 3 hectares of developable land allocated for 66 dwellings by Neighbourhood Plan Policy HA1, of which the application site roughly comprises a third. As such, this revised application proposal's housing density is proportionate and makes the best use of an allocated 'brownfield' site without resort to over development.

D Conclusions

- 4.27 In light of the assessment set out above, it is clear this revised application proposal complies with relevant national, local and neighbourhood planning policy. This is a key material consideration in favour of granting planning permission, also bearing in mind the precedent set by the proposal that has been granted planning permission under ref. A/46/19/PL.

5.0 DESCRIPTION OF THE APPLICATION PROPOSAL

A Layout, Design and Scale

- 5.1 With reference to this revised application proposal's Site Plan ref. 2.10B, it is still proposed to develop the site with 24 dwellings, comprising eight 2 bedroom houses, ten 3 bedroom houses and six 4 bedroom houses, served from a new access off Mayflower Way. The 2 bedroom houses will be constructed as semi-detached units with assigned parking and driveway parking; the 3 bedroom houses will be constructed as semi-detached units with assigned parking or garages with driveway parking and as link-detached units with garages and driveway parking; and the four bedroom houses will all be detached with integral garages and driveway parking.
- 5.2 Indeed, the only difference between this revised application proposal and that granted planning permission under ref. A/46/19/PL is that Units 1-4 will each be provided with two driveway parking spaces, instead of a single garage and single driveway parking space. In all other respects, this revised application proposal's Site Plan ref. 2.10B is identical to Site Plan 2.10A granted permission under ref. A/46/19/PL and contained in **Appendix 3** of this Statement.
- 5.3 As such, all the dwellings proposed on site will be two storey in height; will incorporate traditional design cues; and will be constructed from high quality external materials. The proposed dwellings will have a spacious layout and will be arranged as varied 'street frontages' to Mayflower Way and along the development's estate roads; and the dwellings at the northern end of the site will address and integrate properly with the area of open space proposed along the site's northern boundary. Otherwise, all 24 dwellings will be set within generous curtilages, with a secure private rear garden and an open frontage incorporating hard and soft landscaping.
- 5.4 The density of development proposed by the application is around 26dph. This compares favourably to the density envisaged for the 3 hectares of developable land allocated for 66 dwellings by Neighbourhood Plan Policy HA1, of which the application site roughly comprises a third; and is identical to that of the development granted planning permission under ref. A/46/19/PL. As such, the housing density of this revised application proposal is proportionate and makes the best use of an allocated 'brownfield' site - overdevelopment cannot be alleged and the proposal will make a positive contribution to the street scene Mayflower Way, where none currently exists.

- 5.5 Overall, this revised application proposal will deliver a development of high quality family housing, on allocated 'brownfield' land wholly suitable for the same. Crayfern Homes will accept the imposition of planning conditions requiring the approval of the external materials and finishes for the proposed dwellings, prior to the commencement of development.

B Access and Parking

- 5.6 The application site's development will be laid out as a cul-de-sac, served from a single landscaped access off Mayflower Way – plan ref. ITB13658-GA-001 Rev. B for the site's proposed access, contained within the Technical Note dated 14 August 2020, prepared by i-Transport, should be referred to for more detail in this regard. The site's main estate road and turning head will be tarmacked and will have a 1.5m wide pavement running along its eastern side; and the estate roads leading off from the turning head to the east and west will be laid out as block-paved shared surfaces. Allied with a 'kink' midway along the site's main estate road and granite sett 'rumble strips' across the same, the design, specification and layout of the site's estate roads will help to keep vehicle speeds low.
- 5.7 Units 1-7 on the site's southern boundary will be served directly from Mayflower Way, to either side of the site's main access; and Units 8-10 and 18-24 on the body of the site will be served directly from its main estate road. Units 11-17 on the northern part of the site will be served from shared surfaces leading off to the east and west from the site's main access road, with these houses having an attractive open front aspect to the area of open space proposed along the site's northern boundary.
- 5.8 The 2 bedroom houses will be constructed as semi-detached units with assigned parking and driveway parking; the 3 bedroom houses will be constructed as semi-detached units with assigned parking or garages with driveway parking and as link-detached units with garages and driveway parking; and the four bedroom houses will all be detached with integral garages and driveway parking. The 4 bedroom houses will have space to accommodate three parked cars, whereas the 2 and 3 bedroom houses will have space to accommodate two parked cars. Garages will be of a size to allow for a parked car, with additional space provided for cycles and ancillary domestic storage.

- 5.9 Houses without garages will be provided with a secure cycle shed in their rear gardens; and every dwelling will be provided with space to store bins for refuse and recyclables unobtrusively. Bins will be left at the kerbside for collection; and the application includes a Swept Path Analysis Plan ref. ITB13658-GA-002 Rev. B, showing that a refuse vehicle will be able to negotiate the site's development layout safely and satisfactorily.
- 5.10 This revised application is supported by a Transport Statement, appended to the Technical Note dated 14 August 2020 and prepared by i-Transport. The Transport Statement concludes that the application site is well located relative to local facilities and services and public transport infrastructure; and that the site's proposed development will not have a noticeable impact upon the local highway network. Accordingly, the site's development can proceed without any adverse highways implications; and the application's Transport Statement should be referred to for more detail in this regard.

C Trees and Landscaping

- 5.11 The application site is devoid of vegetation and that along its boundaries is of very poor quality. As such, this revised application's Site Plan ref. 2.10B shows a housing layout set within a framework of new, high quality hard and soft landscaping and Green Infrastructure, including around 0.14ha of new open space along the site's northern boundary. The extensive area of public open space at the Mayflower Park lies directly to the west of the site and is easily and freely accessible from the end of Mayflower Way.
- 5.12 The dwellings proposed on site will be set within generous curtilages, with secure private rear gardens and open frontages incorporating hard and soft landscaping. High quality close boarded fencing will run along the site's boundaries and will separate dwellings' rear gardens, which will be accessed via side gates or rear alleyways. Accordingly, the proposed dwellings will be set within an attractive and comprehensive landscape framework, including a new area of open space, in stark contrast to the site's current unattractive and despoiled appearance as a 'brownfield' site. Best use will be made of the site without overdevelopment – the application proposal will not be 'imposed' upon the locality but will instead significantly improve the locality's character and appearance

- 5.13 This revised application proposal is accompanied by a Tree Protection Plan ref. 18044-BT3, prepared by Barrell Treecare; and a Landscape & Tree Planting Strategy Plan ref. L01A, prepared by Deacon Design Landscape Architects. Both plans show how the site's proposed development will take place within a framework of comprehensive hard and soft landscaping and Green Infrastructure, including extensive new tree planting, identical to that which underpins the development already granted planning permission under ref. A/46/19/PL.
- 5.14 Crayfern Homes will accept the imposition of a planning condition requiring the approval of a hard and soft landscaping scheme for the site, prior to the commencement of development; and for the approved scheme to be implemented in the first planting season after the practical completion or first occupation of the site's development, whichever is earlier. Crayfern Homes will also accept the imposition of a planning condition requiring any soft landscaping which is removed, which dies or which becomes seriously damaged or defective, to be replaced as soon as reasonably practicable with others of the species, size and number as originally approved.
- 5.15 Furthermore, Crayfern Homes proposes to carry over the terms of the S106 Agreement that forms part of planning permission ref. A/46/19/PL, which include a financial contribution towards improvements at the Mayflower Park adjacent.

D Ecology

- 5.16 This revised application proposal's updated Preliminary Ecological Appraisal & Phase 1 Habitat Assessment dated 28 August 2020 confirms that the application site has low/negligible ecological value; and read together, the revised application proposal's Reptile Presence/Absence Survey Report dated 6 October 2017 and Reptile Translocation Update Report dated 28 August 2020 confirm that between 13 May and 28 October 2019, the site's very small population of slow worms was translocated to the northern part of the site that will be laid out as the area of new open space shown on Site Plan ref. 2.10B.
- 5.17 Otherwise, Crayfern Homes will deliver the various ecological enhancements (new species-rich hedgerows and the inclusion of bat and bird boxes attached to new dwellings) recommended by the Preliminary Ecological Appraisal & Phase 1 Habitat Assessment by way of planning conditions, such that the application site's development can proceed without site-specific or wider adverse ecological impacts.

E Foul and Surface Water Drainage Assessment

- 5.18 As the application site has an area of less than 1ha and lies within Flood Zone 1, with the lowest probability of flooding, this revised application does not have to be accompanied by a Flood Risk Assessment (FRA). However, infiltration tests have been conducted, which have confirmed that the site's development can utilise soakaways and permeable paving for surface water disposal. The site's main estate road will be drained by gullies that will discharge into an open graded granular sub-base and the site's sub strata.
- 5.19 Foul drainage will be catered for by a new sewer connecting to an existing public sewer in Parsons Close, to the north east. The new sewer will be able to drain by gravity and as well as serving the application site, will be constructed to serve the scheme of 12 affordable dwellings granted under ref. A/219/17/PL on housing allocation HA2 to the south of Mayflower Way. It is understood that Southern Water will not object to this arrangement.
- 5.20 The Drainage Strategy Statement dated August 2020 and Drainage Strategy Layout plan ref. KNC-1539-602-01A, prepared by Kazys Narbutas Consulting for this revised application, should be referred to for more detail but in summary, the application site's development as proposed can proceed without being at risk of flooding; without increasing the risk of flooding elsewhere; and with satisfactory arrangements for surface water and foul drainage. Crayfern Homes will accept the imposition of planning conditions requiring details of the site's surface water and foul drainage systems to be approved prior to the commencement of development; and for the approved systems to be commissioned ready for use prior to the first occupation of any dwelling on site.

6.0 OTHER MATTERS

A Affordable Housing Statement and S106 Agreement

- 6.1 As set out previously in this Statement, land owned by Angmering Parish Council on the southern side of Mayflower Way is allocated for housing under Policy HA2 of the Angmering Neighbourhood Plan; and has full planning permission for a scheme of 12 affordable dwellings, granted under ref. A/219/17/PL on 18 October 2018, to the Angmering Community Land Trust.
- 6.2 Crayfern Homes has worked closely with Angmering Parish Council and the Angmering Community Land Trust to agree terms whereby Crayfern Homes will pay the Parish Council a financial consideration for the right to access the application site from Mayflower Way (the Parish Council owns Mayflower Way); and planning permission ref. A/46/19/PL is subject to a S106 Agreement, which *inter alia* provides for a financial contribution to be paid to help facilitate the delivery of the 12 affordable dwellings granted full planning permission under ref. A/219/17/PL on the allocated land owned by the Parish Council on the southern side of Mayflower Way.
- 6.3 Crayfern Homes has successfully delivered affordable housing on other developments within Arun District and is delighted to assist with the delivery of affordable housing already consented on allocated land within Angmering Parish. As such and for the purposes of this revised proposal for the application site's development, Crayfern Homes proposes to carry over the terms of the S106 Agreement that forms part of planning permission ref. A/46/19/PL; and would welcome an early discussion with the application's Case Officer regarding this matter.

7.0 SUMMARY AND CONCLUSIONS

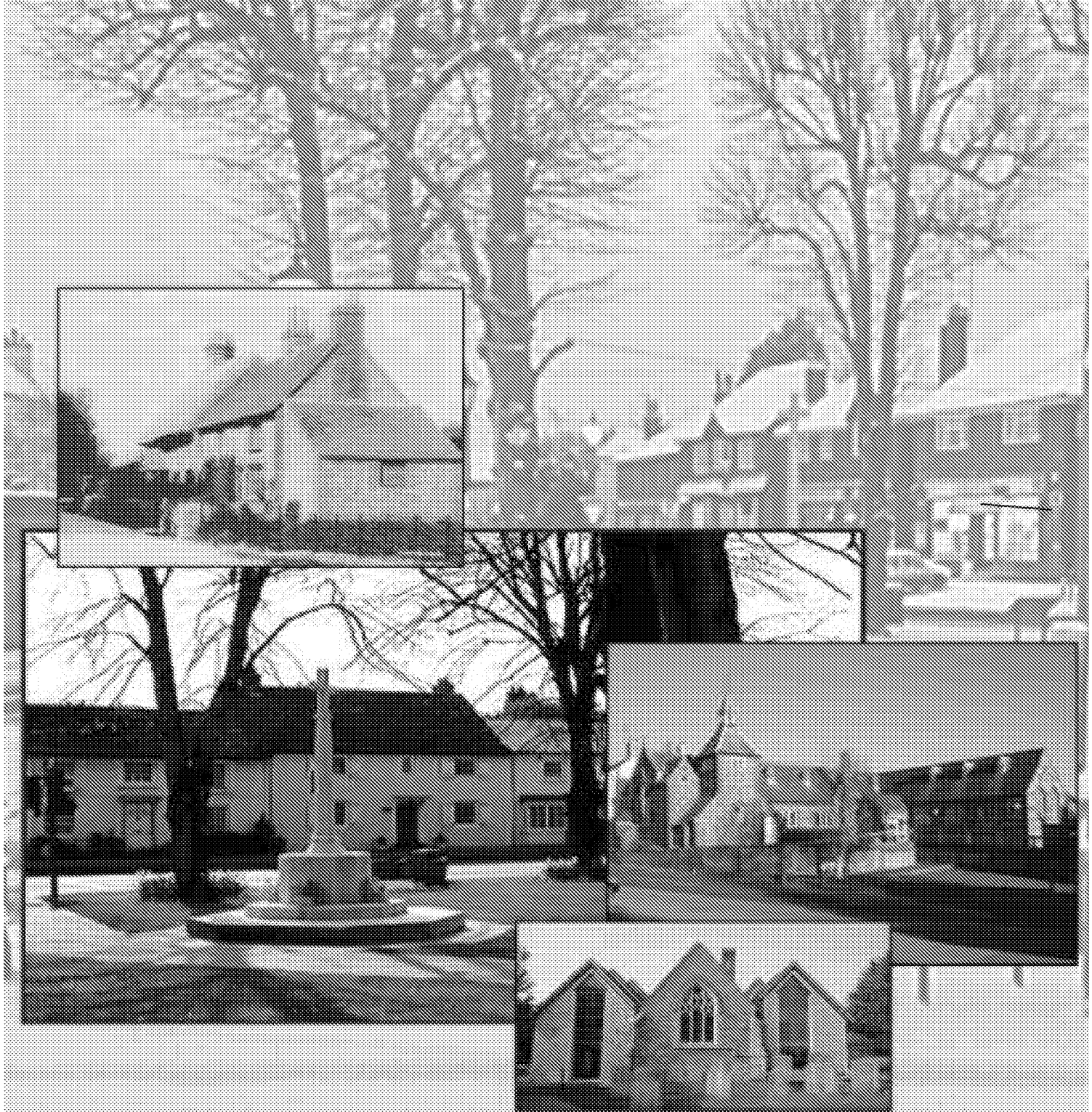
- 7.1 This revised application seeks detailed planning permission for the erection of 24 dwellings with garaging and open resident and visitor parking, with a new access from Mayflower Way; provision of hard and soft landscaping and open space; foul and surface water drainage systems; and other works, on land to the north of Mayflower Way, Angmering, West Sussex, BN16 4AY. This Planning, Design and Access Statement forms part of this revised application; sets the planning policy context for the same; and describes the application proposal in detail.
- 7.2 The application site lies in a very sustainable position in relation to facilities, services, educational and employment provision, recreational facilities and public open space and public transport infrastructure in Angmering and in Littlehampton and Worthing nearby. Indeed, the application site forms the southern third of 3ha of land to the north of Mayflower Way, which is allocated for at least 66 dwellings by Policy HA1 of the 'Made' Angmering Neighbourhood Plan 2014-2029. Land owned by Angmering Parish Council on the opposite side of Mayflower Way is allocated for at least 16 dwellings by Policy HA2 of the Neighbourhood Plan; and now has full planning permission for a scheme of 12 affordable dwellings, granted under ref. A/219/17/PL on 18 October 2018, to the Angmering Community Land Trust.
- 7.3 Crayfern Homes were successful in having planning permission granted under ref. A/46/19/PL on 11 February 2020 for the application site's development with *inter alia* 24 dwellings. Since planning permission ref. A/46/19/PL was granted, however, it has become necessary for contractual reasons for Crayfern Homes to lodge a further planning application for the site's development with housing. The only difference between this revised application proposal and that granted planning permission under ref. A/46/19/PL is that Units 1-4 will each be provided with two driveway parking spaces, instead of a single garage and single driveway parking space, as shown on Site Plan 2.10B. In all other respects, this revised application proposal's Site Plan ref. 2.10B is identical to Site Plan 2.10A granted permission under ref. A/46/19/PL.
- 7.4 With reference to this revised application proposal's Site Plan ref. 2.10B, the application site will be developed with eight 2 bedroom houses, ten 3 bedroom houses and six 4 bedroom houses. As such, the proportions of dwelling sizes proposed (33% two bedroom dwellings, 41% three bedroom dwellings and 25% four bedroom dwellings) broadly complies with Neighbourhood Plan Policy HD3.

- 7.5 Moreover, the revised application proposal's 26dph density compares favourably with the density envisaged for the 3 hectares of developable land allocated for 66 dwellings by Neighbourhood Plan Policy HA1 - best use will be made of an allocated 'brownfield' site without overdevelopment, with a housing layout broadly identical to that granted planning permission under ref. A/46/19/PL.
- 7.6 The proposed dwellings will have a spacious layout and will be arranged as varied 'street frontages' to Mayflower Way and along the development's estate roads. The dwellings at the northern end of the site will address and integrate properly with 0.14ha of new open space proposed along the site's northern boundary. Otherwise, every dwelling will be set within a generous curtilage, with a secure private rear garden and an open frontage incorporating hard and soft landscaping. This revised application proposal will accordingly deliver a development of high quality family housing on 'brownfield' land; and will make a positive contribution to the street scene on Mayflower Way, where none currently exists.
- 7.7 The 2 bedroom houses will be constructed as semi-detached units with assigned parking and driveway parking; the 3 bedroom houses will be constructed as semi-detached units with assigned parking or garages with driveway parking and as link-detached units with garages and driveway parking; and the four bedroom houses will all be detached with integral garages and driveway parking. Garages will be of a size to allow for a parked car, with additional space provided for cycles and ancillary domestic storage; and houses without garages will be provided with a secure cycle shed in their rear gardens.
- 7.8 This revised application proposal will therefore meet the District Council's relevant standards for car parking and cycle storage. Furthermore, each proposed dwelling will be provided with space to store bins for refuse and recyclables unobtrusively; and the application's Swept Path Analysis Plan ref. ITB13658-GA-002 Rev. B shows that a refuse vehicle will be able to negotiate the site's development layout when making kerbside collections.
- 7.9 Overall, the site's development will have a real sense of quality; can proceed without any adverse highways implications or arboricultural or ecological impacts; receives support from the NPPF; and complies with relevant Policies in the Arun Local Plan 2011-2031 and the 'Made' Angmering Neighbourhood Plan 2014-2029.

- 7.10 Crayfern Homes has agreed terms with Angmering Parish Council to access the housing development shown on approved Site Plan ref. 2.10A from Mayflower Way (the Parish Council owns Mayflower Way); and planning permission ref. A/46/19/PL is subject to a S106 Agreement, which *inter alia* provides for a financial contribution to be paid to help facilitate the delivery of the 12 affordable dwellings granted full planning permission under ref. A/219/17/PL on allocated land owned by the Parish Council on the southern side of Mayflower Way. For the purposes of this revised planning application for the site's development, Crayfern Homes proposes to carry over the terms of the S106 Agreement that forms part of planning permission ref. A/46/19/PL; and will thereby stand by its obligation to help facilitate the delivery of the 12 affordable dwellings granted full planning permission under ref. A/219/17/PL.
- 7.11 Furthermore, it should be noted that in carrying over the terms of the S106 Agreement forming part of planning permission ref. A/46/19/PL, Crayfern Homes will stand by its obligation to deliver a range of other financial contributions, including one that will help to deliver improvements at the Mayflower Park, adjacent to the application site. Lastly, Crayfern Homes will accept planning conditions to deliver other aspects of the site's development, such as external materials, hard and soft landscaping, foul and surface water drainage and ecological enhancements.
- 7.12 On the basis of the information submitted with this application, Arun District Council is respectfully requested to grant planning permission for this revised application for the site's development, subject to a S106 Agreement and the imposition of planning conditions. Crayfern Homes' professional advisers would be pleased to discuss this revised application proposal in more detail with its Case Officer as part of this process.

APPENDICES

APPENDIX 1



Angmering

Neighbourhood Plan 2014 - 2029

Including Post Examination Comments

6 HOUSING

Objective	Policy Index
Retain the rural character of Angmering and allow it to grow in a way that minimises its impact on the village.	HD1: Built up area Boundary HD9: Phasing of Residential Development
Allocate the most appropriate sites to accommodate 100+ new dwellings.	HD2: Parish Housing Allocation
New housing is provided to meet local housing needs.	HD3: Housing Mix
New development reflects the local character of its setting and local surroundings.	HD4: Materials HD5: Built form HD6: Housing Layouts & Design HD7: Housing Density
Parking provision can clearly demonstrate it is adequate and discourages on-road parking.	HD8: Parking for New Developments

Objective: The identification of land for possible future housing sites for a minimum of 100 new dwellings between 2014 and 2029 in accordance with ADC's Local Plan, based on local housing need, location appropriateness and availability.

Ensuring any new development does not have an unacceptable impact on the character of its environment and is implemented alongside identified infrastructure needs

Built-up Area Boundary

- 6.1 It is expected that the bulk of development will be focused within the built up area of Angmering village. The village needs to accommodate a degree of growth in order to prosper. However, this must be balanced against the need to preserve its role as a rural settlement which does not encroach unduly on the open countryside that surrounds it.
- 6.2 Policy GEN2 of the adopted Arun Local Plan provides a Built-up Area Boundary for Angmering. It states that:

"Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies."

HD1: Built-up Area Boundary

The fundamental principle is that the Neighbourhood Plan allocates sufficient land to deliver at least the minimum housing requirement in the emerging Arun Local Plan and

that, without a Built-up Area Boundary, significant further development would encroach into open countryside. The Built-up Area Boundary is shown in Figure 6.1 below.

- Development of Angmering village shall be focused within the Built-up Area Boundary and will generally be permitted subject to meeting other policies in **the Plan**.
- This Policy proposes that a change is made to the BUAB to enclose a 1.47 hectare area of land at Mayflower Way allocated for housing under Policies HA1 and HA2 of **the Plan** as shown in figure 6.1.

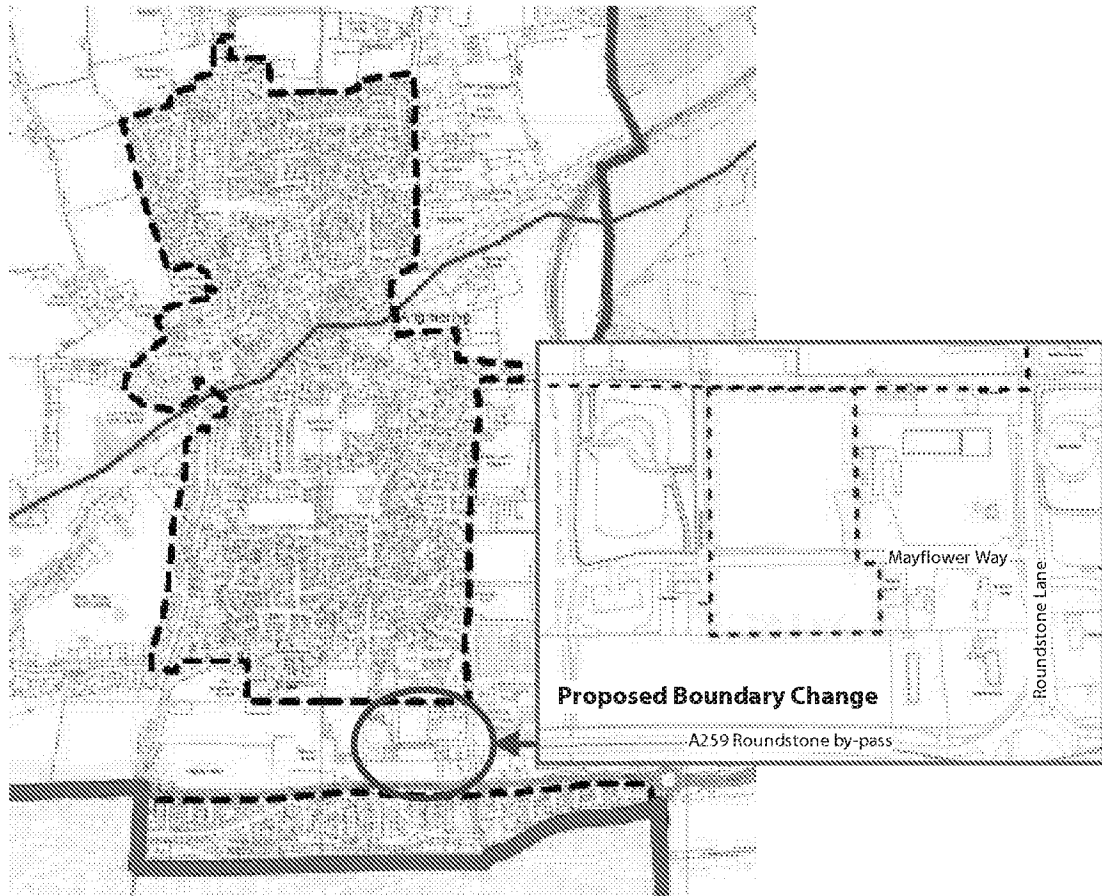


Figure 6.1: Black Dotted lines show Built-up Area Boundary with map showing proposed Boundary change

HD2: Parish Housing Allocation

In order to provide for at least 100 new homes during the plan period 2014 - 2029, the Plan allocates the following sites for housing development, as shown on the Proposals Map, subject to the development principles outlined:

- At least 66 dwellings on land at Bramley Green South (Mayflower Way).
- At least 16 dwellings on the Field in Mayflower Way.
- At least 20 dwellings on the Chandlers site in the centre of the village.

Details and maps of the proposals are under Chapter 11 - Parish Housing Allocation.

11 PARISH HOUSING ALLOCATION

- 11.1 This Chapter of the Neighbourhood Plan allocates land for residential development.
- 11.2 The approach taken in the Angmering Neighbourhood Plan (**the Plan**) is to identify housing allocations which achieve the objectives of **the Plan**, whilst also providing a clear spatial strategy for delivering the emerging Arun Local Plan housing requirement for the parish. The proposed allocations exceed the minimum requirement for 100 dwellings to be delivered in the parish between 2014 and 2029.
- 11.3 Although Angmering is referred to as the “largest inland parish”, nearly 60% of the parish is in the South Downs National Park, outside **the Plan** area. Other constraints such as green infrastructure corridors and Local Gaps are shown by the map in Chapter 3 Figure 3.8: Spatial Challenges and Constraints to Development.

Site Selection Criteria

- **Availability** – if the site is available for development;
 - **Suitability** – if, when assessed against policy restrictions (such as designations, protected areas, existing planning policy), physical problems (such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination), potential impacts (including effect upon landscape features and conservation) and environmental conditions (which would be experienced by prospective residents), it is a suitable location for development;
 - **Achievability** - if there is a reasonable prospect that housing will be developed on the site, in respect of a judgement about its economic viability.
- 11.4 In order to deliver the minimum 100 new homes required in **the Plan** period 2014 - 2029, **the Plan** allocates the following sites for housing development:
- Bramley Green South (Mayflower Way);
 - Field in Mayflower Way;
 - Village Centre site (Chandlers Garage relocation).

SITE ALLOCATION – BRAMLEY GREEN SOUTH (MAYFLOWER WAY)

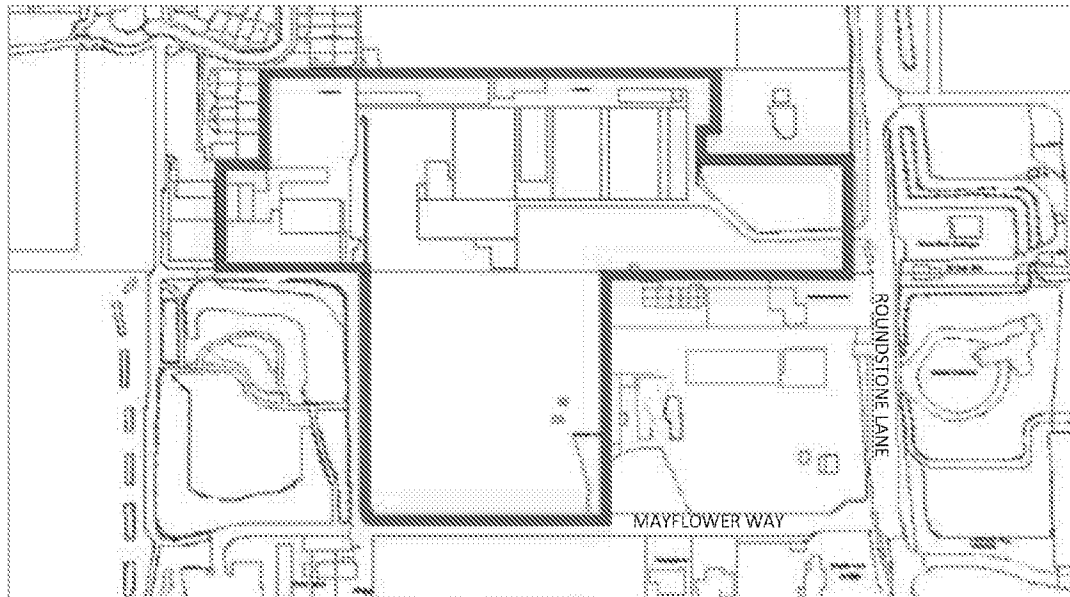


Figure 11.1: Map showing Bramley Green South (Mayflower Way) site

- 11.5 The site comprises a derelict nursery, waste ground, scrubland and a disused cement works. The overall area covers approx. 5.37 hectares.
- 11.6 The area identified by **the Plan** as available to develop would be a total of approximately 3 hectares and will take up to 66 dwellings.
- 11.7 In addition an area of approximately. 0.31 hectares will be allocated for allotments.
- 11.8 The De Bellis Nursery site is approx. 1.65 hectares with provisional plans in the pipeline, which include affordable housing.
- 11.9 The former concrete works has been unusable since the Bramley Green estate expanded too close to the boundary, forcing closure of the business. Similarly to the De Bellis Nursery site, the owner has provisional plans ready, which include affordable housing.
- 11.10 Waste ground used as a building storage yard and has been out of use since the Bramley Green estate was completed. Currently the site contains several derelict buildings which are often the scene of anti-social behaviour.
- 11.11 There is a further waste/scrubland area consisting of 1.0 hectare, which, due to its overgrown nature, attracts unsociable activities and unmanaged bonfires.
- 11.12 The historic uses of the site have the potential to cause contamination. The area is located on a Principal Aquifer so is sensitive in terms of groundwater quality. It is important to ensure that groundwater quality is protected. Development of these sites may also present opportunities for land remediation.
- 11.13 Although partly extending outside the current Built-up Area Boundary, the site is well placed and easily integrated into the footpath and cycle networks on the Bramley Green estate, providing easy access to the secondary school, reasonable access to the village centre and the primary schools along existing routes. See Appendix A (Map A8 – SHLAA Appendix 7 Angmering Sites Assessment Map.(Site 101)).

HA1: Bramley Green South (Mayflower Way)

Development at the site must provide at least 66 dwellings; associated open space; allotments; and screening to protect the outlook and minimise noise and disturbance for occupiers. Where possible, the proposal should seek to provide a safe route to the centre of the village and local school."

The risks from any potential contamination on these sites must be fully investigated in line with Environment Agency recommendations.

SITE ALLOCATION – FIELD IN MAYFLOWER WAY

- 11.14 The shortage of affordable housing in Angmering for local people is a result of high house prices driven up by demand from an influx of commuters, coupled with restricted scope for new house building in **the Plan** area.
- 11.15 Although this site lies just outside the current built-up area boundary and is in the Green Infrastructure corridor, the ability to provide affordable housing for the local community outweighs this fact.
- 11.16 The site already has access to public open spaces and the existing facilities on the Bramley Green estate, including playgrounds, the skate park and the footpath/cycle network.

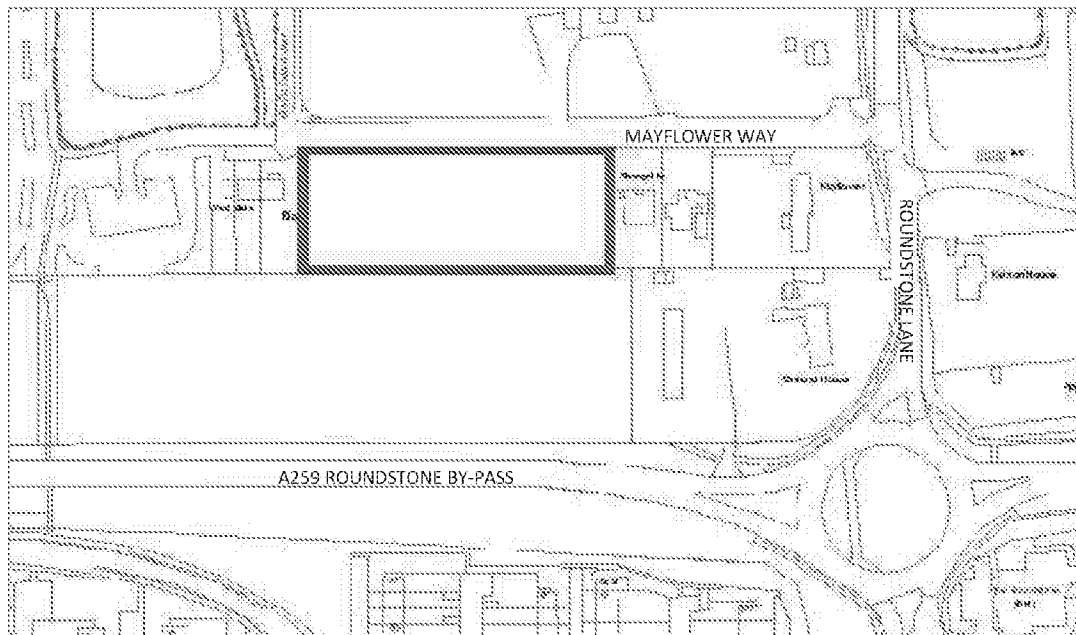


Figure 11.2: Map showing Field in Mayflower Way site

- 11.17 The Field in Mayflower Way is situated immediately to the south of the Bramley Green South (Mayflower Way) site, which gives it the added advantage of being able to be developed as part of a larger site, providing flexibility of the location of amenity space.
- 11.18 The site is approximately 0.4 hectares, with dwellings at either end of the site and a protective bund restricting entry to foot passage only.

- 11.19 The site had been used by a children's football club for several years, until travellers broke down the fencing and moved onto the field. This became a regular occurrence. As a result, the football club were unable to use the field, despite major clear up operations by the Parish Council who engaged professional teams on each occasion to clear the field.

After the third occurrence the Parish Council took major steps to re-enforce the site against unwanted guests. This was done by installing a bund the length of the field and putting large boulders at the entrance.

- 11.20 To date it has appeared to have achieved its objective, but it has left the field unusable except for dog walkers. The maintenance is high, the bund is a continuous drain on public funds to maintain, with no benefit to the community, and the immediate neighbours constantly live under the threat of more unwelcome visitors arriving at any time.

- 11.21 This field is owned by the Parish Council and would make an ideal site for the development of small, affordable housing for the Parish needs as shown in the Housing needs survey.

HA2: Field in Mayflower Way

The site will provide at least 16 dwellings, including 2-3 bed affordable homes and associated green space.

The risks from any potential contamination on the site must be fully investigated in line with Environment Agency recommendations.

SITE ALLOCATION – CHANDLERS SITE

- 11.22 Chandlers is a BMW franchise located in the village centre. They are re-locating to a new larger purpose built site within the Parish, with a proposed increase in the number of jobs. Therefore there will be no loss of jobs through re-development of this site.

- 11.23 Some of the cars parked in Water Lane and along the High Street during the day belong to Chandlers' employees. Therefore the relocation of Chandlers is seen as having both the potential to solve the current problem of current on-street parking in the area, as well as the possibility of negotiating provision of short-term car parking in the village centre for shoppers as part of the re-development of the site.

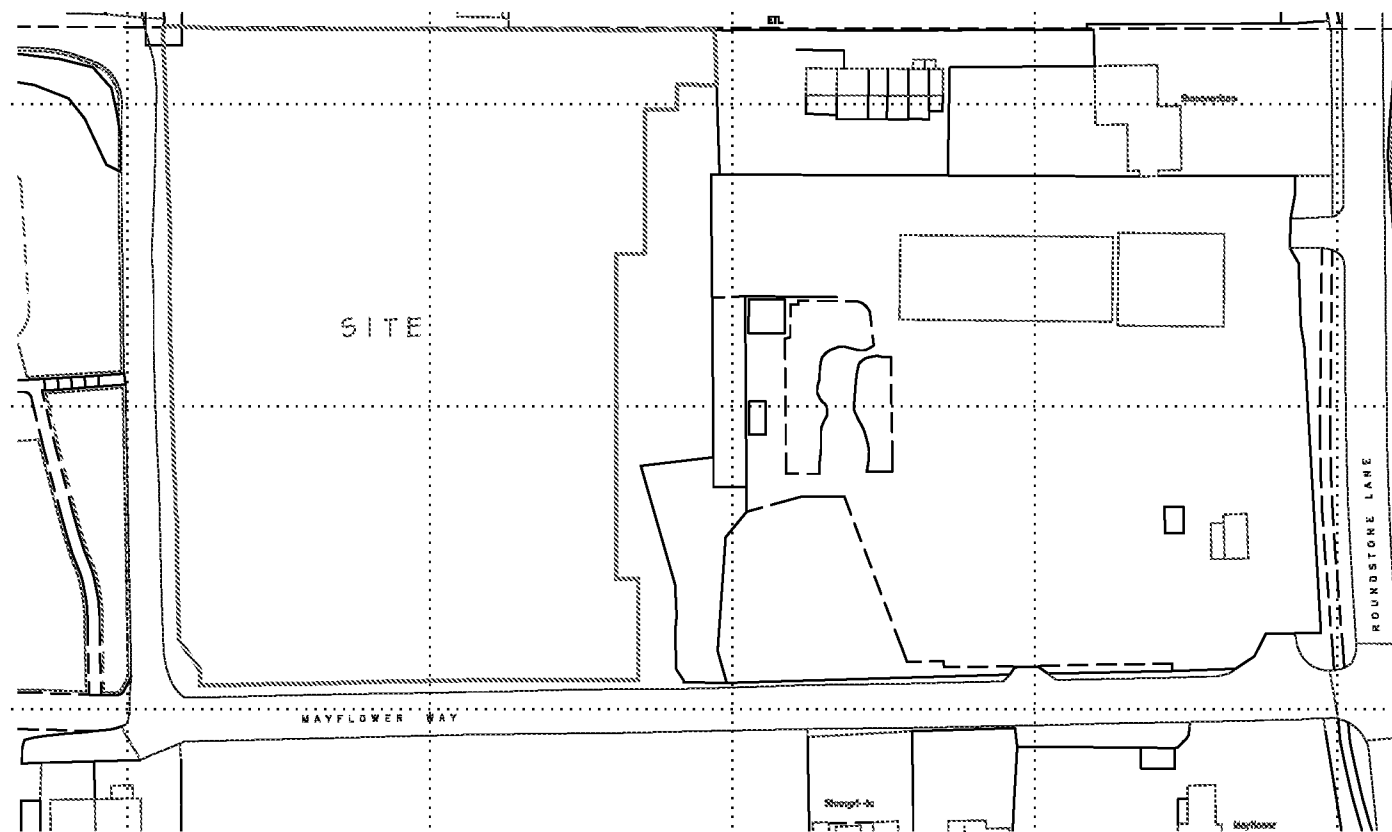
- 11.24 The area currently used as a car park for their paint shop, which is situated off the High Street, could be an ideal position for additional off-road village centre parking, and would mean no change of use for that area.

- 11.25 The site totals 0.5 hectares and consists of the existing Chandlers BMW showrooms and body-shop as well as a dwelling known as Phares Courtledge.

- 11.26 The site lies at the heart of the village, within the Conservation Area and has a dual aspect opening out onto both Water Lane and High Street. The site is bounded by residential properties on all sides, built at various points in the village's history. Several of the neighbouring properties are either grade II listed or structures of character.

- 11.27 Due to its current use as a garage and a repairs workshop, development of this site has the potential to cause contamination. The site lies above the New Pit chalk formation and a Principal Aquifer. Any contamination may pose a risk to groundwater underlying the site. It is important to ensure that groundwater quality is protected.

APPENDIX 2



NORTH

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CROSSLEY DESIGN
ARCHITECTURE

client

GRAYFERN HOMES

project

RESIDENTIAL DEVELOPMENT
LAND OFF MAYFLOWER WAY
ANGMERING, WEST SUSSEX
BN16 4AY

drawing

LOCATION PLAN

scale	date	job no.	dwg no.	rev.
1:1250 @A3	APRIL 10 1701	1.01	-	-

This drawing is the copyright of Crossley Design Architects

0 10 20 m
1:1250 SCALE @ A3

ARUN DISTRICT COUNCIL 1360 0000

Land North of Mayflower Way,
Angmering, West Sussex, BN16 4AY

Legend

 Application Site



Google Earth

© 2016 Google

32140

200 m



APPENDIX 3

NORTH

SCHEDULE OF UNITS - 24 Total

LEGEND :

----- DIGITAL / ORDNANCE SURVEY APPLICATION SITE BOUNDARY

INDICATES INDIVIDUAL BIN STORE FOR 3 BINS IN EACH PRIVATE GARDEN.

INDICATES CYCLE STORE FOR 2NO. CYCLES TO DWELLINGS WITHOUT A GARAGE.

NOTE : ALL GARAGES TO MEASURE A MINIMUM OF 6m INTERNALLY. CYCLE STORAGE TO REAR OF EACH GARAGE.

1/30 MARKET UNIT - INDICATES PLOT NUMBER & SIZE

1/30 AFFORDABLE UNIT - INDICATES PLOT NUMBER & SIZE

G. INDICATES GARAGE

P. INDICATES COVERED PARKING

△ INDICATES GATE ACCESS TO REAR GARDEN

T. INDICATES TARMAC ROAD FINISH

B.P. INDICATES BLOCK PAVED ROAD FINISH - Private drives & parking spaces are Block Paved.

B P REFERS TO STREET SCENE ELEVATIONS - SEE SEPARATE SHEET FOR DETAILS.

GRANITE SETTS RUMBLE STRIP

SCHEDULE OF UNITS: 24 TOTAL

PLOTS 1 to 4, 19 & 20, 23 & 24.

2 bedroom terraced & semi detached houses @ 79 sq.m.

PLOTS 6 & 7, 14 & 15.

3 bedroom Garage Linked houses @ 109 sq.m.

PLOTS 5, 8, 9, 10, 11 & 18.

4 bedroom detached houses @ 134.8 sq.m.

PLOTS 12 & 13, 16 & 17.

3 bedroom semi-detached houses @ 106.9 sq.m.

PLOTS 21 & 22.

3 bedroom semi-detached houses @ 93 sq.m.

NOTE:
THIS DRAWING SHOULD BE READ INCONJUNCTION WITH
DEACON DESIGN LANDSCAPE & TREE PLANTING STRATEGY
DRAWING REF: DD332/LO1

A Minor landscape changes to accord with
Landscape Strategy JULY 19

CROSSLEY DESIGN
ARCHITECTURE

25 Hazelhurst Crescent, Findon Valley, Worthing. BN14 0HW
t. 01903 877221 e. mail@crossleydesign.co.uk w. www.crossleydesign.co.uk

client

GRAYFERN HOMES

project

RESIDENTIAL DEVELOPMENT
LAND OFF MAYFLOWER WAY
ANGMERING, WEST SUSSEX
BN16 4AY

drawing

SITE PLAN

scale	date	job no.	dwg no.	rev.
1:500 @A2	MAR. 17	1701	2.10	A

This drawing is the copyright of Crossley Design Architecture

0m 5.0m 10m 15m 20m
1:500 scale @ A2

Shangri-la

Mayflower

ROUNDSTONE LANE

MAYFLOWER WAY

Application for Planning Permission

DECISION NOTICE

Application Ref: A/46/19/PL

1 To Addressee

MatPlan Limited
7 Siskin Gate
Bracknell
RG12 8BF

2 Site Address

Land North of Mayflower Way
Angmering
BN16 4AY

3 Description of Development

Erection of 24 No. dwellings with garaging & open resident & visitor parking with new access from Mayflower Way. Provision of hard & soft landscaping & open space, foul & surface water drainage systems & other associated works.

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

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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:
1701:1.01 Location Plan
1701:2.10 Site Plan
1701:2.11 Floor Plans
1701:2.12 Elevations Sheet 1 of 2
1701:2.13 Elevations Sheet 2 of 2
1701:2.14 Street Elevations
1701:2.15 Cycle Store

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 No development shall commence until the vehicular access serving the development has been

constructed in accordance with the approved planning drawing.

Reason: In the interests of road safety and to accord with approved policy in accordance with policy D DM1 of the Arun Local Plan.

- 4 No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Mayflower Way in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety in accordance with policies D DM1 and TSP1 of the Arun Local Plan.

- 5 The buildings shall not be occupied until the parking spaces/turning facilities/and garages shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking/turning/and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies D DM1 and TSP1 of Arun Local Plan.

- 6 The buildings shall not be occupied until the cycle parking stores shown on the submitted plans have been provided and constructed. The stores so provided shall be retained in perpetuity and used for the parking of cycles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy TSP1 of Arun Local Plan.

- 7 The development shall proceed in accordance with the mitigation referred to in the Reptile Presence/ Absence Survey Report (Oct 2017) submitted with the application.

Reason: In the interests of biodiversity to accord with policy ENV DM5 of Arun Local Plan.

- 8 No plant or machinery shall be operated, no process carried out and no deliveries taken or despatched from the site except between the hours of 07:00 and 18:00 hours on Monday to Fridays inclusive; 08:00 and 13:00hours on Saturday; not at any time on Sundays or Public or Bank Holidays.

Reason: In order to safeguard the amenity of nearby residential properties in accordance with policy D DM1 of Arun Local Plan .

- 9 External lighting in association with this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E3 - Suburban.

Reason: To control the residential amenities of the local environment in accordance with Arun Local Plan policies QE SP1, QE DM2 and D DM1.

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

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy DDM1 of the Arun Local Plan.

- 11 The dwellings shall not be occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the houses will incorporate decentralised, renewable and low carbon energy supply systems and use sustainable construction methods. The approved scheme shall thereafter be implemented prior to occupation of the dwelling and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient, and in accordance with policy ECC SP2 of the Arun Local Plan

- 12 Before first occupation of any dwelling where unacceptably high levels of noise are likely to be experienced, then post validation testing shall be undertaken by a competent person to determine compliance with the acoustic report and BS 8233. This must be submitted to and agreed in writing with the Local Planning Authority prior to occupation.

Reason: In order to safeguard the amenity of local residents in accordance with Policy QE SP1 of Arun Local Plan .

- 13 Prior to commencement of development details of how the hedgerows on site, which are used by bats for commuting and foraging, are to be retained and enhanced for bats shall be submitted to and approved by the Local Planning Authority. These shall include a buffer strip around the hedgerows (5m) and fencing during construction to be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. The development shall proceed in accordance with the details so approved.

Reason: In the interests of biodiversity to accord with policy ENV DM5 of Arun Local Plan. This is required to be a pre commencement condition in the interests of protection of the environment and wildlife.

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

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

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

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

arrangements for the surface water disposal scheme are agreed before construction commences.

- 16 Prior to the commencement of development the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:

all previous uses potential contaminants associated with those uses
a conceptual model of the site indicating sources, pathways and receptors
potentially unacceptable risks arising from contamination at the site.

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

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

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

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

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

- 17 Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a "long-term monitoring and maintenance plan" for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 18 No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,

- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.
- An indicative programme for carrying out the works
- The arrangements for public consultation and liaison during the construction works.
- Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method should foundation piling occur, the careful selection of plant and machinery and use of noise mitigation barriers.
- Detail of any flood lighting, including location, height, type and direction.

Reason: In the interests of highway safety and the amenities of the area in accordance with policies D DM1 and TSP1 of the Arun Local Plan.

- 19 Prior to commencement of development an Acoustic Report which identifies noise sources in the vicinity of the new homes and appropriate mitigation measures shall be submitted to and approved by the Local Planning Authority. The scope and extent of such a report should be agreed with the Planning Authority before its commission. The works shall proceed in accordance with the details so approved and noise mitigation measures shall be provided prior to occupation and retained in perpetuity. Noise measurement shall be carried out and submitted to the Local Planning Authority for approval before occupation of any residential unit in order to demonstrate the effectiveness of such mitigation works.

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

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

Reason: New petrol 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 Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework.

- 21 No development above damp proof course shall take place until details of Wildflower meadow planting to be incorporated within the scheme have been submitted to and approved by the Local Planning Authority:

The details so approved shall be provided prior to occupation of the dwelling

Reason: In the interests of biodiversity in accordance with policy ENV DM5 of Arun Local Plan.

- 22 No development above damp proof course shall take place until details of the following wildlife habitats and enhancements have been submitted to and approved by the Local Planning Authority:

- bat and bird boxes installed onsite
- log piles provided on site
- Incorporation of gaps at the bottom of the fences to allow movement of small mammals across the site.

The boxes/gaps/log piles so approved shall be provided prior to occupation of the dwellings and retained in perpetuity.

Reason: In the interests of protected species in accordance with policy ENV DM5 of Arun Local Plan.

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

Supplementary guidance notes regarding surface water drainage are located here

<https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

INFORMATIVE: Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

INFORMATIVE : 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>.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should 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.

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

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

the act.

INFORMATIVE: You are advised that the submitted Noise Report should:

- a) identify all noise sources in the vicinity, also taking into account the planned for road widening scheme along the A259 and adjacent existing business uses, including a permitted new vehicle workshop, yet to be built. Environmental noise monitoring shall take place over a period of not less than 5 days to include a week end and any BS 4142 investigation shall include full onsite logging of weather conditions as required by this standard. Night time measurement shall be required together with full audio monitoring which will be made available to the Environmental Health Department alongside all raw data, in this way to allow identification of individual episodes of dog barking. A scheme shall then be provided to demonstrate that the internal ambient noise levels within residential units will conform with the 'indoor ambient noise levels for dwellings' guideline values stated in BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings' and WHO.
- b) demonstrate that the external noise levels within the curtilage of the residential units will conform to the 'design criteria for external noise' upper guidance level of 55dB LAeq, T, as specified within BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings and WHO.

Should it be the case that any residential unit cannot comply with the required standards as described in BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings' and WHO, then consideration must be given to reorientation of buildings to achieve the desired effect in respect of ProPG:

Planning and Noise 2017 and failing this, to The Agent of Change Principle, paragraph 182, National Planning Policy Framework (NPPF2) 2019 with the aim to protect the amenity of pre-existing businesses



Neil Crowther
Group Head of Planning

Case Officer: Mrs A Gardner
Decision Issued: **11th February 2020**

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

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

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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

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

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

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

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

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

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

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

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

DATED THIS 11 DAY OF February 2020		
(1)	ARUN DISTRICT COUNCIL	
(2)	WEST SUSSEX COUNTY COUNCIL	
(3)	CRAYFERN HOMES LIMITED	
(4)	PETER JOHN TAYLOR AND ANNE MARY TAYLOR AND SEAN PATRICK TAYLOR AND ANDREW JOSEPH TAYLOR	
	Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 relating to land at North of Mayflower Way Angmering BN16 4AY Planning ref: A/46/19/PL	
	Arun District Council Maltravers Road Littlehampton West Sussex BN17 5LF DX 57406 LITTLEHAMPTON	

Date:	11 February	2020
PARTIES:		

1.	ARUN DISTRICT COUNCIL of Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF ("the Council")
2.	WEST SUSSEX COUNTY COUNCIL of County Hall, West Street, Chichester, West Sussex, PO19 1RQ ("the County Council")
3.	CRAYFERN HOMES LIMITED (Company Number 02703219) whose registered address is Victoria House 14 St John's Road Hedge End Southampton SO30 4AB ("the Applicant")
4.	PETER JOHN TAYLOR AND ANNE MARY TAYLOR of Hamra House Spinney Lane Itchenor Chichester PO20 7DJ and 3 Old Town Court, Market Hill Cowes PO31 7TT and SEAN PATRICK TAYLOR AND ANDREW JOSEPH TAYLOR of 19 Luttrell Avenue London SW15 6PD and Hamra House Spinney Lane Itchenore Chichester PO20 7DJ "the Owner"

WHEREAS

1.	The Council is the local planning authority, and the local authority responsible for housing, public open space and recreation facilities for the area in which the Land is situated
2.	The County Council is the local highway authority and the local authority responsible for providing education, libraries and fire rescue services for the area in which the Land is situated
3.	The Owner is registered as freehold owner of the Land at HM Land Registry comprised in the title numbers WSX125334 WSX113756 and WSX375116
4.	The Applicant has made the Planning Application and is proposing to carry out the Development
5.	This Agreement is made as a Deed

NOW THIS AGREEMENT WITNESSETH as follows:

1.	Interpretation	
1.1	In this Agreement unless otherwise stated the following expressions shall where the context so admits have the following meanings:	
	"Act"	means the Town and Country Planning Act 1990 as amended
	"Affordable Housing Contribution"	means the sum of £576,000.00 (five hundred and seventy six thousand pounds) and paid to the Council

		in accordance with Paragraph 1 of the First Schedule to be transferred to the ACLT for the provision of Affordable Housing on the ACLT Land or to contribute to the provision of Affordable Housing on a site elsewhere in Angmering
	"ANGMERING COMMUNITY LAND TRUST (ACLT)"	means the Angmering Community Land Trust of c/o Angmering Community Centre, Foxwood Avenue, Angmering, West Sussex, BN16 4FU
	"ACLT Land"	means the land to the south of Mayflower Way as shown edged in red on the ACLT Land Plan
	"ACLT Land Plan"	means the plan attached as Appendix 3
	"BCIS index"	means the All in Tender Price Index of the Building Costs Information Service of the Royal Institute of Chartered Surveyors
	"CIL Regulations"	means the Community Infrastructure Regulations 2010 (as amended)
	"Commencement of Development"	means the carrying out of a material operation as defined in section 56(4) of the Act in respect of the Development but excluding for the purposes of this Agreement and for no other purpose) any operation relating to works of investigations in respect of land contamination or remedial action in respect thereof enabling works Land clearance archaeological investigations and digs exploratory boreholes operations permitted by the Town and Country Planning General Permitted Development) Order 1995 the erection of hoardings and fencing temporary diversion of services and signage (including the formation of temporary construction accesses) and "Commence" , "Commencement" , "Commenced" shall be construed accordingly
	"Common Parts"	means all parts of the Land to be that are not intended to become adopted and maintainable at the public expense including but not limited to landscaped areas footpaths estate roads and land to be used as public open space from time to time provided or designated by the Management Company for the common or general use by or for the benefit of occupiers tenants or licensees of the Land and where appropriate their respective employees agents and licensees and all others from time to time authorised by the Management Company and to be maintained in accordance with Paragraph 2 of the First Schedule
	"Common Parts Scheme"	means a scheme to be submitted and approved by the Council prior to First Occupation of the first Dwelling Unit. The scheme is to include landscaping and green infrastructure on the Common Parts

"the Development"	means the development of the Land pursuant to the Planning Permission
"Dwelling Unit"	means a residential dwelling unit to be constructed on the Land pursuant to this Planning Permission and "Dwelling Units" shall be construed accordingly.
"Fire and Rescue Contribution"	means the sum of £873.00 (eight hundred and seventy three pounds) which is calculated using current occupancy rates from census statistics published by the Office for National Statistics and payable to the County Council in accordance with paragraph 3 of the Second Schedule being a contribution towards the provision of fire service infrastructure (excluding fire hydrants) in the vicinity of the Land to serve the additional needs of the community generated by the Development and to be used towards the provision of additional fire safety equipment for vulnerable persons in West Sussex Fire Rescue Services Southern Area serving Angmering PROVIDED THAT should Commencement of Development take place after 2021, the sum shall be re-calculated using the latest published census statistics published by the Office for National Statistics
"First Occupation"	means beneficial Occupation for any use for which the Proposed Development was designed other than Occupation for the purposes of construction, fitting out or marketing
"Index Linked"	means indexation adjusted in accordance with clause 14
"Interest Rate"	means the rate of 4% above the base rate from time to time of Lloyds Bank applicable at the date the relevant contribution under this Agreement is paid
"Land"	means land known as Land North of Mayflower Way Angmering BN16 4AY shown on the Location Plan for identification purposes attached hereto as Appendix 2 and being registered at the Land Registry under the titles WSX125334 WSX113756 and WSX375116
"Libraries Contribution"	means the sum £10,898.00 (ten thousand eight hundred and ninety eight pounds) <i>which is calculated using current occupancy rates from census statistics published by the Office for National Statistics</i> payable to the County Council in accordance with Paragraph 3 Second Schedule of this Agreement being a financial contribution towards the costs of providing the

		additional library infrastructure required to accommodate the extra demands for library services that would be generated by the Development and to be used towards the upgrading of digital services at Angmering Library PROVIDED THAT should First Occupation of the first Dwelling Unit take place after 2021, the sum shall be re-calculated using the latest published census statistics published by the Office for National Statistics
	"Location Plan"	means the plan attached as Appendix 2
	"Management Company"	means a management company incorporated by the Owner to hold the freehold interest in the Common Parts
	"Mayflower Park Contribution"	means the sum of £30,000.00 (thirty thousand pounds) and paid to the Council in accordance with Paragraph 5 of the Schedule 1 to contribute to improvements at Mayflower Park
	"Monitoring Fees"	means a contribution of the sum of £1200.00 (one thousand two hundred pounds) towards the Council's costs in monitoring compliance with this deed.
	"NPPF"	means the National Planning Policy Framework in force at the time that this Agreement is completed or at the time any appeal is determined
	"Occupation" and "Occupied"	occupation for the purposes permitted by the Planning Permission but not including occupation by personnel engaged in construction, fitting out or decoration or occupation for marketing or display or occupation in relation to security occupations
	"Parish Council"	Angmering Parish Council of Corner House The Square Angmering Littlehampton BN16 4EA
	"Plan"	means the Plan attached as Appendix 2
	"Planning Application"	means the application for Planning Permission under A/46/19/PL.
	"Planning Permission"	means a planning permission for the Proposed Development granted pursuant to the Application in the form of the draft attached to this agreement as Appendix 1
	"Primary Education Contribution"	means the sum of £104,125.00 (one hundred and four thousand one hundred and twenty five pounds) <i>which is calculated using current occupancy rates from census statistics published by the Office for National Statistics</i> and payable to the County Council in accordance with paragraph 1 of the Second Schedule of this Agreement being a financial contribution towards the cost of providing the additional education infrastructure required to

		accommodate the extra demands for primary education services that would be generated by the Development and to be used towards additional facilities at St Margaret's CofE Primary School PROVIDED THAT should First Occupation of the first Dwelling Unit take place after 2021, the sum shall be re-calculated using the latest published census statistics published by the Office for National Statistics
	"Proposed Development"	means the Development of the Land pursuant to the Planning Permission
	"RICS"	means the Royal Institute of Chartered Surveyors
	"RPI Index"	means the Retail Price Index All Items Index Published by the Office for National Statistics or any successor organisation
	"Secondary Education Contribution"	means the sum of £112,059.00 (one hundred and twelve thousand and fifty nine pounds) which is calculated using current occupancy rates from census statistics published by the Office for National Statistics and payable to the County Council in accordance with paragraph 2 of the Second Schedule of this Agreement being a financial contribution towards the cost of providing the additional education infrastructure required to accommodate the extra demands for secondary education services that would be generated by the Development and to be spent on fixtures, fittings and equipment at phase 2 of the new secondary school serving Arun PROVIDED THAT should First Occupation of the first Dwelling Unit take place after 2021, the sum shall be re-calculated using the latest published census statistics published by the Office for National Statistics
	"Sixth Form Contribution"	means the sum of £26,252.00 (twenty six thousand two hundred and fifty two pounds) which is calculated using current occupancy rates from census statistics published by the Office for National Statistics and paid to the County Council in accordance with paragraph 5 of the Second Schedule being a financial contribution towards the cost of providing the additional education infrastructure required to accommodate the extra demands for sixth form education services that would be generated by the Development and to be used towards additional equipment at The Angmering School Sixth Form PROVIDED THAT should First Occupation of the first Dwelling Unit take place after 2021, the sum shall be

		re-calculated using the latest published census statistics published by the Office for National Statistics
	"Specified Date"	means the date upon which a financial obligation is required to be paid pursuant to this Agreement
	"VAT"	value added tax chargeable under the Value Added Tax Act 1994 and any similar replacement tax and any similar additional tax
	"Working Day"	any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England
2. INTERPRETATION		
	2.1	Clause headings shall not affect the interpretation of this Agreement.
	2.2	A "person" includes a natural person, corporate or unincorporated body (whether or not having a separate legal personality).
	2.3	A reference to a "company" shall include any company, corporation or other body corporate, where and however incorporated or established.
	2.4	Unless the context otherwise requires, words in the singular shall include the plural and vice versa.
	2.5	Unless the context otherwise requires a reference to one gender shall include a reference to other genders.
	2.6	A reference to any party shall include that party's representatives, successors and permitted assigns and to any person deriving title through or under the party and in the case of the Council and the County Council the successors to their respective statutory functions.
	2.7	Unless the context otherwise requires a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.
	2.8	Unless the context otherwise requires a reference to a statute or statutory provision shall include any subordinate legislation made from time to time under that statute or statutory provision.
	2.9	A reference to "writing" and "written" does not include fax or email.
	2.10	References to clauses and Schedules are to the clauses and schedules of this Agreement
	2.11	An obligation on a party not to do something includes an obligation not to allow that thing to be done

	2.12	Any words following the terms “including”, “include”, “in particular”, “for example” or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.	
	2.13	Where an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually	
3.	LEGAL BASIS		
	3.1	This Agreement constitutes a planning obligation for the purposes of Section 106 of the Act, Sections 111, Section 1 Localism Act 2011 and any other enabling powers	
	3.2	The covenants, restrictions and obligations contained in this Agreement are planning obligations for the purposes of Section 106 of the Act and are entered into by the Owner with the intention that they bind the interests held by those persons in the Land and their respective successors and assigns. To the extent that they fall outside of the scope of Section 106 of the Act the covenants and obligations herein are entered into by the parties pursuant to Sections 111, Section 1 Localism Act 2011 and all other enabling powers.	
	3.3	The covenants, restrictions and obligations contained in this Agreement are enforceable by the Council and County Council (as appropriate) in accordance with Section 106 of the Act.	
	3.4	The Applicant acknowledges that the Land will be bound by the planning obligations contained in this Deed.	
4	CONDITIONALITY		
	4.1	This Agreement is conditional upon:	
		4.1.1	the grant of the Planning Permission
		4.1.2	the Commencement of the Development
		save for the provisions of Clauses 3, 4, 8.1, 8.2, 16,17, 18 and 19 which shall come into effect immediately upon completion of this Agreement.	
	4.2	In the event that the Planning Application or any planning condition is subject to an appeal then each planning obligation in this Agreement is also conditional upon:	
		4.2.1	The Secretary of State or the planning inspector deciding the

		appeal being satisfied that it is;
	4.2.1.1	Necessary to make the Development acceptable in planning terms; and
	4.2.1.2	Directly related to the Development; and
	4.2.1.3	Fairly and reasonably related in scale and kind to the Development; and
	4.2.1.4	Complies, in all other respects with Regulation 122 of the CIL Regulations
	4.2.2	In the event that the Secretary of State or the planning inspector deciding the appeal expressly states in his Decision Letter that any individual planning obligation within the Agreement is not compliant with the CIL Regulations and/or the NPPF or is immaterial to the grant of the Planning Permission and that no weight has been given to the same in reaching his decision then that planning obligation or those planning obligations will cease to have effect and shall be void for the purposes of this Agreement and shall have no effect and the Owner shall not be obliged to comply with the terms of that obligation and the remaining clauses will remain in full force and effect provided that severance is achievable.
	4.3	In the event that the Council or the County Council adopt a charging schedule under the CIL Regulations prior to Planning Permission being granted, the Owner shall be released any of the obligations in this Agreement that relate to an item or project included on the Council and/or County Council's regulation 123 list of infrastructure.
5	THE OWNERS' COVENANTS	
	5.1	The Owner covenants with the Council so as to bind the Land to perform the obligations as set out in First Schedule.
	5.2	The Owner covenants with the County Council so as to bind the Land to perform the obligations as set out in Second Schedule.
	5.3	The Owner covenants with the Council, and County Council to give at least 7 (seven) Working Days written notice to the Council, and the County Council of the date of Commencement and the date of First Occupation.
6	THE COUNCIL'S COVENANTS	
	6.1	The Council covenants with the Owner, and the County Council as set out

		in the Third Schedule.
7	THE COUNTY COUNCIL'S COVENANTS	
	7.1	The County Council covenants with the Owner, and the Council as set out in the Fourth Schedule.
8.	MISCELLANEOUS	
	8.1	The Owner shall pay to the Council on completion of this Agreement the reasonable legal costs of the Council incurred in the negotiation, preparation and execution of this Agreement
	8.2	The Owner shall pay to the County Council on completion of this Agreement the reasonable legal costs of the County Council incurred in the negotiation, preparation and execution of this Agreement
	8.3	No provisions of this Agreement shall be enforceable under the Contracts (Rights of Third Parties) Act 1999.
	8.4	This Agreement shall be registrable as a local land charge by the Council.
	8.5	Where the agreement, approval, consent or expression of satisfaction is required by the Owner from the Council, or the County Council under the terms of this Agreement such agreement, approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed and any notices shall be deemed to have been properly served if sent by recorded delivery to the principal address or registered office (as appropriate) of the relevant party.
	8.6	Following the performance and satisfaction of all the obligations contained in this Agreement the Council shall at the Owners' request effect the cancellation of all entries made in the Register of Local Land Charges in respect of this Agreement.
	8.7	Insofar as any clause or clauses of this Agreement are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Agreement.
	8.8	This Agreement shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission shall be quashed, revoked or otherwise withdrawn or (without the consent of the Owner) it is modified by any statutory procedure or expires prior to the Commencement of Development.
	8.9	Nothing in this Agreement shall prohibit or limit the right to develop any part of the Land in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of

		this Agreement.
	8.10	Nothing contained or implied in this Agreement shall prejudice or affect the rights discretions powers duties and obligations of the Council or the County Council under all statutes by laws statutory instruments orders and regulations in the exercise of their functions as a local authority
9	EXCLUSIONS OF LIABILITY	
	9.1	No person shall be liable for any breach of any of the obligations or other provisions of this Agreement after it shall have parted with its entire interest in the Land, or such part of the Land to which the breach relates, but without prejudice to liability for any subsisting breach arising prior to parting with such interest.
	9.2	No person shall be liable for any breach of any of the planning obligations or other provisions of this Agreement which relate to a part of the Land in which it does not have an interest.
	9.3	This Agreement shall not be enforceable against any owner, occupier or tenant of any Dwelling Unit constructed pursuant to the Planning Permission, or their mortgagees, nor against those deriving title from them.
	9.4	The obligations in this Agreement shall not bind or be enforceable against any mortgagee, chargee or any successor in title to such mortgagee chargee or receiver.
	9.5	Any legal charge entered into in respect of the Land or any part of the Land after this Agreement has been completed shall take effect subject to this Agreement PROVIDED THAT the mortgagee under such a legal charge shall have no liability under this Agreement unless it causes the breach after it becomes a mortgagee in possession of the land comprised in the legal charge and the mortgagee shall not be liable for any breach of this Agreement that occurs prior to the mortgagee taking possession of the land
	9.6	The obligations in this Agreement shall not bind or be enforceable against any statutory undertaker who has or takes in the future an interest in the Land for the purpose of providing apparatus pursuant to its statutory undertaking for the Development
10	WAIVER	
		No waiver (whether expressed or implied) by the Council or Owner of any breach or default in performing or observing any of the covenants terms or conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council or the Owner from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default.

11	CHANGE IN OWNERSHIP	
	The Owner agrees with the Council and County Council to give the Council and County Council immediate written notice of any change in ownership of any of its interests in the Land occurring before all the obligations under this Agreement have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Land or unit of Occupation purchased by reference to a plan provided that the Owner shall not be required to give notice to the Council of any change of ownership affecting a Dwelling Unit.	
12	FUTURE SECTION 73 CONSENTS	
	12.1	Subject to clauses 12.2 to 12.5 below, if any Section 73 Consent is granted after the date of this Agreement:
	12.1.1	the obligations in this Agreement shall relate to and bind such Section 73 Consent; and
	12.1.2	the definitions of Planning Application, Development and Planning Permission (other than for the purposes of clause 1) shall be construed to include reference to (respectively) the planning application for the Section 73 Consent the development permitted by the Section 73 Consent and the Section 73 Consent itself;
	12.2	nothing in this clause shall fetter the discretion of the Council in determining any planning application for a Section 73 Consent and the appropriate planning obligations required in connection with the determination of the same;
	12.3	to the extent that any of the obligations in this Agreement have already been discharged at the date that a Section 73 Consent is granted they shall remain discharged for the purposes of the Section 73 Consent;
	12.4	the provisions of this clause 12 shall not apply to any Section 73 Consent which necessitates or requires amendments to the substantive terms or obligations of or contained within this Agreement; and
	12.5	the Council reserves the right to insist upon the completion of a separate planning obligation by Agreement of agreement in connection with any Section 73 Consent if the Council (acting reasonably) considers it necessary to do so.
13	INDEX LINKED	

13.1	Unless there is an express provision to the contrary the Owner agrees with the Council that any sum payable by the Owner and referred to in Schedule 1 shall be increased by the application of the following formula: $A = (B \times C) \text{ divided by } D$		
Where	A	is the sum actually payable on the Specified Date	
	B	is the original sum mentioned in this Agreement	
	C	is the RPI Index for the month two months before the Specified Date	
	D	is the RPI Index for the month two months before the date that Planning Permission is granted	
	C/D	is equal to or greater than 1	
13.2	Unless there is an express provision to the contrary the Owner agrees with the County Council that any sum payable by the Owner and referred to in Schedule 2 shall be increased by the application of the following formula: $A = (B \times C) \text{ divided by } D$		
Where	A	is the sum actually payable on the Specified Date	
	B	is the original sum mentioned in this Agreement or such sum as may have been recalculated where Commencement of Development occurs after 2021	
	C	is the BCIS Index for the quarter preceding the Specified Date	
	D	is the BCIS Index for the quarter preceding the date that Planning Permission is granted or where Commencement of Development occurs after 2021 the BCIS Index for the final quarter of 2021	
	C/D	is equal to or greater than 1	
13.3	Where reference is made to an index (including the RPI Index and the BCIS Index) and that index ceased to exist or is replaced or rebased then it shall include reference to any index which replaces it or any rebased index (applied in a fair and reasonable manner to the periods before and after rebasing under this Agreement) or in the event the index is not replaced to an alternative reasonably comparable basis or index as the Council or the County Council (as applicable) shall advise the Owner in writing.		
14	INTEREST		
	If any payment due under this Agreement is paid late, Interest will be payable from the date payment is due to the date of payment applying the Interest Rate		
15	VAT		
	All consideration given in accordance with the terms of this Agreement shall be		

	exclusive of any value added tax properly payable.
16	NOTICES
16.1	A notice or other communication to be given under or in connection with this Agreement must be in writing and must be:
16.1.1	delivered by hand; or
16.1.2	sent by pre-paid first class post or other next working day delivery service.
16.2	Any notice or other communication to be given under this Agreement must be sent to the relevant party as follows:
16.2.1	to the Council at: Arun Civic Centre Maltravers Road, Littlehampton, West Sussex BN17 5LF marked for the attention of the Planning Department and quoting the Planning Application number;
16.2.2	to the County Council at Monitoring and Records Team, Strategic Planning Division, County Hall, West Street, Chichester, West Sussex, PO19 1RQ quoting the Planning Application number: A/46/19/PL
16.2.3	to the Owner at: Hamra House, Spinney Lane, Itchenor, Chichester, West Sussex PO20 7DJ
16.2.4	to the Applicant at Victoria House 14 St John's Road Hedge End Southampton SO30 4AB
16.3	Any notice or other communication given in accordance with clause 16.1 and clause 16.2 will be deemed to have been received:
16.3.1	if delivered by hand, on signature of a delivery receipt or at the time the notice is left at the address provided that if delivery occurs before 9 am on a Working Day, the notice will be deemed to have been received at 9 am on that day, and if delivery occurs after 5 pm on a Working Day, or on a day which is not a Working Day, the notice will be deemed to have been received at 9 am on the next Working Day;
16.3.2	if sent by pre-paid first class post or other next working day delivery service at 9 am on the second Working Day after posting.
16.4	A notice or other communication given under this Agreement shall not be validly given if sent by email.

	16.5	This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.
17	JURISDICTION	
	This Agreement is governed by and interpreted in accordance with the law of England and the parties submit to the non exclusive jurisdiction of the courts of England.	
18	DISPUTES	
	Any dispute or difference arising between the parties with regard to their respective rights and obligations as to any matter or thing arising out of or connected with this Agreement shall be referred to the decision of a single arbitrator (acting as an expert and not as an arbitrator) to be agreed by the parties or failing agreement between them to be nominated by the President for the time being of the Royal Institute of Chartered Surveyors and any such reference shall be deemed to be a submission to arbitration within the meaning of the Arbitration Act 1996 or any other statutory modification or re-enactment for the time being in force	
19	DELIVERY	
	The provisions of this Agreement (other than this clause which shall be of immediate effect) shall be of no effect until this Agreement has been dated.	

FIRST SCHEDULE		
The Owner Covenants with the Council		
The Owner covenants with the Council as follows:		
1	Affordable Housing Contribution	
1.1	Prior to the Commencement of Development to pay to the Council 100% of the Affordable Housing Contribution.	
1.2	Not to cause or permit Commencement of Development until 100% of the Affordable Housing Contribution has been paid to the Council.	
2	Common Parts	
2.1	To submit to the Council a Common Parts Scheme to be agreed with the Council prior to First Occupation of the First Dwelling Unit.	
2.2	Not to cause or permit First Occupation of the First Dwelling Unit prior to acceptance of the Common Parts Scheme.	
2.3	Prior to First Occupation of the 24 th Dwelling Unit to provide the Common Parts in line with the Common Parts Scheme.	
2.4	Not to cause or permit First Occupation of the 24 th Dwelling Unit prior to provision of the Common Parts in line with the Common Parts Scheme.	
2.5	To ensure all costs associated with the Common Parts will be paid by the Management Company and/or Owner.	
2.6	To ensure the Common Parts are continued to be managed, maintained and safeguarded by the Owner and/or Management Company in perpetuity.	
3.	Trees	
3.1	To ensure any lease, licence, transfer deed or any other form of disposal of a Dwelling Unit will contain a restrictive covenant prohibiting the removal of any trees on the Land.	
3.2	To provide to the Council on written request a copy of any transfer deed, licence lease or any other form of disposal for any of the Dwelling Units to evidence the restrictive covenant stated in 3.1.	
3.3	To replace any trees on the Common Parts on the Land which die, are removed or become seriously damaged or diseased unless the Council gives written consent to any variation.	
3.4	To replace trees in the Common Parts as necessary under clause 3.3 during the planting season between November and February of the year	

		the trees are deemed to be dead, removed, damaged or seriously diseased unless the Council gives written consent to any variation.
	3.5	To write to the Council prior to replacing any trees in line with 3.3 to ensure the proposed trees to be planted meet the requirements of the Tree Preservation Officer for the time being of the Council, such requirements to be agreed between the Owner and/or Management Company and the Council.
	3.6	To comply with the covenants set out in 3.1 – 3.5 in perpetuity.
	4. Monitoring Fee	
	4.1	To pay to the Council on Commencement of Development the Monitoring Fee
	5. Mayflower Park Contribution	
	5.1	Prior to the First Occupation of the 20 th Dwelling Unit to pay to the Council the Mayflower Park Contribution
	5.2	Not to cause or permit the First Occupation of the 20 th Dwelling Unit before the Mayflower Park Contribution has been paid to the Council.

SECOND SCHEDULE

The Owner Covenants with the County Council

The Owner covenants with the County Council as follows:

1	Primary Education Contribution	
1.1	Prior to First Occupation of the first Dwelling Unit to pay to the County Council the Primary Education Contribution.	
1.2	Not to cause or permit the First Occupation of the first Dwelling Unit to occur before the Primary Education Contribution has been paid to the County Council.	
2	Secondary Education Contribution	
2.1	Prior to First Occupation of the first Dwelling Unit to pay to the County Council the Secondary Education Contribution.	
2.2	Not to cause or permit the First Occupation of the first Dwelling Unit to occur before the Secondary Education Contribution has been paid to the County Council.	
3	Library Contribution	
3.1	Prior to First Occupation of the first Dwelling Unit to pay to the County Council the Library Contribution.	
3.2	Not to cause or permit the First Occupation of the first Dwelling Unit to occur before the Library Contribution has been paid to the County Council.	
4	Fire and Rescue Contribution	
4.1	Prior to Commencement of the Development to pay to the County Council the Fire and Rescue Contribution.	
4.2	Not to cause or permit the Commencement of the Development to occur before the Fire and Rescue Contribution has been paid to the County Council.	
5	Sixth Form Contribution	
5.1	Prior to First Occupation of the first Dwelling Unit to pay to the County Council the Sixth Form Contribution.	
5.2	Not to cause or permit the First Occupation of the first Dwelling Unit before the Sixth Form Contribution has been paid to the County Council.	

THIRD SCHEDULE

Council Covenants

The Council covenants with the Owner as follows:

1. Affordable Housing Contribution

1.1 Upon receipt of 100% of the Affordable Housing Contribution under paragraph 1 of the First Schedule it will offer to pay the Affordable Housing Contribution to the ACLT by way of deed of agreement for the provision of Affordable Housing on the ACLT Land PROVIDED THAT in the event that the ACLT does not accept that offer within 1 year then the Council will hold the Affordable Housing contribution in a separately identified interest bearing section of the Council's combined accounts and apply the same together with any interest accruing on it for the provision of Affordable Housing in the parish of Angmering

1.2 Upon written request on or after ten (10) years of the date of receipt of the final instalment of the Affordable Housing Contribution to issue to the party that paid the Affordable Housing Contribution an account certified by the Director of Finance, Performance and Procurement for the time being of the Council detailing how the Affordable Housing Contribution has been expended by the Council

1.3 If or to the extent that any of the Affordable Housing Contribution shall not have been spent by the Council by the end of the period referred to in paragraph 1.2 above the Council shall on such date refund to the party that paid the Affordable Housing Contribution any unexpended part of any of Affordable Housing Contribution together with compound interest on the unexpended part(s) from the date of receipt by the Council of the contribution to the date of repayment at the base rate of the Bank of England applicable at the date of repayment calculated on a day to day basis.

1.4 If at the end of the period referred to in paragraph 1.2 of this Schedule the Council shall have entered into a contract or other legally binding obligation to expend the Affordable Housing Contribution or part thereof for the purposes specified in paragraph 1.1 then the Council shall not be required to refund any part of the Affordable Housing Contribution required for those purposes but shall as soon as possible following the completion of the said contract or other legally binding commitment account to the party that paid the Affordable Housing Contribution in the manner set out in paragraph 1.2 of this Schedule and refund any unexpended part of the Affordable Housing Contribution in the manner set out in paragraph 1.3 of this Schedule

2. Mayflower Park Contribution

2.1 Upon receipt of 100% of the Mayflower Park Contribution under paragraph 5 of the First Schedule it will offer the Mayflower Park Contribution to the Parish Council by way of deed of agreement for the

		contribution to improvements at Mayflower Park on the Land PROVIDED THAT in the event that the Parish does not accept that offer within 1 year then the Council will hold it in a separately identified interest bearing section of the Council's combined accounts and apply the same together with any interest accruing on it for the purpose specified by this Agreement in the vicinity of the Land.
	2.2	Upon written request on or after ten (10) years of the date of receipt of the final instalment of the Mayflower Park Contribution to issue to the party that paid the Mayflower Park Contribution an account certified by the Council detailing how the Mayflower park Contribution has been expended.
	2.3	If or to the extent that any of the Mayflower Park Contribution shall not have been spent by the Council by the end of the period referred to in paragraph 1.2 above the Council shall on such date refund to the party that paid the Mayflower Park Contribution any unexpended part of any of Mayflower Park Contribution together with compound interest on the unexpended part(s) from the date of receipt by the Council of the contribution to the date of repayment at the base rate of the Bank of England applicable at the date of repayment calculated on a day to day basis.
	2.4	If at the end of the period referred to in paragraph 1.2 of this Schedule the Council shall have entered into a contract or other legally binding obligation to expend the Mayflower Park Contribution or part thereof for the purposes specified in paragraph 1.1 then the Council shall not be required to refund any part of the Mayflower Park Contribution required for those purposes but shall as soon as possible following the completion of the said contract or other legally binding commitment account to the party that paid the Mayflower park Contribution in the manner set out in paragraph 1.2 of this Schedule and refund any unexpended part of the Mayflower Park Contribution in the manner set out in paragraph 1.3 of this Schedule

FOURTH SCHEDULE

County Council Covenants

The County Council covenants with the Owner as follows:

1	Primary Education Contribution	
	1.1	Upon receipt of the Primary Education Contribution under paragraph 1 of the Second Schedule it will hold it in a separately identified interest bearing section of the County Council's combined accounts and apply the same together with any interest accruing on it for the purpose specified by this Agreement in the vicinity of the Land.
	1.2	Upon written request on or after ten (10) years of the date of receipt of the Primary Education Contribution to issue to the party that paid the Primary Education Contribution an account certified by the Director of Finance, Performance and Procurement for the time being of the County Council detailing how the Primary Education Contribution has been expended by the County Council.
	1.3	If or to the extent that any of the Primary Education Contribution shall not have been spent by the County Council by the end of the period referred to in paragraph 1.2 above the County Council shall on such date refund to the party that paid the Primary Education Contribution any unexpended part of any of Primary Education Contribution together with compound interest on the unexpended part(s) from the date of receipt by the County Council of the contribution to the date of repayment at the base rate of the Bank of England applicable at the date of repayment calculated on a day to day basis.
	1.4	If at the end of the period referred to in paragraph 1.2 of this Schedule the County Council shall have entered into a contract or other legally binding obligation to expend the Primary Education Contribution or part thereof for the purposes specified in paragraph 1.1 then the County Council shall not be required to refund any part of the Primary Education Contribution required for those purposes but shall as soon as possible following the completion of the said contract or other legally binding commitment account to the party that paid the Primary Education Contribution in the manner set out in paragraph 1.2 of this Schedule and refund any unexpended part of the Primary Education Contribution in the manner set out in paragraph 1.3 of this Schedule
2	Secondary Education Contribution	
	2.1	Upon receipt of the Secondary Education Contribution under paragraph 2 of the Second Schedule it will hold it in a separately identified interest bearing section of the County Council's combined accounts and apply the same together with any interest accruing on it for the purpose specified by this Agreement in the vicinity of the Land.
	2.2	Upon written request on or after ten (10) years of the date of receipt of the Secondary Education Contribution to issue to the party that

		paid the Secondary Education Contribution an account certified by the Director of Finance, Performance and Procurement for the time being of the County Council detailing how the Secondary Education Contribution has been expended by the County Council.
	2.3	If or to the extent that any of the Secondary Education Contribution shall not have been spent by the County Council by the end of the period referred to in paragraph 2.2 above the County Council shall on such date refund to the party that paid the Secondary Education Contribution any unexpended part of any of the Secondary Education Contribution together with compound interest on the unexpended part(s) from the date of receipt by the County Council of the contribution to the date of repayment at the base rate of the Bank of England applicable at the date of repayment calculated on a day to day basis.
	2.4	If at the end of the period referred to in paragraph 2.2 of this Schedule the County Council shall have entered into a contract or other legally binding obligation to expend the Secondary Education Contribution or part thereof for the purposes specified in paragraph 2.1 then the County Council shall not be required to refund any part of the Secondary Education Contribution required for those purposes but shall as soon as possible following the completion of the said contract or other legally binding commitment account to the party that paid the Secondary Education Contribution in the manner set out in paragraph 2.2 of this Schedule and refund any unexpended part of the Secondary Education Contribution in the manner set out in paragraph 2.3 of this Schedule.
3	Library Contribution	
	3.1	Upon receipt of the Library Contribution under paragraph 4 of the Second Schedule it will hold it in a separately identified interest bearing section of the County Council's combined accounts and apply the same together with any interest accruing on it for the purpose specified by this Agreement in the vicinity of the Land.
	3.2	Upon written request on or after ten (10) years of the date of receipt of the Library Contribution to issue to the party that paid the Library Contribution an account certified by the Director of Finance, Performance and Procurement for the time being of the County Council detailing how the Library Contribution has been expended by the County Council.
	3.3	If or to the extent that any of the Library Contribution shall not have been spent by the County Council by the end of the period referred to in paragraph 3.2 above the County Council shall on such date refund to the party that paid the Library Contribution any unexpended part of any of Library Contribution together with compound interest on the unexpended part(s) from the date of receipt by the County Council of

		the contribution to the date of repayment at the base rate of the Bank of England applicable at the date of repayment calculated on a day to day basis.
	3.4	If at the end of the period referred to in paragraph 3.2 of this Schedule the County Council shall have entered into a contract or other legally binding obligation to expend the Library Contribution or part thereof for the purposes specified in paragraph 3.1 then the County Council shall not be required to refund any part of the Library Contribution required for those purposes but shall as soon as possible following the completion of the said contract or other legally binding commitment account to the party that paid the Library Contribution in the manner set out in paragraph 3.2 of this Schedule and refund any unexpended part of the Library Contribution in the manner set out in paragraph 3.3 of this Schedule.
4	Fire and Rescue Contribution	
	4.1	Upon receipt of the Fire and Rescue Contribution under paragraph 5 of the Second Schedule it will hold it in a separately identified interest bearing section of the County Council's combined accounts and apply the same together with any interest accruing on it for the purpose specified by this Agreement in the vicinity of the Land.
	4.2	Upon written request on or after ten (10) years of the date of receipt of the Fire and Rescue Contribution to issue to the party that paid the Fire and Rescue Contribution an account certified by the Director of Finance, Performance and Procurement for the time being of the County Council detailing how the Fire and Rescue Contribution has been expended by the County Council.
	4.3	If or to the extent that any of the Fire and Rescue Contribution shall not have been spent by the County Council by the end of the period referred to in paragraph 4.2 above the County Council shall on such date refund to the party that paid the Fire and Rescue Contribution any unexpended part of any of the Fire and Rescue Contribution together with compound interest on the unexpended part(s) from the date of receipt by the County Council of the contribution to the date of repayment at the base rate of the Bank of England applicable at the date of repayment calculated on a day to day basis.
	4.4	If at the end of the period referred to in paragraph 4.2 of this Schedule the County Council shall have entered into a contract or other legally binding obligation to expend the Fire and Rescue Contribution or part thereof for the purposes specified in paragraph 4.1 then the County Council shall not be required to refund any part of the Fire and Rescue Contribution required for those purposes but shall as soon as possible following the completion of the said contract or other legally binding commitment account to the party that paid the Fire and Rescue Contribution in the manner set out in paragraph 4.2 of this

		Schedule and refund any unexpended part of the Fire and Rescue Contribution in the manner set out in paragraph 4.3 of this Schedule.
5	Sixth Form Contribution	
	5.1	Upon receipt of the Sixth Form Contribution under paragraph 6 of the Second Schedule it will hold it in a separately identified interest bearing section of the County Council's combined accounts and apply the same together with any interest accruing on it for the purpose specified by this Agreement in the vicinity of the Land.
	5.2	Upon written request on or after ten (10) years of the date of receipt of the Sixth Form Contribution to issue to the party that paid the Sixth Form Contribution an account certified by the Director of Finance, Performance and Procurement for the time being of the County Council detailing how the Sixth Form Contribution has been expended by the County Council.
	5.3	If or to the extent that any of the Sixth Form Contribution shall not have been spent by the County Council by the end of the period referred to in paragraph 5.2 above the County Council shall on such date refund to the party that paid the Sixth Form Contribution any unexpended part of any of Sixth Form Contribution together with compound interest on the unexpended part(s) from the date of receipt by the County Council of the contribution to the date of repayment at the base rate of the Bank of England applicable at the date of repayment calculated on a day to day basis.
	5.4	If at the end of the period referred to in paragraph 5.2 of this Schedule the County Council shall have entered into a contract or other legally binding obligation to expend the Sixth Form Contribution or part thereof for the purposes specified in paragraph 5.1 then the County Council shall not be required to refund any part of the Sixth Form Contribution required for those purposes but shall as soon as possible following the completion of the said contract or other legally binding commitment account to the party that paid the Sixth Form Contribution in the manner set out in paragraph 5.2 of this Schedule and refund any unexpended part of the Secondary Education Contribution in the manner set out in paragraph 5.3 of this Schedule.

APPENDIX 1
DRAFT PLANNING PERMISSION



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015

Application for Planning Permission

DECISION NOTICE

Application Ref: A/46/19/PL

DRAFT

1 To Addressee

MatPlan Limited
7 Siskin Gate
Bracknell
RG12 8BF

2 Site Address

Land North of Mayflower Way
Angmering
BN16 4AY

3 Description of Development

Erection of 24 No. dwellings with garaging & open resident & visitor parking with new access from Mayflower Way. Provision of hard & soft landscaping & open space, foul & surface water drainage systems & other associated works.

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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:

1701:1.01 Location Plan
1701:2.10 Site Plan
1701:2.11 Floor Plans
1701:2.12 Elevations Sheet 1 of 2
1701:2.13 Elevations Sheet 2 of 2
1701:2.14 Street Elevations
1701:2.15 Cycle Store

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: In the interests of road safety and to accord with approved policy in accordance with policy D DM1 of the Arun Local Plan.

- 4 No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Mayflower Way in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety in accordance with policies D DM1 and TSP1 of the Arun Local Plan.

- 5 The buildings shall not be occupied until the parking spaces/turning facilities/and garages shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking/turning/and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies D DM1 and TSP1 of Arun Local Plan.

- 6 The buildings shall not be occupied until the cycle parking stores shown on the submitted plans have been provided and constructed. The stores so provided shall be retained in perpetuity and used for the parking of cycles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy TSP1 of Arun Local Plan.

- 7 The development shall proceed in accordance with the mitigation referred to in the Reptile Presence/ Absence Survey Report (Oct 2017) submitted with the application.

Reason: In the interests of biodiversity to accord with policy ENV DM5 of Arun Local Plan.

- 8 No plant or machinery shall be operated, no process carried out and no deliveries taken or despatched from the site except between the hours of 07:00 and 18:00 hours on Monday to Fridays inclusive; 08:00 and 13:00 hours on Saturday; not at any time on Sundays or Public or Bank Holidays.

Reason: In order to safeguard the amenity of nearby residential properties in accordance with policy D DM1 of Arun Local Plan .

- 9 External lighting in association with this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E3 - Suburban.

Reason: To control the residential amenities of the local environment in accordance with Arun Local Plan policies QE SP1, QE DM2 and D DM1.

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

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy DDM1 of the Arun Local Plan.

- 11 The dwellings shall not be occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the houses will incorporate decentralised, renewable and low carbon energy supply systems and use sustainable construction methods. The approved scheme shall thereafter be implemented prior to occupation

of the dwelling and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient, and in accordance with policy ECC SP2 of the Arun Local Plan

- 12 Before first occupation of any dwelling where unacceptably high levels of noise are likely to be experienced, then post validation testing shall be undertaken by a competent person to determine compliance with the acoustic report and BS 8233. This must be submitted to and agreed in writing with the Local Planning Authority prior to occupation.

Reason: In order to safeguard the amenity of local residents in accordance with Policy QE SP1 of Arun Local Plan .

- 13 Prior to commencement of development details of how the hedgerows on site, which are used by bats for commuting and foraging, are to be retained and enhanced for bats shall be submitted to and approved by the Local Planning Authority. These shall include a buffer strip around the hedgerows (5m) and fencing during construction to be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. The development shall proceed in accordance with the details so approved.

Reason: In the interests of biodiversity to accord with policy ENV DM5 of Arun Local Plan.

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

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

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

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

- 16 Prior to the commencement of development the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:

all previous uses potential contaminants associated with those uses
a conceptual model of the site indicating sources, pathways and receptors
potentially unacceptable risks arising from contamination at the site.

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

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

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

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

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

- 17 Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a "long-term monitoring and maintenance plan" for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 18 No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.
- An indicative programme for carrying out the works
- The arrangements for public consultation and liaison during the construction works.

- Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method should foundation piling occur, the careful selection of plant and machinery and use of noise mitigation barriers.
- Detail of any flood lighting, including location, height, type and direction.

Reason: In the interests of highway safety and the amenities of the area in accordance with policies D DM1 and TSP1 of the Arun Local Plan.

- 19 Prior to commencement of development an Acoustic Report which identifies noise sources in the vicinity of the new homes and appropriate mitigation measures shall be submitted to and approved by the Local Planning Authority. The scope and extent of such a report should be agreed with the Planning Authority before its commission. The works shall proceed in accordance with the details so approved and noise mitigation measures shall be provided prior to occupation and retained in perpetuity. Noise measurement shall be carried out and submitted to the Local Planning Authority for approval before occupation of any residential unit in order to demonstrate the effectiveness of such mitigation works.

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

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

Reason: New petrol 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 Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework.

- 21 No development above damp proof course shall take place until details of Wildflower meadow planting to be incorporated within the scheme have been submitted to and approved by the Local Planning Authority:

The details so approved shall be provided prior to occupation of the dwelling

Reason: In the interests of biodiversity in accordance with policy ENV DM5 of Arun Local Plan.

- 22 No development above damp proof course shall take place until details of the following wildlife habitats and enhancements have been submitted to and approved by the Local Planning Authority:

- bat and bird boxes installed onsite
- log piles provided on site
- Incorporation of gaps at the bottom of the fences to allow movement of small mammals across the site.

The boxes/gaps/log piles so approved shall be provided prior to occupation of the dwellings and retained in perpetuity.

Reason: In the interests of protected species in accordance with policy ENV DM5 of Arun Local Plan.

INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10

year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here

<https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

INFORMATIVE: Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

INFORMATIVE : 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>.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should 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.

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

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INFORMATIVE: You are advised that the submitted Noise Report should:

a) identify all noise sources in the vicinity, also taking into account the planned for road widening scheme along the A259 and adjacent existing business uses, including a permitted new vehicle workshop, yet to be built. Environmental noise monitoring shall take place over a period of not less than 5 days to include a week end and any BS 4142 investigation shall include full onsite logging of weather conditions as required by this

standard. Night time measurement shall be required together with full audio monitoring which will be made available to the Environmental Health Department alongside all raw data, in this way to allow identification of individual episodes of dog barking. A scheme shall then be provided to demonstrate that the internal ambient noise levels within residential units will conform with the 'indoor ambient noise levels for dwellings' guideline values stated in BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings' and WHO. b) demonstrate that the external noise levels within the curtilage of the residential units will conform to the 'design criteria for external noise' upper guidance level of 55dB LAeq, T, as specified within BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings and WHO.

Should it be the case that any residential unit cannot comply with the required standards as described in BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings' and WHO, then consideration must be given to reorientation of buildings to achieve the desired effect in respect of ProPG:

Planning and Noise 2017 and failing this, to The Agent of Change Principle, paragraph 182, National Planning Policy Framework (NPPF2) 2019 with the aim to protect the amenity of pre-existing businesses



Neil Crowther
Group Head of Planning

Case Officer: Mrs A Gardner

Decision Issued:

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

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

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

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

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

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

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

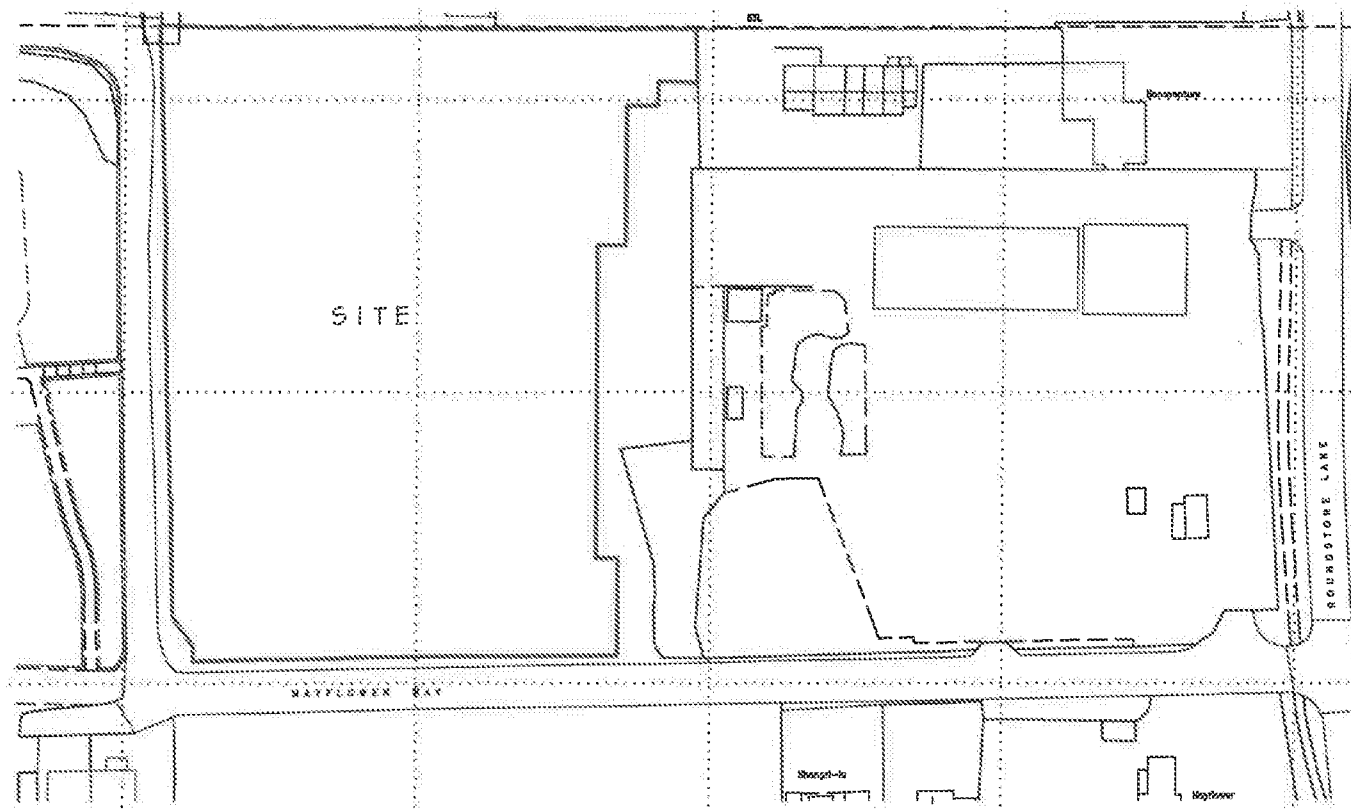
PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

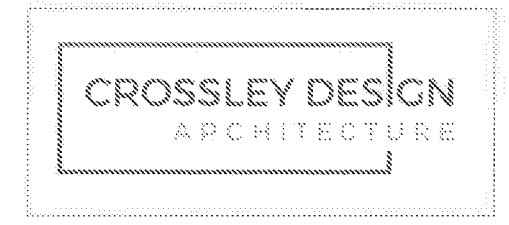
Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the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

APPENDIX 2
LOCATION PLAN



Ordnance Survey (c) Crown Copyright 2014. All rights reserved. Licence number 100022432

0 10 20 m
1:1250 SCALE @ A3



client	CRAYFERN HOMES			
project	RESIDENTIAL DEVELOPMENT LAND OFF MAYFLOWER WAY ANGMERING, WEST SUSSEX BN16 4AY			
drawing	LOCATION PLAN			
scale	date	job no.	drawing no.	rev.
1:1250 @A3	APRIL 18 1701	1.01	-	
This drawing is the copyright of Crossley Design Architecture				

APPENDIX 3
ACLT LAND PLAN

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

EXECUTED BY AFFIXING with the COMMON SEAL
of ARUN DISTRICT COUNCIL

in the presence of:



Seal Book No: 17/2020

AUTHORISED SIGNATORY

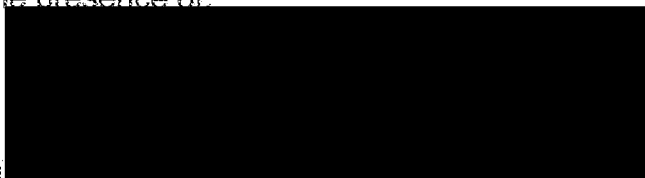
PRINT NAME EDWARD O'BRIEN

JOB TITLE PROPERTY LAWYER



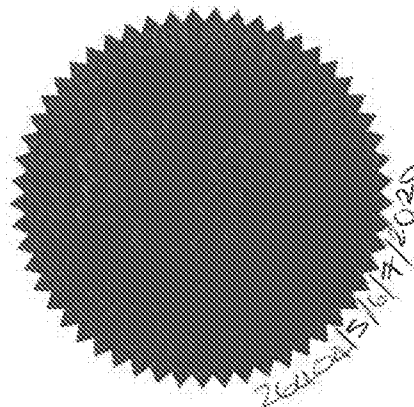
SEALED with the COMMON SEAL
of WEST SUSSEX COUNTY COUNCIL

in the presence of:



Seal

Authorised Signatory



EXECUTED AS A DEED on behalf of
of CRAYFERN HOMES LIMITED

Acting through

A Director



in the presence of:



Alastair Dineen
Drennewyld, Sandy Lane, Lyndhurst.
Residential Developer.

~~in the presence of~~

SIGNED and DELIVERED

by PETER JOHN TAYLOR

as his Deed in the

presence of:

Witness Name:

RICHARD PURCELL

Witness Address:

Thomas Egger House Friary Lane
Chidester PO 19 1WF

Witness Occupation:

SOLICITOR

SIGNED and DELIVERED

by ANNE MARY TAYLOR

by her attorney Peter John Taylor

as his Deed in the

presence of:

Witness Name:

RICHARD PURCELL

Witness Address:

as above

Witness Occupation:

SOLICITOR

SIGNED and DELIVERED

by SEAN PATRICK TAYLOR

by his attorney Peter John Taylor

as his Deed in the

presence of:

Witness Name:

RICHARD PURCELL

Witness Address:

as above

Witness Occupation:

SIGNED and DELIVERED

by ANDREW JOSEPH TAYLOR

by his attorney Peter John Taylor

as his Deed in the

presence of:

Witness Name:

RICHARD PURCELL

Witness Address:

as above

Witness Occupation: