

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: A/166/19/RES

LOCATION: The Laurels
Dappers Lane
Angmering
BN16 4EN

PROPOSAL: Approval of Reserved Matters following Outline consent (Reference A/74/18/OUT) relating to the layout, scale, appearance and landscaping for the erection of 9no two storey dwellings consisting of 2no two bedroom dwellings, 3no three bedroom dwellings and 4no four bedroom dwellings

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The proposal is for an Approval of Reserved Matters following Outline consent (Reference A/74/18/OUT) relating to the layout, scale, appearance and landscaping for the erection of 9no two storey dwellings consisting of 2no two bedroom dwellings, 3no three bedroom dwellings and 4no four bedroom dwellings.

Approval of layout, scale, appearance and landscaping are sought. Although access has already been approved at the outline stage (A/74/18/OUT).

The proposed scheme includes a mix of 2, 3 & 4 bedroomed houses. (2 X 2 bed; 3 x 3 bed; 4 x 4 bed). The mix is shown on the submitted plan 'Master Plan for 9 Units' which also details on parking spaces, materials, amenity space and existing planting. All dwellings would be two storey. The two semi-detached two beds would be adjacent to the entrance, on the western end of the site and to the south of the new roadway leading into the site. All other dwellings would be two storey detached. As one moves from west to east through the site the roadway would lead to plot 3 on the southern side, a 4 bed and as one rounds the corner plots 4 & 5 on the western side which would also be 4 bed. The last remaining 4 bed would be plot 6 in the north-eastern corner of the site with the remaining dwellings to the south of plot 6 in plots 7, 8 & 9 all being 3 bed.

Each house will have 2 parking spaces but the 4 bed dwellings will each have three on site parking spaces as well as an attached car port. There will also be 4 visitor spaces at the southern end of the site.

Plots 1,2,3,4,5 & 6 will each have partially hipped roofs with

the proposed semi-detached in Plots 1 & 2 each having front facing gable ends. Plots 7, 8 & 9 each have a pitched roof. Plots 1 & 2 would have a slightly higher roof ridge than the other proposed dwellings and plots 7,8 & 9 would have a slightly higher ridge than plots 3, 4, 5 & 6.

Each dwelling will have a garden shed for bike storage as well as a designated storage area for bins.

The car ports for plots 3, 4, 5 & 6 will be slightly longer than a standard parking space which will allow for some additional storage.

The access is from Dappers Lane and includes a length of new driveway leading east into the site. This new driveway will have pedestrian footpath on its northern side. This path will be fenced with 2m high panel fencing so that it is secure but also visible to path users. This path will be 1.43m wide and the access road will be 4.5m wide.

The application also includes a comprehensive soft landscaping scheme which includes new native trees, ornamental species tree planting, mixed species native hedgerow, wildflower planting and flowering grassland areas. The separate hard landscaping scheme refers to new paving (4 different types) and gravel building perimeters. The proposed boundary treatments are as follows:

- 2m high panelled fencing to the site perimeter
- 1.8m high panelled fencing along the side boundaries of each dwelling
- 1.8m high gates for each rear garden area
- Tree planting along northern boundary; and
- Within the site layout - a mix of ornamental tree features and mixed species hedgerow.

SITE AREA	0.58 hectares
RESIDENTIAL DEVELOPMENT DENSITY	15.5 dph
TOPOGRAPHY	Predominantly flat
TREES	There are existing trees and hedgerows on all boundaries of the site. Full details of existing and proposed planting are set out in the submitted 'detailed planting plan' (No. 1, 2 & 3), soft landscape layout, hard & soft landscape layout and tree constraints plan
BOUNDARY TREATMENT	The red line application site includes hedgerows, trees and various styles of fencing around the periphery of the site.
SITE CHARACTERISTICS	The site is currently part of a plot attached to a residential dwelling and comprises outbuildings previously used for horticultural production. The site has a hockey stick shape widening to the east. The area to the far east of the site is

presently populated by a variety of small trees and shrubs. Access to the site has already been approved.

A series of hedges enclose a garden which relates closely to the existing house to the west of the site. Some of these hedges extend to and line the boundaries along with a variety of taller mature trees of varying quality.

CHARACTER OF LOCALITY

Semi rural with some former nursery sites in commercial use and detached residential dwellings. The site is bounded by residential development on the north, south and western boundaries of the site. Dwellings are largely two storey residential development with some limited bungalow development. The land immediately to the north of the site is made up of light industrial units, with a collection of small single storey buildings. There are open fields to the east of the site.

RELEVANT SITE HISTORY

A/165/19/DOC	Approval of details reserved by condition imposed under ref A/74/18/OUT relating to Condition Nos 4 - acoustic, 5 - external lighting, 7 - contamination, 12 - hedgerows, 14 - surface water drainage, 15 - discharge of flows, 16 - SuDs and 18 - watercourse or culvert.	
A/133/19/DOC	Approval of details reserved by condition imposed under ref A/74/18/OUT relating to Condition No 19 - reptile survey.	DOC Approved 11-10-19
A/74/18/OUT	Outline Planning Permission with all matters reserved, except access, for the demolition of existing outbuildings and the erection of 9No. two storey dwellings consisting of 2No. two bedroom dwellings, 3No. three bedroom dwellings and 4No. four bedroom dwellings. Departure from the Development Plan.	ApproveConditionally 05-09-18

A recent outline application (reference A/74/18/OUT) was granted for all matters reserved except access for the demolition of existing buildings and the erection of 9 No. two storey dwellings consisting of 2No. two bedroom dwellings, 3No. three bedroom dwellings and 4No. four bedroom dwellings. Departure from the Development Plan.

Also a recent outline planning application for a nearby site to the North of the The Laurels (Merry England Nursery) was granted permission for 18 residential units, in a mix of 2, 3 and 4 bedroom units (ref A/142/16/OUT). This was followed by approval of A/178/17/OUT for 6 no. 3 and 4 bedroom residential units which granted permission at 'Crete Nurseries', also to the north of The Laurels.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Parish Council: No comments received

Letter of representation- none received

CONSULTATIONS

WSCC Strategic Planning

Parks and Landscapes

Southern Water Planning

Environmental Health

Ecology Advisor

Engineers (structural)

Engineers (Drainage)

Engineering Services Manager

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

WSCC Highways- No objections although the LHA's parking standards were revised in August 2019 and the applicant must demonstrate parking in accordance with the latest WSCC parameters.

ADC Landscaping- Recommend approval of reserved landscape matters following outline consent A/74/18/OUT

ADC Tree Officer- There appears to be absence of any approved drainage strategy for the site, including the position of any soakaways or attenuation features. This fundamental element of the design ought to be addressed to our satisfaction in association with layout proposals, so that we are not subsequently held hostage to flood mitigation measures which could then impact heavily on retained/proposed trees or landscape plans.

No objection to these proposals on arboricultural grounds but a number of conditions are recommended should permission be granted.

ADC Ecology- No objections subject to a badger survey which needs to be carried out prior to start on site and a number of recommendations regarding hedgerows, lighting scheme, bat bricks, bird boxes and other enhancements.

Drainage Engineer- Drainage are currently in discussion with the applicants engineers in respect to the surface water drainage design, following their comments (dated 12/12/19) on application A/165/19/DOC.

This includes matters concerning the tree planting scheme, that needs to take account of the culverted watercourse on the western boundary, ensuring no detriment to the pipeline.

A surface water drainage scheme can be accommodated within the proposed development layout but

will need some adjustments/ further investigations in order to fine tune the design.

Update: On 12th February Drainage confirmed that 'the layout is acceptable in terms of the location of the culvert (landscaping scheme also proven not to affect the culvert) and also based upon the proposed drainage scheme.

The drainage conditions still need to be addressed, but proposed drainage scheme will not affect the layout, especially based upon the fact that they are receiving favourable infiltration rates from the further testing. There is no doubt that the drainage scheme will require some tweaking following the testing but these are not expected to be significant'.

Southern Water- No objections to the proposal

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary - Arun Local Plan 2011-2031.

Outside Built Up Area Boundary - Angmering Neighbourhood Development Plan.

West Sussex County Council's Waste and Minerals Plans.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QEDM4	QE DM4 Contaminated Land
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

[Angmering Neighbourhood Plan 2014 POLICY TM1](#) Local Highways

Angmering Neighbourhood Plan 2014 POLICY HD1 Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD3 Housing Mix

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

Angmering Neighbourhood Plan 2014 POLICY HD7 Housing Density

Angmering Neighbourhood Plan 2014 POLICY HD8 Parking for New Developments

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The Angmering Neighbourhood Plan (WNP) has been made and account has been taken of policies relevant to this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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

The proposal is considered to comply with relevant Development Plan policies in that it would have an appropriate scale and layout with beneficial landscaping and would have an appearance not out of character in the area.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

PRINCIPLE

The site lies within the built up area boundary of the Local Plan where the principle of residential redevelopment is acceptable. The principle of development was established when A/74/18/OUT was granted.

It is only appropriate to consider development plan policy/material considerations in respect of the reserved matters. Matters relating to the flood risk, biodiversity, foul drainage (the principle of 9 new dwellings connecting to the network), are all considered to be outline issues. Furthermore, as noted above, the principle of development has already been accepted.

The only matters to be considered under this application are:-

- 1) Layout
- 2) Scale
- 3) Appearance
- 4) Landscaping

LAYOUT

Policy HD3 seeks to provide, where the development is for more than 6 residential units, the right type of dwellings in terms of finishes and materials along with a mix of housing sizes.

It is important to note here that the layout now proposed is similar in form to that which was indicated at the outline stage with no changes to the location of each dwelling in relation to each other. The officers report stated that, in general terms, the number of units, the density and the layout was appropriate.

It is accepted that the layout was not approved at the outline stage. However, it is not considered that the development plan policies and policy guidance on matters of design is materially different to when the previous recommendation was given and that the factors referred to above are material in the determination of this application.

The principle of the access into the site has already been established and therefore this part of the site is purely functional in layout. However, it is considered that it will be an attractive entrance into the site with additional soft landscaping, attractive fencing and pedestrian footpath. This will present an attractive view of the site in the context of the streetscene.

Policies HD4 (Materials), HD5 (Built Form), HD6 (Housing Layout and Design) seeks to ensure that development by way of materials used, appearance and design are appropriate to their location.

In the recent Outline report it was noted that residential development on the eastern side of Dappers Lane consists of a mixture of front facing and flank facing development. Plots 1 and 2 are indicated to front onto Dappers Lane reflecting the development of both properties to the north and south of the site. A substantial set back is proposed reflecting the nature of development on the eastern side of Dappers Lane. The retained vegetation and proposed increased planting on the western boundary will maintain and enhance the existing tree lined and vegetated nature of Dappers Lane. Whilst the proposal will be visible from Dappers Lane, the existing and proposed boundary treatment will largely screen the development from view. The units are proposed to be set back within the site to reduce any perceived impact.

In terms of the size of dwelling the proposed 4 bedroom dwellings (Plots 3, 4, 5 & 6) would have a width of approx. 7m and a depth of approx. 10m with an attached car port to the side. Ridge and eave height would be 8.4m and 5.2m respectively.

The proposed 3 bedroom dwellings (Plots 7,8,9) would have a width of 6.5m and a depth of 9m. A pitched roof with a ridge and eave height of 8.7m and 5.2m respectively is proposed.

The proposed semi-detached 2 bedroom dwelling (Plots 1,2) would have an individual width of 5.3m and a depth of 10.3m. Ridge and eave height would be 9.1m and 5.2m respectively.

Proposed materials would be clay tiles for the roofs with a mixture of hanging cladding and facing brickwork for the external walls. Doors and windows would be of white UPVC with oak posts proposed for the open front porch area.

There is diversity in design from the use of front gables, covered porches and the instances of car ports. The scheme proposes a mix of materials as set in the Master plan and elevations submitted with the application and this is considered to be appropriate.

There is some variation also in the ridge height of the different dwelling types but this is considered to add to the variety.

The dwelling size and material choice for the proposed would blend well with the existing dwellings surrounding the site.

ALP policy D DM1 requires the Council have regard to certain aspects including having minimal impact

to users and occupiers of nearby property and land (such as by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance). Policy QE SP1 states the Council will ensure that development does not have a significantly negative impact upon residential amenity. It is also necessary to have regard to para 127 (f) of the NPPF which states that planning policies and decisions should ensure that developments create places that have a high standard of amenity for existing and future users.

The Council currently has no specific policies regarding the relationship between dwellings. However, 20m between dwellings is an accepted general standard and also ensures that rear private gardens are at least 10m deep. Also 13.5m is an accepted standard for side to front/rear relationships. There is no general standard for flank to flank but flanks do not tend to contain principal windows therefore a narrow gap is often appropriate.

The 'proposed ownership plan', drawing No. 102, submitted with this application demonstrates that acceptable rear garden sizes and depths greater than 10m can be achieved for each plot. The front elevations of dwellings in plots 3, 4 & 5 would be separated from the front elevations of dwellings in plots 6, 7, 8 & 9 by more than 23m. The rear elevations of dwellings in plots 3, 4 & 5 would be separated from the rear elevations of dwellings in plots 1, 2 and that of the existing dwelling by more than 40m.

The distance between side elevations is at its closest in plots 4 & 5 with a distance of approx. 3m between the car port of the dwelling in plot 5 and the northern side elevation of the dwelling in plot 4. The distance between the side elevations of the dwelling in plots 6, 7, 8 and 9 varies between 3m at the front and 5m at the rear.

In terms of the impact of the development upon the residential amenity of existing neighbouring properties there will be no unacceptable adverse impacts on properties to the north, south and west of the site due to the distances involved and existing boundary treatments. The proposal will blend well with other nearby residential developments. For plots 3,4,5 & 6 with the 4 bedroom dwelling only one 1st floor side facing window is proposed. This window, in each of these dwellings, is for a bathroom and will be obscure glazed by condition should permission be granted. No ground floor side facing windows are proposed but each has an access door for a utility room.

For the 3 bedroom dwellings in plots 7,8 & 9 the only side facing windows proposed would be two 1st floor bathroom windows which would again be obscure glazed by condition to prevent overlooking and loss of privacy.

For the 2 bedroom dwellings in Plots 1 & 2 a bathroom window is also proposed in each side facing 1st floor elevation which would again be obscure glazed by condition.

As such, all of the relationships between proposed & existing and between proposed & proposed dwellings are acceptable and will ensure a high standard of amenity for existing and future users. The size of the gaps will also protect against impacts associated with sunlight and shading. The interface distances when combined with the boundary treatments and the presence of garages will also ensure that there is no light spill into Fellows Gardens from cars using the new estate roads. Similar factors combine to mitigate any other light issues to the residential properties to the west or east. The proposed landscaping also provides further mitigation.

Following further dialogue between the applicants and the Council Drainage team it was confirmed on 12th February 2020 by the Drainage Engineer that the layout is acceptable in terms of the location of the culvert (landscaping scheme also proven not to affect the culvert) and also based upon the proposed drainage scheme.

The drainage conditions still need to be addressed, but proposed drainage scheme will not affect the layout, especially based upon the fact that the developers are receiving favourable infiltration rates from the further testing. The drainage scheme will require some tweaking following the testing but these are not expected to be significant.

It is therefore considered that the scheme is in accordance with ALP policies D DM1, QE SP1 and with the guidance in the NPPF on amenity.

SCALE & APPEARANCE:

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

In terms of size, the proposed dwellings will consist of predominantly detached dwellings and 2no semi-detached dwellings (Plots 1 and 2) situated at the entrance of the site. The prevailing character within the immediacy is detached and semi-detached houses therefore the proposals are considered to be acceptable in this location.

In terms of density, D DM1 requires that new housing makes efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. However, higher densities will be more appropriate in the most accessible locations. The policy also requires that the scale of development keep within the general confines of the overall character of a locality. ALP policy D SP1 "Design" requires development to make an efficient use of land and also reflect local character. Regard should also be had to para 127 of the NPPF which states that development must be visually attractive and sympathetic to local character and history.

The density (15.5 dwellings per hectare) was determined at outline stage. It is a relatively low density of development commensurate with to the density of development of nearby properties adjacent to the site.

The east of Dappers Lane features sporadic residential development of various designs and styles with some commercial development to the north and south of the site. This commercial development is less developed than the established residential development to the west of the site but is nevertheless considered relevant when considering the character of the area. A recent planning approval has been granted (A/27/16/PL) for the construction of 53 care apartments approximately 200m to the south of the proposed site (to the east of Dappers Lane) and A/142/16/OUT for 18 dwellings to the north abutting the site and A/178/17/OUT for 6 dwellings at Crete Nursery.

The approved development to the north (A/142/16/OUT) has a density of approximately 15.9 dwellings per hectare (dph) with the existing residential development to the west of that site having a density of approximately 25dph. The density of A/178//17/OUT, if the existing dwelling is included is 20.5dph. The development density proposed at 15.5 dph is acceptable given the established and approved density of development on nearby sites.

The proposed dwellings are considered to consist of a high quality appearance which has taken precedent from the local vernacular by utilising a traditional pallet of materials with a variety of details. The chosen materials for the proposed dwellings are detailed within the accompanying Design & Access Statement but will predominantly consist of tile hanging, brickwork, flint and composite cladding.

The design of the dwellings utilises a traditional building form of detached and semi-detached houses with pitched roofs with hips or gables and bay windows. This traditional building form is considered to be

typical of the immediacy and the suburban and semi-rural character in which the site is situated within.

The proposal therefore accords with policy HD7 of the Angmering Neighbourhood Plan which requires development to be of a density appropriate for and in keeping with the setting of the immediate surrounding area.

LANDSCAPING

Arun Local Plan policy LAN DM1 states that: "Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas." In addition, policy D DM1 requires developments to incorporate new tree planting and to improve upon character through landscaping.

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

The landscaping scheme shows new trees to the northern boundary as well as ornamental trees and additional soft landscaping throughout the site.

A comprehensive landscaping scheme has been proposed which details the soft & hard landscaping throughout the site.

The landscaping scheme has been appraised by the Councils Landscape Officer who believes the landscaping plans to be well thought out and comprehensive with trees, hedges, native planting, shrubs, grasses and buffer edge. The proposed scheme contains a good mix which will provide softening/screening improving the setting, more so over time as the planting matures. The scheme is adequately detailed with quantities and size at time of planting, providing trees which will add instant impact a species mix across the proposals both deciduous and evergreen which will add good biodiversity benefit to the site.

Furthermore the Council's Tree Officer commented that the applicants have employed Lizard Landscape & Design Ltd to prepare an Arboricultural Impact Assessment & Method Statement along with a Tree Retention and Protection Plan for this project. The Tree Officer is of the opinion that the Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. He is in agreement with the retention category ratings for on and off-site trees. He is mindful of previous comments and recommendations made by the Councils previous arboricultural consultant, in his report dated 20th June 2018 (A/74/18/OUT) that remain relevant at this later time and which he endorses.

While there are few trees of even moderate quality, the extent of tree loss across the site is high and so it is pleasing to note our Landscape and Leisure Officer is satisfied with the soft-landscaping element of their proposals. The Tree Officer welcomes the heavy reliance on use of native species within the tree-planting scheme.

Finally before a final decision on trees is made applicants will need to agree to a drainage strategy as per condition on outline.

On the basis that neither of the Councils technical experts raise any objections and given that the third party concerns have been resolved, it is considered that the scheme is in accordance with ALP policies LAN DM1, D DM1 and YNDP policy E4.

Therefore in terms of layout, scale, appearance and landscaping the proposal is considered to be in

keeping with the character of the surrounding area which consists of detached and semi-detached, two storey properties as characterised by the existing development along Dappers Lane as well as the proposed developments surrounding the site.

OTHER MATTERS:

The reserved matters have been considered above. However, there are other issues to consider which relate to the detail of the scheme but do not neatly fall under the above headings.

DRAINAGE

As outlined above further dialogue has taken place between the applicant and the Council's drainage team following comments made by Arun Council's Drainage Engineer dated 12/12/19 on A/165/19/DOC. The drainage conditions attached to the previous outline application remain and must be satisfied before a final decision on trees is made but the layout is considered acceptable in terms of the location of the culvert and also based upon the proposed drainage scheme.

CONCLUSION

Whilst the proposal does not accord with all development plan policies, in accordance with section 38(5) of the Planning and Compulsory Purchase Act 2004, the principle of the proposals would accord with the development plan.

The proposed development is a reserved matters application and based on the indicative details submitted it is not considered to result in any unacceptable adverse impacts on the area by way of layout, scale, appearance and landscaping and is therefore in accordance with relevant development plan policies DSP1, DDM1, DDM2 & TSP1 of the Arun District Local Plan, policies HD3 (Housing Mix), HD4 (Materials), HD5 (Built Form) and HD7 (Housing Density) of the Angmering Neighbourhood Plan and is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

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

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

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

Coloured Front Elevations: 0310-P021
 Street Scene Section 0310-P023
 Street Scene Section AA & BB 0310-P022
 House Type B Elevation 0310-P013
 House Type B Floor Plans 0310-P012
 House Type C Floor Plans 0310-P014
 House Type A Elevations 0310-P011
 House Type C Plots 1 and 2 Elevations 0310-P015
 Existing Street View & outline elevations sheet 2 of 2 02-E-GA
 Master Plan for Units 9 310-P002
 House Type A Floor Plans 0310-P010
 Existing Location and Block Plan 0310-P001
 Proposed Drainage Strategy Plan 101 Rev A
 Proposed Impermeable Area Plan 103
 Proposed Ownership Plan 102
 Existing topographical survey 02-T-E Sheet 1 of 2
 Hard & Soft Landscaping 100 Rev 06

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 2 Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a PRE-COMMENCEMENT Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert (or other competent person - as defined by BS5837:2012) representing the site owner(s) - at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Retention and Protection Plan, LLD1392-ARB-DWG-002, Rev 02.

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

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

- 3 Before any development commences any machinery is introduced to the site, demolition work, alterations to existing ground levels takes place a PRE-COMMENCEMENT Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert (or other competent person - as defined by BS5837:2012) representing the site owner(s). At this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Retention and Protection Plan, LLD1392-ARB-DWG-002, Rev 02.

A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an

Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area. This needs to be a pre-commencement condition to ensure the health of trees in accordance with policy ENV DM4 of the Arun Local Plan.

- 4 Any tree pruning considered essential to enable the agreed development must meet the requirements of BS3998:2010 Tree work - Recommendations:

-Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010

-Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interest of continued health and vitality of trees and to accord with current industry guidelines and sound arboricultural practice.

- 5 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.