

Recommendation Report for Planning Permission

REF NO: A/24/21/PL

LOCATION: Land South of Water Lane
Angmering

PROPOSAL: Erection of a temporary sales cabin with 4 parking spaces and associated landscaping. CIL Zone 1 - This application is zero rated as temporary building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Permission is being sought for the provision of a sales cabin and a 4 space customer car park for a temporary period of 12 months from 1st September 2021 to 31st August 2022.
SITE AREA	0.04 hectare.
TOPOGRAPHY	Predominantly flat.
TREES	There is a cluster of trees that are protected by a Tree Preservation Order (A/2/17) which are located adjacent to the field gate onto Weavers Hill, immediately north of the site.
BOUNDARY TREATMENT	The application site is located 800 metres to the east of Angmering village centre and is bounded by Weavers Hill to the west.
SITE CHARACTERISTICS	The site forms part of what has been identified in the Local Plan as "Angmering North" - a strategic residential allocation for at least 800 new homes. The site comprises agricultural land and is situated to the east of Weavers Hill. The site is bounded by a flint wall and a mix of trees and hedgerows. There are no designated heritage assets within the site. Angmering village centre is within 800 metres of the application site, accessed using Weavers Hill and Cumberland Road.
CHARACTER OF LOCALITY	The area is rural in character with the South Downs National Park to the north beyond the A27 and to the east side of the A280. There are residential areas immediately beyond the western boundary of the site on Weavers Hill and Cumberland Road. To the south of the site is The Avenals housing development. The Angmering Conservation Area lies to the south west of the site. There are listed buildings located in close proximity to the site: Avenals Farmhouse, Weavers Cottage, Cressingham Cottage and Barn or outbuilding to the South of Cressingham Cottage, Malt Barn Cottage, The Malthouse and Pigeon House Farm.

RELEVANT SITE HISTORY

A/109/20/RES	Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure. This application may affect the setting of a listed building, may affect the character & appearance of the Angmering Conservation Area & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).	ApproveConditionally 04-02-21
A/179/20/RES	Approval of reserved matters (appearance, layout, scale and landscaping) following outline consent A/99/17/OUT, for a culverted embankment.	ApproveConditionally 05-02-21
A/99/17/OUT	Outline application with some matters reserved (Access only) for development up to 175 No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage & landscaping. This application affects the character & appearance of Angmering Conservation Area & the setting of Listed Buildings.	App Cond with S106 12-03-19
A/25/21/A	Erection of 5 No. non-illuminated Banner flags and 10 No. non-illuminated Totem signs.	Refused 29-03-21
A/67/21/PO	Application to modify planning obligations dated 07/03/19 under A/99/17/OUT concerning Definition of Green Infrastructure, Mortgagee in Possession Clause, Financial Contributions and Off Site Highway Works.	
A/31/21/PL	Variation of Conditions following grant of A/109/20/RES relating to Condition No 1 plans - Arboricultural Impact Assessment and Arboricultural Method Statement and Condition No 7 - tree protection plan.	
A/155/20/DOC	Approval of details reserved by condition imposed under ref A/99/17/OUT relating to Condition Nos 10 - ecological schedule of works and 19 - badger survey.	DOC Approved 04-02-21

A reserved matters application (A/110/20/RES) was submitted for the construction of a bridge over the Black Ditch, but this application has been withdrawn.

REPRESENTATIONS

ANGMERING PARISH COUNCIL:

No objection subject to a condition requiring the length of flint wall which is proposed to be taken down to accommodate the visibility splay should be re-built on the return.

Seven letters of representation have been received from local residents objecting to the proposed development on the following grounds:

- A Grade II property is opposite the entrance and another Grade II property is adjacent to the site.
- The section of flint wall at the site entrance is worth preserving.
- The destruction of the flint wall seems totally unnecessary.
- A modern sales cabin would have a negative and adverse impact on the Conservation Area.
- The site entrance is on the brow of Weavers Hill, a narrow lane that has multiple blind spots.
- The site access lacks significant visibility splays.
- There is no pavement in the vicinity of the sales cabin and walkers use the lane.
- The sales cabin will adversely compromise the highway safety for pedestrians and other road users.
- There is a bus stop close to where the sales cabin is proposed.
- Once the Water Lane access is built, a Show Home should be built off Water Lane.

COMMENTS ON REPRESENTATIONS RECEIVED:

All planning related comments are noted and covered in the Conclusions section of this report.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

LOCAL HIGHWAY AUTHORITY:

No objection.

Adequate visibility can be achieved onto Weavers Hill; and the submitted visibility plan indicates that no further works are required beyond those needed to form the access itself. Conditions are required limiting the length of time that the temporary sales cabin and the parking spaces can be retained on the site. The details included within the Construction Management Plan are acceptable and reflect the limited highway impact the temporary sales area would have whilst being installed.

ADC CONSERVATION OFFICER:

The site is located in the vicinity of Angmering Conservation Area, Avenals Farmhouse, Weavers Cottage, Cressingham Cottage and Barn or outbuilding to the South of Cressingham Cottage, Malt Barn Cottage, The Malthouse and Pigeon House Farm. The temporary nature of the sales cabin means that the application is considered to not cause harm to the significance of the heritage assets or their setting, nor would it harm the character of the area.

ADC ECOLOGY:

No objection.

The ecological information submitted in the Design and Access Statement and the landscaping included in the Landscaping Proposals (April 2021) are suitable and sufficient for this site.

ADC GREENSPACE:

No objection.

The proposed landscaping around the sales cabin would be temporary in nature. The landscaping will need to conform to the agreed site landscape design when the temporary commercial use of this area ceases.

ADC ARBORICULTURE:

No consultation response was submitted.

COMMENTS ON CONSULTATION RESPONSES:

All planning related comments are noted and covered in the Conclusions section of this report.

POLICY CONTEXT

Designation applicable to site:

Strategic Allocation in the Local Plan.

Within the Built-Up Area Boundary in the Local Plan.

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development

[Angmering Neighbourhood Plan 2014 POLICY EH1](#) Development in the Conservation Area

Angmering Neighbourhood Plan 2014 POLICY EH2 Protect the Landscape setting of the South Downs National Park

Angmering Neighbourhood Plan 2014 POLICY HD1 Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD8 Parking for New Developments

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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POLICY COMMENTARY

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

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Relevant Angmering Neighbourhood Plan (NP) policies have been taken account of and are addressed in the Conclusions section of this report. The Angmering NP was made on 11th March 2015 and is therefore over 2 years old and therefore has limited weight.

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."

Section 70(2) of TCPA provides that:-

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

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

The proposed use of the site as a sales cabin, together with a 4 space customer car park, the provision of 2.0 metre high hoardings and ornamental planting on land off Weavers Hill is considered to comply with relevant Development Plan policies due to the temporary nature of the development from 1st September 2021 to 31st August 2022.

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

This application is for a temporary sales cabin to market the 175 dwellings that will be built on Land South of Water Lane. The residential development on Land South of Water Lane has permission under applications A/99/17/OUT and A/109/20/RES.

In terms of alternative locations, it is accepted that the show homes cannot be constructed in the southern part of the site and be accessed off High Street, as the use of High Street by vehicular traffic could have a detrimental impact on the neighbouring residents.

ASSESSMENT

This application seeks temporary planning permission from 1st September 2021 to 31st August 2022 for commercial development comprising the installation of a sales cabin, the construction of a 4 space car park and the provision of 2.0 metre high hoardings.

A permanent sales area will be constructed near the main entrance from Water Lane but it is normal practice to have a temporary cabin whilst the sales houses are constructed. This is particularly relevant here because the culverted embankment needs to be constructed so it will take longer to gain access and start the construction of the approved dwellings from Water Lane. Notwithstanding this, when the show home is built (approximately Spring 2022) the temporary sales cabin would no longer be needed.

When the show homes are constructed at the northern end of the site near the main entrance from Water Lane, the sales cabin and the customer car park would cease in use and would be removed from the site. It is appropriate to impose a time limited condition whereby the use ceases on 31st August 2022

and the cabin, the 4 car parking spaces, the 2.0 metre high hoardings, the temporary landscaping and all hard-standings are removed from the site by 30th September 2022.

DESIGN

The approved Arun Design Guide promotes good design through setting out key design objectives including the development of a design rationale which should draw upon the results of a site appraisal in order to justify the reasoning behind key design decisions for the proposed development. The design of the sales cabin is functional rather than a high quality design but it is acceptable as it is a temporary structure.

SITE LAYOUT

Site Access Layout:

The proposed access to the sales cabin and car park would use the cycle/pedestrian and emergency vehicles access off Weavers Hill, which was approved under A/99/17/OUT. When the proposed use as a temporary sales area finishes, the access will only be used for emergency vehicles and cycles/pedestrians in accordance with the residential permission.

Detailed plans were submitted as part of the Reserved Matters application to provide more detail on access and landscaping in this part of the site. The proposed development would not widen the entrance to the site, from what was previously approved as part of the outline planning permission or the reserved matters approvals. The current width is required to facilitate the use of the entrance for emergency vehicles (police cars and ambulances); and this width/entrance has been replicated as part of this application for the sales cabin.

Visibility Splay:

The visibility plan (Drawing No. 03 Rev. P1 - Weavers Hill Access Visibility Assessment) includes visibility splays of 2 x 25 metres, in accordance with the 20mph speed limit on Weavers Hill, from a 2.0 metre set back which whilst being a minimum is appropriate and safe in environments such as this with low vehicle speeds and volumes. The visibility splays have been shown to the lane of the oncoming traffic. The access is reflective of the fact that it is both temporary (it will revert to a pedestrian/ cyclist and emergency vehicle access after a temporary period of 12 months, which ends on 31st August 2022), and the number of movements generated would be modest and largely controlled as most customers would attend via appointment.

Flint Wall:

Drawing No. GA-026 Rev. A in the approved Section 106 Agreement which accompanied the outline planning permission established the principle of the cycle/emergency access onto Weavers Hill and the associated removal of a section of flint wall to allow for visibility and the vehicular access. The area of flint wall to be removed measures approximately 10 metres, however, a section of this wall would be rebuilt, ensuring that the approved access and the required visibility splay and the swept paths could be achieved whilst retaining the character of the area. The length of flint wall which is proposed to be taken down to accommodate the visibility splay should be re-built on the return as indicated on Drawing No. P1320 SALES.01 Rev. B - Sales Area Layout. A condition is required to achieve this.

The Parish Council initially objected requesting that the existing gated access opposite Cumberland Road be considered as a point of access to the sales cabin. The existing gated access was considered for use by construction traffic as part of the preparation of the Construction Management Plan (when High Street was also proposed), however, it was discounted because of the impact any hard-standing would have on Tree Preservation Order A/2/17 and on the Root Protection Areas of the surrounding trees; and this would be the same if used as the access point to the temporary sales area.

In summary, it is acknowledged that the proposed access point and removal of a section of the flint wall

to accommodate the access have been approved under Condition 11 which was imposed on the outline planning permission. A section of the flint wall would need be removed to accommodate access to the site and create the approved emergency access regardless of the outcome of the sales cabin application. However, it is considered that the imposition of a condition requiring the re-building of part of the flint wall outside the visibility splay would be acceptable as it would ensure that the flint wall is rebuilt and not lost.

Bus Stop:

There is a bus stop close to where the sales cabin is proposed. The re-location of the bus stop off of Weavers Hill was approved as part of the S106 Agreement and it is set out on Drawing No. ITB9105 Rev. A - "Proposed Footway/Cycle Access onto Weavers Hill". The highway works required to re-locate the bus stop would not affect the flint wall as there is more than 1.0 metre room between the highway boundary and the flint wall.

Landscape Layout

The landscaping detail submitted in the Design and Access statement and Drawing No. PLN-1-5009 Rev. B (JBA 19/283-09) - "Detailed Soft Landscape Proposals for Sales Area" proposes a planting scheme including a wide range of shrubs and 2 specimen trees. The ornamental planting in front of the sales cabin is acceptable as it would enhance the temporary use of the site as a sales area.

It is understood that once the temporary landscaping of the sales area has been removed in September 2022, the approved landscape scheme for the residential development on the site is scheduled to be implemented 12 months later in September 2023.

The landscaping of the sales area, which includes ornamental planting, is acceptable for a temporary period, in accordance with Policy D DM1(1) and Policy D SP1 of the Local Plan and Policy EH2 of the Angmering NP.

Parking Layout and Provision

The customer car park comprises 4 parking spaces located immediately north of the sales cabin. The quantum of car parking proposed is in line with the recommendations in paragraph 4.1 of the Arun District Parking Standards, approved in January 2020 which says: "parking for non-residential uses needs to consider the accessibility of the site, the likely demand for parking and the viability of the site". This commercial development is a temporary use of the land and it is reasonable to have a 4 space car park for staff and customers visiting the sales cabin.

A condition is required to ensure that the customer car park is constructed and ready for use prior to the opening of the sales cabin; and another condition is required to ensure that the customer car park is removed once the commercial use of the site ends.

Layout of the Sales Cabin

The proposed sales cabin faces out westwards towards Weavers Hill. The sales cabin, the parking spaces and the temporary ornamental landscaping are enclosed by a 2.0 metre high hoarding.

It is necessary to construct a 2.0 metre high hoarding to secure the site and deter unauthorised access to the larger development site on Land South of Water Lane.

The proposed layout of the sales area is acceptable, subject to a time limited condition for a period of 12 months, in accordance with Policy D SP1, Policy D DM1 and Policy T SP1 of the Local Plan and Policy HD8 of the Angmering NP.

APPEARANCE

The sales cabin and the 4 space customer car park would have the appearance of a commercial development on the Weavers Hill frontage to the site. The single storey, flat roofed cabin is a fairly simple structure with glazing on the principal elevation and decorative panels on the remaining. These panels include the companies standard branding.

The sales area would be enclosed by a 2.0 metre high hoarding. The provision of a 2.0 metre high wooden hoarding would have a visual impact on the immediate area and it would reduce the openness of the site when viewed from Weavers Hill.

It is necessary to impose a condition for the temporary use of the site as a sales area from which would cease on 31st August 2022, following which the sales cabin, the car park and the 2.0 metre high hoarding would be removed from the site.

SCALE AND BUILDING HEIGHT

The single storey sales cabin would measure 7.3 metres long, by 6.0 metres wide by 3.1 metres high. The scale and height of the single storey building is acceptable on this site, for a temporary period of time.

Subject to a time limited condition, the proposed development complies with Policy D DM1(14) of the Local Plan and Policies HD4 and HD5 of the Angmering NP.

RESIDENTIAL AMENITY

The siting of the single storey sales cabin would ensure that there would be no materially adverse overlooking or overbearing impacts on the approved houses or on the existing houses along Weavers Hill or in the immediate area.

A Construction Management Plan has been submitted with the application, which includes construction working hours, dust suppression measures and a construction traffic routing strategy. The recommendations in the Construction Management Plan are acceptable as they would mitigate the impact of the construction of the temporary sales cabin and the car park on neighbouring residential amenity.

Subject to a time limited condition, the proposed development complies with Policy D DM1(3) of the Local Plan in terms of impact on neighbouring residential amenity.

HERITAGE ASSETS

Paragraph 190 of the NPPF requires great weight to be given to the conservation of heritage assets. Any harm resulting from the proposed development should be weighed against the public benefit in accordance with paragraph 196 of the NPPF. Paragraph 196 of the NPPF says that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum value".

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 says: "in the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area".

There are listed buildings located in close proximity to the site: Avenals Farmhouse, Weavers Cottage, Cressingham Cottage and Barn or outbuilding to the South of Cressingham Cottage, Malt Barn Cottage, The Malthouse and Pigeon House Farm. Angmering Conservation Area lies to the south west of the site. The Conservation Area covers the historic core of the village and consists of three different areas of townscape. The area of relevance to this application is The High Street, which is almost entirely

residential in character and is wider than other roads with a significant gentle curve which invites exploration of the many attractive buildings which are distributed along the road.

The proposal would impact on the listed buildings and the Conservation Area, but a scheme of landscaping has been provided, which softens the impact of the sales area on the listed buildings and the Conservation Area. Weavers Hill is narrow, with the flint walling fronting almost directly onto it. This application would utilise an opening which was approved under Condition 11 which was imposed at the outline planning stage, and this application does not involve the removal of any further sections of the flint wall that has not already been approved. The temporary nature of the sales cabin means that the application is considered to not cause harm to the significance of the heritage assets or their setting, nor would it harm the character of the area. The temporary nature of the sales cabin (i.e. from 1st September 2021 to 31st August 2022) after which it would be removed, and the area reverted to part of the planned open space is acceptable.

Subject to a time limited condition, the proposed development is acceptable and complies with Policy HER DM1 of the Local Plan in terms of impact on listed buildings and Policy HER DM3 of the Local Plan and Policy EH1 of the Angmering NP in terms of impact on the Conservation Area, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), in that it protects the setting of the Listed Buildings and Angmering Conservation Area.

BIODIVERSITY

The temporary ornamental planting comprising shrubs and specimen trees, proposed in the Design and Access Statement and in Drawing No. PLN-1-5009 Rev. B (JBA 19/283-09) - "Detailed Soft Landscape Proposals for Sales Area" would enhance biodiversity for a temporary period.

Once the commercial use of this part of the site ends on 31st August 2022, and the sales cabin, parking spaces, the hoarding and the temporary ornamental planting have been removed from the site by 30th September 2022, the ecological enhancements including boundary habitat planting and wildflower meadow planting, set out in the Ecological Schedule of Works (Ref. JBA 19/283 Rev. B) and approved under A/155/20/DOC could be implemented on the site.

Subject to a time limited condition, the proposed development complies with Policy ENV DM5 of the Local Plan in terms of biodiversity.

SUMMARY

Subject to a time limited condition, the proposed erection of a sales cabin, the provision of a 4 space customer car park, the 2.0 metre high hoarding and ornamental landscaping on land off Weavers Hill is considered to be acceptable, in accordance with Policy D SP1, Policy D DM1, Policy ECC SP1, Policy ENV DM5, Policy HER DM1 and Policy HER DM3 of the Local Plan.

RECOMMENDATION

It is recommended that planning permission is granted for a temporary period for the commercial use of this part of the site, which expires on 31st August 2022. The following conditions should be imposed including a time-limited condition whereby the commercial use of this part of the site as a sales area ends on 31st August 2022 and the sales cabin, the car park, the 2.0 metre high hoarding and the temporary planting are removed from the site by 30th September 2022.

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 permitted shall be begun before the expiration of 3 years from the date of this permission; and the Local Planning Authority must be notified in writing on commencement of the development.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The commercial use of the land hereby permitted shall be discontinued permanently on or before the 31st August 2022, following which the sales cabin, the 4 space customer car park, the 2.0 metre high hoardings, and the temporary ornamental planting identified on Drawing No. P1320 SALES.01 Rev. B - "Sales Area Layout" and Drawing No. PLN-1-5009 Rev. B (JBA 19/283-09) - Detailed Soft Landscape Proposals for Sales Area shall be removed from the site by 30th September 2022.

Reason: To ensure the commercial development is for a limited period, in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

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

- Drawing No. P1320 SALES.02 - Sales Area Location Plan.
- Drawing No. P1320 SALES.01 Rev. B - Sales Area Layout.
- Drawing No. P1320.SALES.04 - Sales Cabin Plans & Elevations.
- Drawing No 01 Rev. A - Plan Layout General Arrangement.
- Drawing No. 02 - Proposed Elevations.
- Drawing No. 03 Rev. P1 - Weavers Hill Access Visibility Assessment.
- Drawing No. PLN-1-5009 Rev. B (JBA 19/283-09) - Detailed Soft Landscape Proposals for Sales Area.
- Revised Design and Access Statement: Land South of Water Lane, Angmering - Temporary

Sales Cabin, dated 9th April 2021.

- Construction Management Plan: Sales Area (Ref. A290-R009 Rev. A), by Abley Letchford Partnership, 9th April 2021.

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.

- 4 The temporary sales cabin shall not be used for commercial purposes until the road, footway and the car parking area serving it have been constructed, surfaced and drained in accordance with the approved plans and details.

Reason: To secure satisfactory standards of access for the proposed development, in accordance with Policy D DM1 of the Arun Local Plan.

- 5 Within 3 months of commencement, the length of flint wall which is proposed to be re-built outside the visibility splay, as indicated on Drawing No. P1320 SALES.01 Rev. B - "Sales Area Layout" shall be built re-using the flint from the existing wall.

Reason: In the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

- 6 All planting, seeding or turfing comprised in the approved details in Drawing No. PLN-1-5009 Rev. B (JBA 19/283-09) - "Detailed Soft Landscape Proposals for Sales Area" shall be carried out within 3 months of the date of this permission.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.

- 7 INFORMATIVE: The potential temporary closure of Weavers Hill to form the access will require a temporary traffic regulation order. The applicant will need to apply for this and it will be considered independently of the current Construction Management Plan (Ref. A290-R009 Rev. A); the approval of the Construction Management Plan does not guarantee the temporary traffic regulation order will be accepted by West Sussex County Council.

- 8 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.