

Recommendation Report for Planning Permission

REF NO: A/31/21/PL

LOCATION: Land South of Water Lane
Angmering

PROPOSAL: Variation of Conditions following grant of A/109/20/RES relating to Condition No 1 - Arboricultural Impact Assessment, Arboricultural Method Statement, Landscape Masterplan and Landscape & Public Open Space Plans and Condition No 7 - Arboricultural Method Statement and the Tree Removal / Protection Plans.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This is a Section 73 application to vary Conditions 1 and 7 imposed on A/109/20/RES for the development of 175 dwellings. Condition 1 comprises a list of the approved plans as part of the approved reserved matter including the Arboricultural Impact Assessment, Arboricultural Method Statement, the Landscape Masterplan and the Landscape and Public Open Space Plans. Condition 7 refers to the Arboricultural Method Statement and the need for protective fencing to be erected and positioned as shown on the approved Tree Protection Plans.
SITE AREA	9.0 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	32.5 dwellings per hectare.
TOPOGRAPHY	Predominantly flat, although the site undulates northwards towards Water Lane, where it is crossed by the Black Ditch.
TREES	A number of trees on the site were protected by a Tree Preservation Order following the submission of A/99/17/OUT in 2017.
BOUNDARY TREATMENT	The application site is located 800 metres to the east of Angmering village centre and is bounded by the A280 to the East, Weavers Hill to the west, the High Street to the South, and Water Lane to the north.
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 in arable use and is situated to the south of Water Lane. The site is gently sloping from north to south with a steeper slope to a dip to the north as it joins Water Lane. The site is bounded by a mix of trees and hedgerows. The northern part of the site is within Flood Zone 2 (with an area of Flood Zone 3) and the eastern edge of the site is bounded by the A280. There are no designated

heritage assets within the site.

Angmering village centre is within 800 metres of the centre of the application site, accessed using Weavers Hill and Cumberland Road to the west of the site; and along High Street to the south of the site.

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. The Angmering Conservation Area lies to the south west of the site, with listed buildings close to the site boundaries, including the Spotted Cow Public House and the Avenals Farmhouse (listed farmhouse). There is existing residential development to the south and west of the site and further residential development to the south, off Roundstone Lane.

There are residential areas immediately beyond the western and southern boundaries. To the south of the site is the Manor Nurseries development, which has reserved matters approval (A/38/18/RES) for 32 houses and to the north of the site is Land North of Water Lane which has outline planning permission (A/40/18/OUT) for 525 dwellings and for employment uses.

RELEVANT SITE HISTORY

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/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/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/24/21/PL Erection of a temporary sales cabin with 4 parking spaces and associated landscaping. CIL Zone 1 - This application is zero rated as temporary building.

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 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.

A letter of representation has been received from a neighbouring landowner objecting to the proposed development on the following grounds:

- This application is to cut down a number of trees; these are the trees that have been cut down on the resident's land.
- The matter is in dispute and the surveyors will review the situation.
- The application should not be considered until it has been confirmed whose land the trees were on.

COMMENTS ON REPRESENTATIONS RECEIVED:

Planning related comments noted and addressed in the 'Conclusions' section below.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

SOUTH DOWNS NATIONAL PARK AUTHORITY:

Object to the proposal due to the degree of harm to the setting of the National Park landscape. However, should the Local Planning Authority be minded to recommend the application for approval, on balance, then a condition is requested to mitigate impacts on the landscape and natural and scenic quality of this area through improvements to green infrastructure. In particular, the eastern woodland buffer should be widened further, and the visitor parking spaces removed from it; and the planting plan revised to include predominantly native species.

ADC DRAINAGE:

No objection.

Following the submission of amended landscaping plans, the initial objection was withdrawn.

ADC ARBORICULTURE:

No objection.

The Arboricultural Impact Assessment, Method Statement and Tree Removal Plans have been revised to reflect the tree/hedge removal work that is necessary to achieve required sightlines from the proposed

site access.

ADC GREENSPACE:

Support.

Landscape provision as set out on Drawing No. JBA-19-283-01 (Rev. K) and Drawing No. JBA-19-283-02 (Rev K) would appear appropriate for this location. The proposed use of species such as alder and willow ought to survive any short term flooding event. All amendments on the revised Landscape Masterplan (Rev. O) appear fine. The proposed tree pit and root barrier details are acceptable.

COMMENTS ON CONSULTATION RESPONSES:

Planning related comments noted and addressed in the 'Conclusions' section below.

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
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development

[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 HD6 Housing Layout & Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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 development is considered to comply with relevant tree protection policies in the Development Plan policies and the proposed replacement landscaping would materially enhance the character and appearance of the site access off Water Lane, in the vicinity of the Black Ditch.

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 principle of residential development on this site was established when A/99/17/OUT was granted on 12th March 2019 for up to 175 dwellings, including up to 53 affordable dwellings (i.e. 30% affordable provision). The reserved matters, comprising scale, layout, appearance and landscaping were approved (A/109/20/RES) by the Development Control Committee on 4th February 2021.

This Section 73 application seeks amendments to the approved Arboricultural Impact Assessment, the Arboricultural Method Statement, the approved Tree Protection Plans and the approved Landscaping Plans for the removal of the hedgerow and some self-set hawthorn to enable the provision of a visibility splay at the vehicular access into the site from Water Lane and for the planting of Alder and Willow trees outside the visibility splay to compensate for the loss of the hedgerow and the self-set hawthorn.

VARIATION OF CONDITION 1

The current Section 73 application is to vary Condition 1, which was imposed on reserved matters approval on the Land South of Water Lane and lists all of the approved plans, including the Arboricultural Impact Assessment, Arboricultural Method Statement and the Landscaping Plans.

The approved Arboricultural Impact Assessment (Revision B) and Arboricultural Method Statement (Revision B) listed under Condition 1 do not include the removal of the existing vegetation within the visibility splay at the access into the site from Water Lane. This application proposes to substitute the approved Arboricultural Impact Assessment (Revision B) and Arboricultural Method Statement (Revision B) listed in Condition 1 with Arboricultural Impact Assessment (Revision C) and Arboricultural Method Statement (Revision C).

This application also proposes to substitute the approved Landscape Masterplan (Revision F) and the

Landscape and Public Open Space Plans listed in Condition 1 with the following plans:

- Drawing No. JBA 18109-SK01 Rev. O - Landscape Masterplan;
- Drawing No. JBA 19-283 01 Rev. K - Landscape and Public Open Space Plans;
- Drawing No. JBA 19-283 02 Rev. K - Landscape and Public Open Space Plans;
- Drawing No. JBA 19-283 03 Rev. H - Landscape and Public Open Space Plans;
- Drawing No. JBA 19-283 04 Rev. H - Landscape and Public Open Space Plans;
- Drawing No. JBA 19-283 05 Rev. H - Landscape and Public Open Space Plans;
- Drawing No. JBA 19-283 06 Rev. I - Landscape and Public Open Space Plans;
- Drawing No. JBA 19-283 07 Rev. I - Landscape and Public Open Space Plans;
- Drawing No. JBA 19-283 08 Rev. K - Landscape and Public Open Space Plans.

VARIATION OF CONDITION 7

This application also proposes to amend the Tree Removal / Protection Plans (Revision B) listed in Condition 7 to include the following plans and to include the amended Arboricultural Method Statement:

- Drawing No. JBA 19/283 TR01 & TPO1 Rev. C - Tree Removal / Protection Plan
- Drawing No. JBA/283 TR02 & TP02 Rev. C - Tree Removal / Protection Plan
- Drawing No. JBA 19/283 TR03 & TP03 Rev. C - Tree Removal / Protection Plan
- Arboricultural Method Statement (Revision C).

An assessment of the proposed changes to the tree planting at the site access off Water Lane is set out below.

SITE LAYOUT

An Arboricultural Survey, Arboricultural Method Statement, an Arboricultural Impact Assessment and a Tree Protection Plan were submitted with the outline planning application (A/99/17/OUT) in order to record the location, condition and value of the trees within the site. The Arboricultural Survey recommended that an arboricultural impact assessment be produced at the reserved matters stage. An up-to-date Arboricultural Impact Assessment (AIA) AR01 Rev. B (Ref. JBA 19-283) and an up-to-date Arboricultural Method Statement (AMS) AR02 Rev. B (Ref. JBA 19-283) were submitted and approved at the reserved matters stage. The approved arboricultural impact assessment included a schedule of trees to be retained and removed; it evaluated the likely effects of construction works on retained trees including post development pressures and provided recommendations on mitigation measures to be implemented; and it included a Tree Retention Plan.

The revised Arboricultural Impact Assessment, Arboricultural Method Statement and Landscaping Plans only affect the northern boundary of the site in the vicinity of the Black Ditch, specifically in relation to the approved site access off Water Lane. The vegetation which is proposed to be removed comprises mainly of elm hedge infected with Dutch Elm disease, with some self-set hawthorn. The vegetation/hedge is listed as Category U, defined as "Groups/hedges of poor quality and value". The amount of vegetation that is proposed to be removed is limited to the approved access and required visibility splays for safety purposes.

The proposed amendments to the Arboricultural Impact Assessment, the Arboricultural Method Statement and the Landscaping Plans would not affect any of the Oaks and the 5 Lime trees on the site that are subject to a Tree Preservation Order. The Arboricultural Officer has raised no objection to this Section 73 application and supports the inclusion of the amended AIA (Rev. C), AMS (Rev. C) and the Tree Removal / Protection Plans (Rev. C), in the relevant conditions.

The amended Landscape Masterplan (Rev. O) identifies additional tree planting (willow and alder) within the proposed new hedgerow which is set back behind the visibility splays. The hedgerow has been sited as close to the boundary as possible whilst taking into account the visibility splays. The proposed replacement tree planting in the vicinity of the wetland area formed by the Black Ditch comprises suitable

water tolerant species (including willow and alder) which have been sited largely in the periphery of this area, avoiding direct conflict with the culverts, the attenuation area and excluding planting into areas where it would be envisaged that year-round standing water would occur.

The removal of the elm hedge and some self-set hawthorn is necessary to accommodate the visibility splays at the entrance to the site. The proposed planting of willow and alder, set back from the visibility splay would provide an informal, semi-rural landscape at the entrance to the site, off Water Lane, reflecting the character of the site and the surrounding areas in terms of landscaping.

The objection from the South Downs National Park Authority (SDNPA) does not relate to the proposed replacement planting next to the visibility splay at the site entrance onto Water Lane but to the landscape buffer along the eastern boundary of the site, which the SDNPA consider should be widened further, and the visitor parking spaces removed from it; and the planting plan revised to include predominantly native species. These issues were all addressed at the reserved matters stage where it was concluded that the eastern landscape buffer is a minimum of 5.5 metres and increases up to 9.0 metres in places in accordance with the parameter plans approved at the outline planning stage and it includes the planting of native species; and the Landscape Masterplan is characteristic of a residential development on the edge of Angmering.

ADC Drainage requested that the landscape plans show the root protection barriers; and typical street tree pit details (Ref. JBA 19_283-DT1) have been submitted which show the root protection barriers that would be installed. Rather than wholesale changes, some of the trees have been re-positioned slightly to set them away from the drainage infrastructure. Three of the landscape plans (Drawing No. JBA 19-283 01 Rev. K, Drawing No. JBA 19-283 02 Rev. K and Drawing No. JBA 19-283 08 Rev. K - Landscape and Public Open Space Plans) have been updated to show 3.0 metre, 6.0 metre and 10.0 metre offsets from the attenuation basin in the northern part of the site. The proposed tree planting takes account of the underground drainage tanks; and the root protection areas of the trees would not be compromised by underground drainage infrastructure. The rest of the landscaping is as already approved under A/109/20/RES save for an enhanced hedge at the front of the site at the request of Angmering Parish Council. ADC Greenspace have reviewed the drawings which appear suitable and in conjunction with tree pit and root barrier detail recommend approval of the detail shown; and the objection from ADC Drainage has been withdrawn.

The proposed replacement planting adjacent to the site access off Water Lane and around the attenuation basin in the northern part of the site complies with Policy ENV DM4 and Policy D DM1(1) of the Local Plan and Policy EH2 of the Angmering NP. It is acknowledged that the layout (Drawing Number PLN-1-1101 Rev. AE) of the residential development which was approved at the reserved matters stage would remain unchanged, in accordance with Policy D DM1 of the Local Plan and Policy HD6 of the Angmering NP.

OTHER ISSUES

A neighbouring landowner has objected claiming that this application relates to trees that were cut down on his land in February 2021, that the matter is in dispute and this application should not be considered until it has been confirmed whose land the trees were on. This application relates to the proposed removal of trees from the visibility splay on the Water Lane access; and not to the removal of trees on neighbouring land which is the subject of a legal dispute between the neighbouring landowner and the developer.

SUMMARY

This Section 73 application seeking the variation to Conditions 1 and 7 of A/109/20/RES to ensure the up-to-date Arboricultural Impact Assessment, Arboricultural Method Statement and Landscaping Plans are listed in the Decision Notice is acceptable. The removal of the hedgerow and the self-set hawthorn is

required to allow the access and its associated visibility splay into the site from Water Lane; the proposed tree planting takes account of the underground drainage tanks; the proposed tree planting comprises suitably water tolerant species, in close proximity to the Black Ditch, and it forms a visually attractive landscape back-drop at the entrance to the site, in accordance with Policy ENV DM4 and Policy D DM1(1) of the Local Plan, Policy EH2 of the Angmering NP and the National Planning Policy Framework.

RECOMMENDATION

It is recommended that this Section 73 application is approved and that Condition 1 and Condition 7 of A/109/20/RES be varied, but the other conditions (Conditions 2 to 6 inclusive) remain unchanged.

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 drawings and submitted materials:

- Drawing No. PLN-1-1101 Rev. AE - Planning Layout
- Drawing No. PLN-1-1102 Rev. AA - Materials Layout
- Drawing No. PLN-1-1103 Rev. N - Heights Layout
- Drawing No. PLN-1-1104 Rev. T - Tenure Layout
- Drawing No. PLN-1-1105 Rev. N - Parking Layout
- Drawing No. PLN-1-1106 Rev. O - Refuse Layout
- Drawing No. PLN-1-1107 Rev. T - Enclosures Layout
- Drawing No. PLN-1-1108 Rev. B - Location Plan

- Drawing No. PLN-1-2201 Rev. B - Type 204, Floor & Roof Plans - Style 1
- Drawing No. PLN-1-2102 Rev. B - Type 204, Elevations - Style 1 - Brick
- Drawing No. PLN-1-2202 Rev. A - Type 204, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2103 Rev. A - Type 204, Elevations - Style 2 - Brick
- Drawing No. PLN-1-2104 Rev. A - Type 204, Plans & Elevations - Style 3 - Brick
- Drawing No. PLN-1-2203 Rev. A - Type 204, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2105 Rev. A - Type 204, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2204 Rev. B - Type 312, Floor 7 Roof Plans - Style 2
- Drawing No. PLN-1-2106 Rev. B - Type 312, Elevations - Style 2 - Board
- Drawing No. PLN-1-2246 - Type 331, Floor & Roof Plans - Style 1
- Drawing No. PLN-1-2183 - Type 331, Elevations - Style 1 - Flint
- Drawing No. PLN-1-2247 - Type 341, Floor & Roof Plans - Style 1
- Drawing No. PLN-1-2184 - Type 341, Elevations - Style 1 - Flint
- Drawing No. PLN-1-2205 Rev. B - Type 341A, Floor & Roof Plans - Style 1
- Drawing No. PLN-1-2107 Rev. B - Type 341A, Elevations - Style 1 - Brick
- Drawing No. PLN-1-2108 Rev. B - Type 341A, Elevations - Style 1 - Flint
- Drawing No. PLN-1-2206 Rev. A - Type 341A, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2109 Rev. A - Type 341A, Elevations - Style 2 - Brick
- Drawing No. PLN-1-2110 Rev. B - Type 341A, Elevations - Style 2 Board
- Drawing No. PLN-1-2207 Rev. B - Type 341A, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2111 Rev. B - Type 341A, Elevations - Style 3 - Render
- Drawing No. PLN-1-2208 Rev. B - Type 341A, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2112 Rev. B - Type 341A, Elevations - Style 4 - Brick
- Drawing No. PLN-1-2113 Rev. B - Type 341A, Elevations - Style 4 - Tile Hung
- Drawing No. PLN-1-2114 Rev. A - Type 341A, Elevations - Style 4 - Tile Hung
- Drawing No. PLN-1-2209 Rev. B - Type 382, Floor & Roof Plans - Style 1
- Drawing No. PLN-1-2116 Rev. B - Type 382, Elevations - Style 1 - Brick
- Drawing No. PLN-1-2210 Rev. B - Type 382, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2117 Rev. B - Type 382, Elevations - Style 2 - Brick
- Drawing No. PLN-1-2118 Rev. B - Type 382, Elevations - Style 2 - Board
- Drawing No. PLN-1-2211 Rev. B - Type 382, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2119 Rev. B - Type 382, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2120 Rev. A - Type 382, Elevations - Style 3 - Board
- Drawing No. PLN-1-2212 Rev. B - Type 382, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2121 Rev. B - Type 382, Elevations - Style 4 - Brick
- Drawing No. PLN-1-2214 Rev. C - Type 403, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2124 Rev. A - Type 403, Elevations - Style 2 - Brick
- Drawing No. PLN-1-2125 Rev. B - Type 403, Elevations - Style 2 - Board
- Drawing No. PLN-1-2215 Rev. C - Type 403, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2126 Rev. B - Type 403, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2216 Rev. C - Type 403, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2128 Rev. B - Type 403, Elevations - Style 4 - Brick
- Drawing No. PLN-1-2218 Rev. B - Type 418, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2130 Rev. B - Type 418, Elevations - Style 4 - Brick
- Drawing No. PLN-1-2131 Rev. A - Type 418 Elevations - Style 4 - Flint
- Drawing No. PLN-1-2219 Rev. A - Type 433, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2132 Rev. B - Type 433, Elevations - Style 2 -Board
- Drawing No. PLN-1-2220 Rev. A - Type 433, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2134 Rev. A - Type 433, Elevations - Style 3 - Board
- Drawing No. PLN-1-2221 Rev. B - Type 433, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2135 Rev. A - Type 433, Elevations - Style 4 - Tile Hung
- Drawing No. PLN-1-2136 Rev. A - Type 433, Elevations - Style 4 - Tile & Render

- Drawing No. PLN-1-2222 Rev. A - Type 433, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2137 Rev. B - Type 433, Elevations - Style 4 - Flint
- Drawing No. PLN-1-2224 Rev. B - Type 442, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2139 Rev. B - Type 442, Elevations - Style 2 - Brick
- Drawing No. PLN-1-2225 Rev. A - Type 442, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2140 Rev. A - Type 442, Elevations - Style 4 - Brick
- Drawing No. PLN-1-2226 Rev. B - Type 456, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2141 Rev. A - Type 456, Elevations - Style 2 - Brick
- Drawing No. PLN-1-2142 Rev. B - Type 456, Elevations - Style 2 - Board
- Drawing No. PLN-1-2227 Rev. A - Type 456, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2143 Rev. A - Type 456, Elevations - Style 3 - Board
- Drawing No. PLN-1-2228 Rev. B - Type 456, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2144 Rev. B - Type 456, Elevations - Style 4 - Brick
- Drawing No. PLN-1-2145 Rev. A - Type 456, Elevations - Style 4 - Flint
- Drawing No. PLN-1-2229 Rev. C - Type 469, Floor & Roof Plans - Style 1
- Drawing No. PLN-1-2146 Rev. B - Type 469, Elevations - Style 1 - Flint
- Drawing No. PLN-1-2230 Rev. C - Type 469, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2147 Rev. B - Type 469, Elevations - Style 2 - Board
- Drawing No. PLN-1-2231 Rev. B - Type 469, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2148 Rev. A - Type 469, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2232 Rev. C - Type 469, Floor & Roof Plans - Style 4
- Drawing No. PLN-1-2149 Rev. A - Type 469, Elevations - Style 4 - Brick
- Drawing No. PLN-1-2150 Rev. B - Type 469, Elevations - Style 4 - Tile Hung
- Drawing No. PLN-1-2151 Rev. B - Type 469, Elevations - Style 4 - Tile & Render
- Drawing No. PLN-1-2152 Rev. B - Type 469, Elevations - Style 4 - Flint
- Drawing No. PLN-1-2233 Rev. A - Type 60 & 61, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2153 Rev. A - Type 60 & 61, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2154 Rev. A - Type 60 & 61, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2234 Rev. B - Type 58 & 59, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2155 Rev. B - Type 58 & 59, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2235 Rev. B - Type 58 & 59, Floor & Roof Plans - Style 3 - Board
- Drawing No. PLN-1-2156 Rev. B - Type 58 & 59, Elevations - Style 3 - Board
- Drawing No. PLN-1-2236 Rev. C - Type 51, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2157 Rev. C - Type 51, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2159 Rev. C - Type 51, Plans & Elevations - Style 3 - Brick
- Drawing No. PLN-1-2160 Rev. B - Type 51, Plans & Elevations - Style 3 - Board
- Drawing No. PLN-1-2237 Rev. B - Type 52, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2161 Rev. B - Type 52, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2239 Rev. C - Type 52A, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2165 Rev. C - Type 52A, Elevations - Style 3 - Render
- Drawing No. PLN-1-2167 Rev. B - Type 55, Plans & Elevations - Style 3 - Board
- Drawing No. PLN-1-2240 Rev. C - Type 54, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2168 Rev. B - Type 54, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2241 Rev. B - Type 403A, Floor & Roof Plans - Style 1
- Drawing No. PLN-1-2170 Rev. A - Type 403A, Elevations - Style 1 - Flint
- Drawing No. PLN-1-2242 Rev. B - Type 403A, Floor & Roof Plans - Style 2
- Drawing No. PLN-1-2171 Rev. B - Type 403A, Elevations - Style 2 - Brick
- Drawing No. PLN-1-2172 Rev. A - Type 403A, Elevations - Style 2 - Board
- Drawing No. PLN-1-2243 Rev. B - Type 403A, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2173 Rev. B - Type 403A, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2174 Rev. A - Type 403A, Elevations - Style 3 - Board
- Drawing No. PLN-1-2175 Rev. A - Type 51, Plans & Elevations - Style 3 - Brick

- Drawing No. PLN-1-2176 Rev. A - Type 51, Plans & Elevations - Style 3 - Brick
- Drawing No. PLN-1-2177 - Type 51, Plans & Elevations - Style 3 - Brick
- Drawing No. PLN-1-2178 - Type 403A, Elevations - Style 1 - Brick
- Drawing No. PLN-1-2179 - Type 52A, Elevations - Style 3 - Brick
- Drawing No. PLN-1-2244 - Type 52A, Floor & Roof Plans - Style 3
- Drawing No. PLN-1-2180 - Type 52A, Elevations - Style 3 - Board
- Drawing No. PLN-1-2181 - Type 54, Plans & Elevations - Style 3 - Brick
- Drawing No. PLN-1-2245 - Type 58 & 59, Floor & Roof Plans - Style 3 - Board
- Drawing No. PLN-1-2182 - Type 58 & 59, Elevations - Style 3 - Board
- Drawing No. PLN-1-3000 Rev. E - Block A, Ground Floor Plan - Style 3
- Drawing No. PLN-1-3001 Rev. E - Block A, First Floor Plan - Style 3
- Drawing No. PLN-1-3003 Rev. H - Block A, Roof Plan - Style 3
- Drawing No. PLN-1-3004 Rev. J - Block A, Front Elevation - Style 3
- Drawing No. PLN-1-3005 Rev. J - Block A, Side Elevation - Style 3
- Drawing No. PLN-1-3006 Rev. J - Block A, Rear Elevations - Style 3
- Drawing No. PLN-1-3011 Rev. D - Block A, Side Elevation - Style 3
- Drawing No. PLN-1-3700 Rev. A - Garages - Single, Plans & Elevations
- Drawing No. PLN-1-3701 Rev. A - Garages - Pair, Plans & Elevations
- Drawing No. PLN-1-3702 Rev. A - Garages - Double, Plans & Elevations
- Drawing No. PLN-1-3800 - Bin & Cycle Stores, Plans & Elevations
- Drawing No. PLN-1-3801 - Sub Station, Plans & Elevations
- Drawing No. PLN-1-1150 Rev. C - Streetscenes
- Drawing No. PLN-1-1151 Rev. E - Streetscenes
- Drawing No. PLN-1-1152 Rev. B - Streetscenes
- Drawing No. PLN-1-1153 Rev. A - Streetscenes
- Drawing No. JBA 18109-SK01 Rev. O - Landscape Masterplan.
- Drawing No. JBA 19-283 01 Rev. K - Landscape and Public Open Space Plans
- Drawing No. JBA 19-283 02 Rev. K - Landscape and Public Open Space Plans
- Drawing No. JBA 19-283 03 Rev. H - Landscape and Public Open Space Plans
- Drawing No. JBA 19-283 04 Rev. H - Landscape and Public Open Space Plans
- Drawing No. JBA 19-283 05 Rev. H - Landscape and Public Open Space Plans
- Drawing No. JBA 19-283 06 Rev. I - Landscape and Public Open Space Plans
- Drawing No. JBA 19-283 07 Rev. I - Landscape and Public Open Space Plans
- Drawing No. JBA 19-283 08 Rev. K - Landscape and Public Open Space Plans
- Typical Street Tree Pit Detail (Ref. JBA 19_283-DT1).
- Drawing No. Q6612 Rev. F - Local Equipped Area for Play
- Drawing No. A290-RM-101 P5 - General Arrangement Sheet 1
- Drawing No. A290-RM-102 P5 - General Arrangement Sheet 2
- Drawing No. A290-RM-111 P6 - Long Sections Sheet 1
- Drawing No. A290-RM-112 P6 - Long Sections Sheet 2
- Drawing No. A290-RM-113 P4 - Long Sections Sheet 3
- Drawing No. A290-RM-114 P5 - Long Sections Sheet 4
- Drawing No. A290-RM-401 P5 - Engineering Layout Sheet 1
- Drawing No. A290-RM-402 P5 - Engineering Layout Sheet 2
- Drawing No. A290-RM-610 P1 - Highway Construction Details
- Drawing No. A290-RM-701 P5 - Materials Sheet 1
- Drawing No. A290-RM-702 P5 - Materials Sheet 2
- Drawing No. A290-RM-801 P5 - Large Refuse Vehicular Tracking Sheet 1
- Drawing No. A290-RM-802 P5 - Large Refuse Vehicular Tracking Sheet 2
- Drawing No. A290-RM-803 P5 - Fire Tender Vehicular Tracking Sheet 1
- Drawing No. A290-RM-804 P5 - Fire Tender Vehicular Tracking Sheet 2
- Drawing No. A290-RM-805 P5 - Parking Court Tracking Sheet 1

- Drawing No. A290-RM-806 P5 - Parking Court Tracking Sheet 2
- Transport Statement (Ref. A290-R004 Rev. E)
- Supplemental Planning Statement (October 2020)
- Design and Access Statement, prepared by AAP Architecture.
- Landscape Design Strategy, Angmering, Rev. G, October 2020, prepared by James Blake Associates (Ref. JBA 19_283-Doc1).
- Visuals Rev. A (Ref. JBA 19_283-Doc2).
- Arboricultural Impact Assessment AR01 Rev. C (Ref. JBA 19-283), 12th February 2021.
- Arboricultural Method Statement AR02 Rev. C (Ref. JBA 19-283), 12th February 2021.
- Angmering Landscape Management Plan Rev. B (Ref. JBA 19_283-LMP1)
- Supplemental Heritage Compliance Statement, 30th November 2020, prepared by JLL Heritage & Townscape.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

- 2 The development shall be carried out in accordance with the following approved Statement of Architectural Detail and detailed plans:

- Statement of Architectural Detail pursuant to Condition 2 on Reserved Matters approval Ref. A/109/20/RES, (Rev. C).
- Drawing No. DW-SD07-016 - Brick Soldier Course Details.
- Drawing No. DW-SD07-018 - Recon Stone Cill Details.
- Drawing No. DW-SD07-019 - Stretcher Cill Details.
- Drawing No. ARCH-1-3408 - Door & Window Brick Quoin / Splayed Window Head Setting Out Details.
- Drawing No. ARCH-1-3407 - Corner Brick Quoin Setting Out Details.
- Drawing No. ARCH-1-3406 - Elevational Brick String Course Details.
- Drawing No. ARCH-1-3401 - Tile Hanging Details (Sheet 1).
- Drawing No. ARCH-1-3402 - Tile Hanging Details (Sheet 2).
- Drawing No. ARCH-1-3403 - Weatherboarding Details (Sheet 1).
- Drawing No. ARCH-1-3404 - Weatherboarding Details (Sheet 2).
- Drawing No. ARCH-1-3405 Rev. A - Weatherboarding Details (Sheet 3).
- Drawing No. ARCH-1-3400 Rev. A - Square Bay Window Detail.
- Drawing No. ARCH-1-3416 - Splayed Bay Window Detail.
- Drawing No. ARCH-1-3409 - Flat Block A Canopy / Porch Detail.
- Drawing No. ARCH-1-3500 - External Materials Plan.
- Black uPVC rainwater goods.
- Window reveals/recess will be 100mm.
- Doors will be supplied by IG Doors (Codes NG01, NG06 and NG18).

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan.

- 3 No dwelling shall be occupied until the road(s), footways, and parking areas 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 the Arun Local Plan.

- 4 No dwelling shall be occupied until the garage for that dwelling shown on the approved plans has been constructed and provided for the dwelling to which it relates. The garage shall not be

used for any purpose other than the parking of vehicles and for domestic storage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy D DM1 of the Arun Local Plan.

- 5 No dwelling shall be first occupied until covered and secure cycle parking spaces serving that dwelling have been provided.

Reason: To provide alternative travel options to the use of the car in accordance with Policy D DM1 and Policy T DM1 of the Arun Local Plan.

- 6 Notwithstanding the provisions of Class A, A.1, (g) within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no rear extensions to the dwelling houses shall be erected within the curtilage of the dwellings hereby permitted unless planning permission is first granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy D DM1 of the Arun Local Plan.

- 7 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, written confirmation is required from the Arboricultural Expert representing the site owner(s), confirming that all protective fencing has been inspected and found to be 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the Tree Removal / Protection Plans, dwg nos. JBA 19/283 TR01 & TPO1, JBA 19/283 TRO2 & TP02, JBA 19/283 TR03 & TPO3, - Rev C.

All activity at the site is to be carried out in strict accordance with the Arboricultural Method Statement, JBA 19/283 AR02 Rev C, 12th February 2021. If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Any tree pruning considered essential to enable the agreed development or subsequently agreed with the Local Planning Authority Tree Officer, 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.

Reason: 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, in accordance with Policy ENV DM4 of the Arun Local Plan.

- 8 INFORMATIVE: No excavations, mounding or tree planting should be carried out within 6 metres of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

- 9 INFORMATIVE: If the applicant wishes to offer for adoption the sewers, will have to comply with Sewers for Adoption 7th Edition. A formal application under Section 104 is required to be submitted and approved by Southern Water before implementing on site.
- 10 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.