

Recommendation Report for Planning Permission

REF NO: A/3/21/PL

LOCATION: Pound Place
Roundstone Lane
Angmering
BN16 4AL

PROPOSAL: Erection of a 74-bed care home (C2 residential institution) with car parking, landscaped gardens & access from Roundstone Lane. (resubmission following A/9/19/PL). This site is in CIL Zone 2 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The site has permission for a 64 bed care home under application A/9/19. This application seeks to add a further 10 bedrooms within the roof area to make an overall total of 74 bedrooms. This proposal utilises the approved 2nd floor with dormers which were the subject of a sec 73 permission but with a revised internal plan that creates additional bedrooms based within the already approved building. The development physically does not introduce any built form or design that has not been already approved. 3 additional parking spaces are provided in a tandem format on the southern side of the site close to the entrance area to the building. The access remains as approved.
SITE AREA	0.73 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	101 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	A Tree Preservation Order has been issued covering the conifer trees to the boundaries of the application site.
BOUNDARY TREATMENT	Trees/ hedging and fencing to site boundaries.
SITE CHARACTERISTICS	Pound Place comprised a single residential property, two storeys in height (plus habitable accommodation within the roof) located within a large curtilage to the east of Roundstone Lane, Angmering. The property was set back from the highway by approximately 100m, with extensive mature trees and landscaping around the boundaries of the site. The site is currently occupied by contractors and works are underway to implement the previous permission.
CHARACTER OF LOCALITY	The site is located to the east of Roundstone Lane and is part of a larger site for the area to provide 600 homes to the east of Angmering. Sites to the north and south of the site were granted permission with a number of the properties already completed and occupied. To the west of Pound Place lies

Bramley Green which has a mix of two and two and a half storey properties fronting Roundstone Lane. To the east is the Angmering By Pass road and the South Downs National Park beyond.

RELEVANT SITE HISTORY

A/144/20/PL	Variation of condition 2 imposed under A/51/18/PL (APP/C3810/W/19/3220233) relating to substitute first floor plan, second floor plan, roof plan, proposed elevations, south & west elevations, north & east elevations & proposed elevations to accord with those approved under A/9/19/PL and increase in roof height (250mm) in lift shaft area.	ApproveConditionally 17-11-20
A/64/20/DOC	Approval of details reserved by condition imposed under ref APP/C3810/W/19/3220233 (A/51/18/PL) relating to Condition Nos 5 - hard & soft landscaping, 10 - covered & secure cycle parking spaces, 11 - materials & finishes and 12 - Construction & Environmental Management Plan	DOC Approved 08-06-20
A/62/20/DOC	Approval of details reserved by condition imposed under ref APP/C3810/W/19/3220233 (A/51/18/PL) relating to Condition No 3 - surface water drainage.	DOC Approved 21-07-20
A/50/20/PL	Variation of condition 2 imposed under A/51/18/PL (APP/C3810/W/19/3220233) relating to inclusion of electricity substation & gas & electricity meter housing; alteration of internal paths; inclusion of cycle & motorcycle parking; alteration to car parking layout; inclusion of pedestrian crossing to internal roadway & amendment of bin store to include stand for generation housing.	ApproveConditionally 09-06-20
A/18/20/DOC	Approval of details reserved by condition imposed under ref A/9/19/PL relating to Condition No 3 - surface water drainage	DOC Approved 15-04-20
A/3/20/DOC	Approval of details reserved by condition imposed under ref A/9/19/PL relating to Condition No 15 - materials and finishes for external walls and roofs	DOC Approved 22-01-20

A/161/19/DOC	Approval of details reserved by condition imposed under ref A/9/19/PL relating to Condition Nos 3 - proposed surface water drainage and 16 - Construction & Environmental Management Plan.	DOC Part Approved 03-12-19
A/9/19/PL	Demolition of existing dwelling & erection of a 62 bedroom care home (C2 Residential Institution) with car park, landscaped gardens & access from Roundstone Lane (resubmission following A/51/18/PL).	ApproveConditionally 16-09-19
A/51/18/PL	Demolition of existing dwelling & erection of a 64 bedroom care home (C2 Residential Institution) with car park, landscaped gardens & access from Roundstone Lane. This application is a Departure from the Development Plan.	Refused 15-11-18
		Appeal: Allowed+Conditions 31-12-19

REPRESENTATIONS

Angmering Parish Council - No Objection.

Would echo and highlight the comments made by WSCC - Lead Local Flood Authority regarding ground water flood hazard.

One Objection -

There are significant elements missing from the submission which were part of the previous application. This includes boundary treatment and planting. In its current guise the application will provide no assurance that tree replacement and visual shielding provided by the previous conditions would need to be implemented.

The 2nd floor rooms approved under an amendment to a previous application for office use (5x8) are now planned as bedrooms (24x7). These have direct sight lines into bedrooms and living areas of adjacent properties at less than 30m in some instances. The application has not demonstrated that this will be mitigated with visual shielding.

COMMENTS ON REPRESENTATIONS RECEIVED:

The Council's Drainage Engineers have no objection to the proposal and drainage conditions imposed on earlier applications have previously been discharged.

The approved landscaping and boundary treatment details have now been included in this proposal.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Ecology Officer - Further information required.

No protected species surveys have been undertaken on the site so we are unable to establish if protected species are present. Though within the planning statement 5.11 it states that the applicant has been advised that no further surveys are required as surveys were done as part of a previous application, we require that these surveys (if they are under 3 years old) or an updated report / statement is submitted from the ecologist based on the current state of the site.

Housing Strategy Officer - No Objection

West Sussex Fire and Rescue - No Objection. Condition requested for the requirement of an additional fire hydrant. Currently the nearest Hydrant to these proposed properties is 150 metres away.

County Drainage - No Objection.

The area of the proposed development is shown to be at high risk from groundwater flooding based on current mapping. Although no Flood Risk Assessment and Drainage Strategy are included with this application, the drainage strategy for A/9/19/PL has been previously agreed and remains the same for this application/development.

Environmental Health - No Objection.

Conditions requested relating to air quality, contamination, lighting, noise and construction.

County Highways - No Objection.

The applicant is adding an additional 3 parking spaces bringing the overall total to 35 spaces, this is considered sufficient for the likely number of additional movements the proposals would generate. The access strategy will remain as previously agreed.

Landscape Officer - No Objection.

Submission and Provision of a full landscaping would need to be controlled by condition.

Drainage Engineer - No Objection.

Condition requested.

COMMENTS ON CONSULTATION RESPONSES:

- comments noted.

The comments of the Ecologist are noted. The previously submitted Phase 1 Habitat Survey was undertaken in March 2018. Development of the site is well underway implementing the previous approvals so any changes to the habitats have already occurred.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

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

HDM2	H DM2 Independent living and care homes
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
TSP1	T SP1 Transport and Development

TDM1	T DM1 Sustainable Travel and Public Rights of Way
WDM3	W DM3 Sustainable Urban Drainage Systems
ENVDM5	ENV DM5 Development and biodiversity
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment

[Angmering Neighbourhood Plan 2014 POLICY HD5](#) Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

Angmering Neighbourhood Plan 2014 POLICY HD8 Parking for New Developments

Angmering Neighbourhood Plan 2014 POLICY TM1 Local Highways

Angmering Neighbourhood Plan 2014 POLICY TM2 Cycling Walking & Equestrian

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.

The relevant policies of Angmering Neighbourhood Plan have been taken into account.

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 there would be no materially adverse effect on visual or residential amenity.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

PRINCIPLE

The site lies within the built up area boundary of the Local Plan where the principle of residential redevelopment is acceptable and in this particular case has already been approved under references A/51/18/PL and A/50/20/PL. The application only relates to the internal reconfiguration of the approved

roof area to provide 10 additional bedrooms and rearranging the communal spaces and rooms elsewhere within the second floor. Rooms previously provided as IT suite, sensory room, conference room, consulting room and furniture store will become bedrooms. This is an entirely internal proposal with no changes to the scale of the building, or its design and appearance. 3 additional car parking spaces are to be provided, but otherwise all other matters relating to the permission remain unaltered.

The key policy consideration in the determination of this application are;

Arun Local Plan

D SP1 (Design), DDM1 (Aspects of Form and Design Quality), H DM2 (Independent Living and Care Homes) and T SP1 (Transport and Development) of the Arun Local Plan. These policies seek to ensure that development:

- Minimises the impact on neighbouring land/residents.
- The design is adaptable and appropriate in design and scale.
- Provides safe access on to the highway network and incorporates appropriate levels of parking in line with Arun District guidance on parking provision.

Angmering Parish Neighbourhood Plan (ANP)

Policies HD5 (Built Form) and HD6 (Housing Layout and Design) seek to ensure that development by way of appearance and design are appropriate to their location.

Policies HD8 (Parking for New Developments) and TM1 (Local Highways) aim to ensure that development provides the right amount of parking and maintains highway safety.

VISUAL AMENITY AND DESIGN

The site is bounded by new residential development to the north and south comprising 2 storey semi-detached and detached dwellings. Given the nature of both the visual context of the site and the mainly 2 storey form of development approved and that the approved layout ensures the built form is located to the rear of the site with space to site boundaries the alterations proposed as part of this development would not be readily visible or out of keeping. The approved development, tree screening and landscaping would provide a visual barrier and screen to the structures proposed. The main layout of the site and care home block position and appearance are unaffected by the proposal.

With the exception of 3 additional parking spaces, the approved layout is not altered, the retained and proposed vegetation on the western boundary will maintain and enhance the existing tree lined and vegetated nature of Roundstone Lane and will assist in providing a suitable backdrop to the changes proposed. The approved layout provides a site frontage comprised of car parking and there is no change to the layout in this area. The visual presence of car parking will not be materially altered to a significant or harmful extent and would not harmfully impact on the appearance of the street scene.

The extent of site coverage, the layout and bulk of the proposed development and its position on the plot are not altered from that approved.

The minor alterations to the approved layout and provision of additional car parking would appear visually integrated with the approved development.

RESIDENTIAL AMENITY

The approved building is orientated to run down the length of the site and is not altered by this proposal. Its position and the main access position into and within the site remain as approved. The only changes

which impact on residential amenity are the additional bedrooms and potential outlook from these and any potential loss of privacy.

Application A/144/20/PL granted permission for alterations to the approved floor plans and elevations to provide additional resident accommodation at second floor, including the provision of dormer windows and additional rooflights, the provision of a 'Garden Room' accessed from a first floor lounge by enclosing part of an external terrace area revision to second floor staff/service accommodation and an increase in width to part of the elevation in the area of bedrooms F23 and F22 of over 1m and an increase in height of the roof in this area of more by just over 0.3m. The proposal did not alter the West elevation, but included 4 dormers and 2 rooflights to the south elevation, 2 dormers and 2 rooflights to the east elevation and 4 dormers and a rooflight to the north elevation. These openings were approved under A/9/19/PL.

The internal layout changes do not materially increase the potential for overlooking towards properties to the south in Brougham Grove or North in Lambert Way. The tree hedge screening approved along the southern boundary under A/64/20/DOC is 4-4.5m high at time of planting and has a desired long term height of 7m and the most southerly window at first floor to the seating area is to be obscured stained glass (as previously approved) . It is not considered appropriate to condition retention of obscure glazing since it is unaltered from the previous approval. There are no additional windows facing south at second floor level. The recessed set back garden room area at first floor is 23m from the boundary with the nearest residential dwelling. There would be no material increase in loss of privacy or overlooking to adjacent residential properties.

The proposal is therefore deemed to accord with policy DDM1(3) in that it adequately addresses the impact to users and occupiers of nearby property.

TRANSPORT

County Highways have assessed the proposal and are satisfied that the alterations to parking are acceptable.

Adequate car parking within the site remains and the provision of 35 car parking spaces is acceptable. Therefore, adequate parking provision is retained in accordance with the previous approval which is being implemented on site in compliance with policy TSP1 (d) and (e) of the Arun District Local Plan and policy HD8 of the Angmering Neighbourhood Plan.

The Neighbourhood Plan includes policies TM1 - Local Highways and TM2 - Cycling, Walking & Equestrian where support will be given to proposals which increase or improve the network of cycle ways and footpaths and this is also referred to in policy TSP1 (a) (b) and (f) and policy H DM2(b) of Arun Local Plan. This proposal retains the approved pedestrian access within the site by providing 2 pedestrian crossing points and still includes cycle parking as originally approved.

CONCLUSION

The reuse of the approved second floor area has no impact on the character and appearance of the area, the design and appearance of the care home building, the relationships with adjoining neighbouring residential properties and open space. The proposal therefore accords with Local Plan policies D SP1, D DM1 and ENV DM4 and ENV DM5 and Neighbourhood Plan policies HD1, HD4, HD5 and HD6 and the application 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:

- 1388 000A Location plan
- 1388 P-001 Site layout general arrangement plan
- 1388 P-002 Site block plan
- 1388 004F Bin store plan and elevations
- Proposed covered cycle stand
- 1388 P-131 Ground floor plan
- 1388 P-102 First floor plan
- 1388 P-133C Second floor plan
- 1388 P-134 Roof plan
- 1388 201F Elevations
- 1388 P-231 South and West elevations
- 1388 232A North and East elevations
- 1388 P-233 Section elevations
- South Elevation
- Proposed Elevations 230A
- Figure D Impacts Pla (rev4) revA
- PP-ISS-XX-XX-DR-C-3004 Drainage Construction Notes C03
- PP-ISS-XX-XX-DR-C-3005 Infiltration Testing Locations
- PP-ISS-XX-XX-DR-C-3010 Proposed Drainage Layout 64Bed Overall C04
- PP-ISS-XX-XX-DR-C-3011 Proposed Drainage Layout 64Bed Sheet 1 C06
- PP-ISS-XX-XX-DR-C-3012 Proposed Drainage Layout 64Bed Sheet 2 C07
- PP-ISS-XX-XX-DR-C-3013 Proposed Drainage Layout 64Bed Sheet 3 C07

PP-ISS-XX-XX-DR-C-3015 S104 Drainage Plan & Details 64Bed P08
 PP-ISS-XX-XX-DR-C-3100 Surface Water Manhole Schedule C05
 PP-ISS-XX-XX-DR-C-3101 Foul Water Manhole Schedule C05
 PP-ISS-XX-XX-DR-C-3201 Drainage Details (Sheet 1) C03
 PP-ISS-XX-XX-DR-C-3202 Drainage Details (Sheet 2) C03
 PP-ISS-XX-XX-DR-C-3400 External Works Layout Overall C02
 PP-ISS-XX-XX-DR-C-3401 External Works Layout 1 of 3 C02
 PP-ISS-XX-XX-DR-C-3402 External Works Layout 2 of 3 C02
 PP-ISS-XX-XX-DR-C-3403 External Works Layout 3 of 3 C02
 PP-ISS-XX-XX-DR-C-3410 Proposed Ground Levels Sheet 1 C02
 PP-ISS-XX-XX-DR-C-3411 Proposed Ground Levels Sheet 2 C02
 PP-ISS-XX-XX-DR-C-3412 Proposed Ground Levels Sheet 3 C01
 PP-ISS-XX-XX-DR-C-3420 Proposed Coordinates Plan Sheet 1 C02
 PP-ISS-XX-XX-DR-C-3421 Proposed Coordinates Plan Sheet 2 C02
 PP-ISS-XX-XX-DR-C-3500 Proposed Impermeable Areas Sheet 1 P03
 PP-ISS-XX-XX-DR-C-3501 Proposed Impermeable Areas Sheet 2 P03
 PP-ISS-XX-XX-DR-C-3601 Typical External Works Construction Details C03
 PP-ISS-XX-XX-DR-C-3650 S278 Existing & Proposed General Layout & Levels P05
 PP-ISS-XX-XX-DR-C-3651 S278 Highway Agreement Drawing P03
 PP-ISS-XX-XX-DR-C-3652 S278 Road Markings & Highway Authority Detail References P03
 PP-ISS-XX-XX-DR-C-3654 S278 Construction Details P01
 PP-ISS-XX-XX-DR-C-3655 S278 Sections P03
 PP-ISS-XX-XX-DR-C-3656 S278 Existing & Proposed Road Catchment Areas P05
 PP-ISS-XX-XX-DR-C-5100 Swept Path Analysis Refuse Vehicle Tracking
 PP-ISS-XX-XX-DR-C-7100 Site Location Plan P04
 PP-ISS-XX-XX-DR-C-3649 S278 Existing & Proposed Site Layout P02
 Formal Garden- Pond Construction Cross Section Details - J180649-GC-L-DR-3-006 RevA
 Soft Landscaping Proposals Plan Sheet 2 of 2 - J180649-GC-L-DR-3-003 RevB
 Soft Landscape Proposals Plan Sheet 1 of 2 - J180649-GC-L-DR-3-003 Rev B
 Landscape General Arrangement Plan - J180649-GL-L-DR-3-001 Rev B
 Rev 2 Dated 08/01/2015 REV1 Tree protection plan

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.

- 2 Prior to occupation of the home, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved care home shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential

adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

- 3 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected

contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan

- 4 No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, fully assessed by a competent individual when operational to ensure no light creep / bleed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area and wildlife / local residents from light pollution in accordance with policy QE SP1 of Arun Local Plan.

- 5 All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 and ENV DM4 of the Arun Local Plan.

- 6 Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1,W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 7 The development shall proceed in accordance with the approved Construction and Environmental Management Plan revision 2 - January 2020 by Savista and the working hours during that period confirmed in the agent's e-mail dated 07-05-2020 within A/64/20/DOC.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015,(or any order revoking or re-enacting that Order) no fence/wall or other means of enclosure shall be positioned on the eastern boundary unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In order to safeguard the character and visual amenities of the locality in accordance with policy D DM1 of the Arun Local Plan.

- 9 Surface Water Drainage shall be constructed in accordance with the following plans:

Proposed Drainage Layout 64 Bed Sheet 1 3011 C06

Proposed Drainage Layout 64 Bed Sheet 2 3012 C07
Proposed Drainage Layout 64 Bed Sheet 3 3013 C07
Proposed Impermeable Areas Sheet 1 3500 P03
Proposed Impermeable Areas Sheet 2 3501 P03
Proposed Foul Water Manhole Schedule 3100 C05

and the following previously approved surface water drainage details

Drainage Construction Notes 3004 C03
S104 Drainage Plan & Details 64 Bed 3015 P08
Drainage Details (Sheet 1) 3201 C03
Drainage Details (Sheet 2) 3202 C03

- 10 Development shall take place in accordance with the mitigation detailed in the Bat Emergence Survey (Jan 2019).

Reason: In the interests of protected species and biodiversity in accordance with policy ENV DM3 of Arun Local Plan.

- 11 Before the development is occupied the proposed vehicular access to Roundstone Lane shall be constructed and provided with visibility zones, in accordance with the approved plans all to be permanently maintained and the visibility zones shall be kept permanently clear of any obstruction higher than 600mm.

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

- 12 No part of the development shall be used until the approved covered and secure cycle parking spaces have been provided. The approved cycle storage/parking spaces shall thereafter be permanently retained in good working order.

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

- 13 The development shall proceed in accordance with the materials and finishes for external walls and roofs of the proposed buildings approved under references A/64/20/DOC and A/3/20/DOC.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 14 Prior to occupation the applicant shall provide a footpath along the site frontage with Roundstone Lane in accordance with details to be submitted to and approved by the Local Planning Authority. The footpath shall remain in place as per the agreed details in perpetuity.

Reason To ensure that the site is satisfactorily linked with adjacent sites in accordance with the original Masterplan for the area and policies DDM1(10) of Arun Local Plan.

- 15 The use of any land for car parking shall not be commenced until it has been laid out, surfaced and drained and such land shall not be used thereafter for any purpose other than the parking of vehicles.

Reason: To ensure a satisfactory standard of development in accordance with policy D DM1 of the Arun Local Plan.

- 16 The building shall be occupied until boundary treatments have been erected in accordance

with boundary treatments plan 002 Rev C .

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

- 17 Prior to first occupation the hatched area indicated on drawing Site Layout General Arrangement 1388/001 K shall be laid to be an open grassed area and shall remain, at all times, available for public use.

Reason: In the interests of the amenity and the character of the area in accordance with policy D DM1 of Arun Local Plan.

- 18 INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

For further information, please contact the Environmental Health Department on 01903 737555

- 19 INFORMATIVE: The applicant's attention is drawn to the requirements of the Environmental Protection Act 1990 and the Clean Air Act 1993 with regard to burning on site. A statutory nuisance may be caused by smoke and/or ash from fires or noise from the cutting and/or chipping trees. In addition, air quality could be adversely affected on large projects. The granting of this planning permission does not permit a statutory nuisance to be caused. The Environment Agency should be contacted regarding Exemption Permits to burn on site.