

Planning and Design Statement: Reserved Matters Approval

Phase 1, Land off Arundel Road, Angmering

February 2022

Turley

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Emily Rickard



Client

Redrow Homes Ltd

Our reference

REDS3015

February 2022

1. Introduction

- 1.1 This Planning and Design Statement is submitted on behalf of Redrow Homes (the “Applicant”) to Arun District Council (“ADC”) in support of a reserved matters application (RMA) relating to Phase 1 of development at Land off Arundel Road, Angmering (the “site”).

Background

- 1.2 Outline planning permission was granted on the site under reference: (ref. A/122/19/OUT) on the 17th March 2020. The outline planning permission reserved matters pursuant to appearance, layout, scale and landscaping for future consideration. The detailed access arrangements into the site were secured at outline stage.

- 1.3 The description of development for the approved outline application was as follows:

“Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road; together with up to 1,393 square metres (15,000 square feet) of B1/B2 units with associated parking provision and vehicular access point from Arundel Road and land made available for expansion of current sports pitch provision (following the demolition of existing commercial units and one bungalow) (re-submission following A/36/18/OUT). This application is a Departure from the Development Plan.”

- 1.4 A copy of the decision notice for the above application is provided at **Appendix 1**.

- 1.5 A section 73 application was submitted and approved on 23rd November 2021 under the following description of development (ref. A/207/21/PL):

“Variation of condition following grant of A/122/19/OUT relating to Conditions Nos 4 - approved plans and 16 - vehicular access.”

- 1.6 The application was submitted due to the requirement to amend technical details associated with the approved secondary access into the site.

- 1.7 A copy of the decision notice for the above application reference A/207/21/PL is provided at **Appendix 2**.

- 1.8 The submission and approval of Condition 5 (Design Code) pursuant to permission reference A/207/21/PL was required before a reserved matters submission could be submitted and approved. An application (A/235/21/DOC) to discharge Condition 5 was submitted and approved on the 14th January 2022 (**Appendix 3**).

- 1.9 The approved design code has informed this RMA.

Scope of RMA

- 1.10 Condition 1 of planning permission A/207/21/PL, requires:

“Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and be approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.”

- 1.11 This reserved matters application has been submitted in accordance with the Condition 1 and seeks reserved matters approval for 7 residential dwellings in relation to Phase 1 of the proposed development.

- 1.12 The full description of development for this reserved matters application is as follows:

“Approval of Reserved Matters (Phase 1) – Construction of 7 dwellings with associated public open space, landscaping, parking, ecological mitigation, infrastructure and earthworks, pursuant to outline planning permission A/207/21/PL. Layout, scale, appearance and landscaping to be considered.”

- 1.13 A set of plans and other supporting documents were submitted with the outline application. The approved plans are included at Condition 4 of planning permission A/207/21/PL. The approved documents provide a framework within which future detailed applications (the reserved matters) should be submitted. The principle of development, as well as access arrangements have been approved and are therefore not considered again with this application.

- 1.14 Separate reserved matters applications will come forward on the site in relation to the wider residential element of the site and the provision of B1/B2 floorspace and the sport pitch provision.

Application documentation

- 1.15 This application is supported by a set of detailed plans that provide details of the appearance, layout, scale and proposed landscaping details. For completeness, this statement should be read in conjunction with the other documents and drawings submitted in support of this application, which are listed at **Appendix 4**.

- 1.16 The remainder of the report is structured as follows:

- **Section 2:** Provides a background to the application;
- **Section 3:** Sets out the planning history for the site;
- **Section 4:** Provides details of the Outline Planning Permission for the site;
- **Section 5:** Describes the reserved matters proposed as part of this application;
- **Section 6:** Sets out the relevant planning policy context of the adopted and emerging Development Plan and the National Planning Policy Framework;

- **Section 7:** Sets out the assessment of the reserved matters;
- **Section 8:** Provides a summary and conclusions.

2. Site Location and Surroundings

The Site

- 2.1 The site comprises an area of 0.35 ha including agricultural land and existing hedgerows. The site includes part of the western boundary, the northern boundary and the north eastern corner of the wider site at Arundel Road which benefits from extant planning permission under reference A/207/21/PL.
- 2.2 The site is bound to the north by a small woodland copse and a residential property. To the west the site is bounded by agricultural fields and to the west by Arundel Road. The site lies immediately north is a linear area of separately owned land comprising 9 dwellings.
- 2.3 A review of the Environment Agency Flood Mapping tool identifies that the site falls within Flood Zone 1 (i.e., land assessed as having a less than 1 in 1,000 annual probability, or <0.1% chance of flooding).
- 2.4 There are no designated heritage assets within the site.
- 2.5 A site plan is included at **Appendix 5**.

The Surrounding Area

- 2.6 The site is located on the northern edge of the settlement of Angmering, approximately 0.60km from the centre. Angmering lies in an accessible location along the A27 between Portsmouth and Brighton, approximately 21km west/east respectively. It also lies approximately 5.6km from the centres of Worthing and Littlehampton to the east and west respectively.
- 2.7 Angmering offers a wide range of local amenities that could serve residents of the development. These include a number of pubs, restaurants, supermarkets, sports facilities, medical centre, places of worship, primary school, secondary school and sixth form, many of which are within 1km of the site.
- 2.8 The site has a high level of accessibility to public transport. The nearest bus stop is located 600 metres south of the application site on Arundel Road. There is another bus stop on Chantryfield Road, to the south east of the application site. The Number 9 bus service travels along Arundel Road and Chantryfield Road once an hour and provides links to Angmering Railway Station, towards Arundel, Shoreham by Sea, East Preston, Worthing and Lancing. Angmering train station is located approximately 1.6 miles from the site offering rail links to Southampton, Portsmouth, Brighton and Bognor Regis.

3. Planning History

3.1 This section sets out details of the planning history for the site as below.

Ref.	Description	Date/Decision
A/36/18/OUT	<i>Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. Departure from the Development Plan.</i>	Refused 7 th September 2018.
A/122/19/OUT	<i>Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road; together with up to 1,393 square metres (15,000 square feet) of B1/B2 units with associated parking provision and vehicular access point from Arundel Road and land made available for expansion of current sports pitch provision (following the demolition of existing commercial units and one bungalow) (re-submission following A/36/18/OUT). This application is a Departure from the Development Plan.</i>	Approved 17 th March 2020.
A/207/21/PL	<i>Variation of condition following grant of A/122/19/OUT relating to Conditions Nos 4 approved plans and 16 - vehicular access.</i>	Approved 23 rd November 2021.
A/235/21/DOC	<i>Application to discharge Condition 5 (Design Code) of A/122/19/OUT</i>	Approved 14 th January 2022.
A/270/21/OUT	<i>Hybrid application comprising: Full planning application for the development of 160 No dwellings with open space, landscaping and sustainable drainage systems (SuDs), and two vehicular access points from Arundel Road; Outline Application with all matters reserved except access for up to 1,393 sqm of Class E floorspace with associated parking provision. This site is a Departure from the Development Plan.</i>	Undecided.

A/2/22/DOC	<i>Approval of details reserved by condition imposed under A/207/21/PL relating to condition 39-scheme of archaeological works</i>	Undecided.
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- 3.2 This reserved matters application is coming forward in line with outline planning permission – ADC reference: A/207/21/PL).

4. Outline Planning Permission

- 4.1 Outline planning permission was granted by ADC on the 17th March 2020. A subsequent Section 73 application (ref. A/207/21/PL) was submitted and approved on the 23rd November 2021. The application sought to vary Conditions 4 and 16 of the outline permission in order to amend the secondary access into the site serving the proposed commercial land.
- 4.2 The outline planning permission (A/122/19/OUT and A/207/21/PL) established the principle of development for up to 160 residential dwellings on the site and the acceptability of two access points into the site from Arundel Road. In addition, the permission further included the provision of up to 1393 sqm of B1/B2 floorspace and land to accommodate sports pitches.
- 4.3 A copy of both decision notices is included at **Appendix 1 and 2**.
- 4.4 The decision notice (Appendix 2), identifies the following approved documents/plans pursuant to the outline planning permission:
- Drawing Number CSA/3467/108 - Site Location Plan.
 - Drawing Number 2020-F01 Rev. D - Proposed Access Arrangement.
 - Drawing No. C86473-JNP-66-XX-SK-T-7007-P02 - Commercial Access - General Arrangement 1 no Footway, North Side.
 - Drawing Number 2020-F05 Rev. A - Proposed Controlled Crossing.
 - Ecological Mitigation and Enhancement Strategy prepared by CSA Environmental (Ref. CSA/3467/09), dated July 2019.
- 4.5 In the absence of any approved parameter plans cited on the decision notice, the above documents have informed this RMA.

Design Code Requirement

- 4.6 The submission and approval of Condition 5 (Design Code) of the outline permission was required before a reserved matters submission could be submitted. An application to discharge Condition 5 was submitted and approved on the 14th January 2022.

RMA: Phase 1

- 4.7 This reserved matters application has been submitted against outline planning permission A/207/21/PL in relation to Phase 1 of the proposed development.
- 4.8 Phase 1 is focussed around the primary access into the site from Arundel Road, that was approved under the outline planning permission under drawing reference 2020-F01 Rev. D. The reserved matters includes the provision of 7 residential dwellings with associated internal access, parking, a gateway open space and earthworks. In addition,

land along the north and western boundaries of the site have been included to provide appropriate ecological mitigation to facilitate the delivery of the residential development proposed.

- 4.9 This reserved matters application seeks approval for Phase 1 of the residential development secured under A/207/21/PL through the provision of 7 dwellings.

5. Reserved Matters Approval: Proposed Development

- 5.1 The approved development principles associated with outline planning permission: A/207/21/PL are set out under Condition 4 of the Decision Notice, which includes the detailed access arrangements into the site.
- 5.2 This application provides full details of the appearance, scale, layout and landscaping for 7 dwellings (Phase 1). For ease of understanding, commentary of each of these matters is provided below.
- 5.3 Reserved Matters Approval is sought for the following description of development:
- “Approval of Reserved Matters (Phase 1) – Construction of 7 dwellings with associated public open space, landscaping, parking, ecological mitigation, infrastructure and earthworks, pursuant to outline planning permission A/207/21/PL. Layout, scale, appearance and landscaping to be considered.”*
- 5.4 The reserved matters proposals have been informed by the design principles established through the Design Code (ref. A/235/21/DOC, approved 14th January 2022).

Housing Mix and Tenure

- 5.5 The site forms part of a wider scheme that can come forward for development of up to 160 dwellings under extant permission A/207/21/PL.
- 5.6 All of the proposed dwellings within Phase 1 are proposed as 4 bedroom market units.
- 5.7 Future reserved matters applications for the remainder of the Site will include a range of unit size alongside the affordable housing provision in line with the requirements of the outline planning permission.
- 5.8 The housing mix for Phase 1 of the development is set out below:

Market: Dwelling size	No. of dwellings
4 Bedroom House	7
TOTAL:	7

Layout

- 5.9 The site layout has been informed through the principles established through the approved Design Code and the technical material that supported the outline planning permission.

Character Areas

- 5.10 The proposed site layout is framed around 1 of the 4 distinct residential character areas (Gateway) which has been accepted through the approved Design Code (Condition 4 of the outline planning permission). The 4 character areas include:
- Woodland edge (located to the north and north-west of the site);
 - Gateway (including the entrance to the site, located to the east);
 - Village edge (comprising the centre and the south-east of the site); and
 - The sports pitch land (not forming part of this reserved matters application).
- 5.11 This application only relates to development within the Gateway character area. The Gateway is focusses around the primary vehicular access from Arundel Road into the new neighbourhood and forms the threshold at the entrance into the main body of the site.
- 5.12 The design principles identified within the Gateway character are has informed the detailed layout of this part of the site.

Density

- 5.13 The proposed average density for the site is 20 dwellings per hectare. The scheme proposes a medium density of dwellings, in line with the approved suggested density for the Gateway character area as per the outline permission and the Design Code.

Car and Cycle Parking

- 5.14 All properties are provided with a minimum of 3 parking spaces (on-plot or garage). Provision is made for 3 visitor parking spaces within Phase 1 of the development.
- 5.15 Provision of cycle parking and storage for the 7 dwellings is located within the garage space of each individual dwelling.

Amenity

- 5.16 Each property is provided with a private garden that is a minimum of 10.5m in accordance with approved Design Code.
- 5.17 In addition, Phase 1 includes the provision of gateway open space to the north of the vehicular/pedestrian entrance into the site as indicated within the approved Design Code which forms part of the wider public open space provision. Additional landscaping and informal open space is provided along the eastern boundary, with properties set back from Arundel Road.

Refuse Storage and Collection

- 5.18 Refuse storage will be provided within gardens on plot for the proposed dwellings. Storage provision will be provided accordance with the Council's requirements and will include provision for general and recyclable waste.

Utilities

- 5.19 Service corridors will be incorporated into the street. These will generally be below footways where they are provided in the street type or as reservation zones on dwelling frontages to private drives along green space frontages.

Scale

- 5.20 The development will be characterised by 2 storey dwellings with garages at single storey. All dwellings will have a maximum ridge height of 2.5m as agreed through the Design Code.

Appearance

- 5.21 The appearance of the site builds upon the principles established within the Design Code which states that features in the Gateway should include the following:
- Maintain and reinforce a hedged / treed character to the site's boundaries in order to provide a sense of containment to the development and minimise visual intrusion onto the adjoining existing properties.
 - The provision of a primary site access route which deliver a quality residential frontage onto it as well as Arundel Road and includes shrub planting fronting onto housing and boulevard tree planting defining the primary route through the development.
 - Provide a high quality and durable public realm including street scenes and green open space for the enjoyment of users and to define a strong landscaped entrance feature / focal point into the development that compliments the surrounding landscape setting and neighbouring built form.
- 5.22 The materials palette for the Gateway character area of the scheme proposes the following (as set out in the approved Design Code):

Materials

- Soft red brick/ brown-red brick
- Tile hanging
- Timber porches
- Render

Roofs

- Red / grey tiled roof

Roof types

- Full hipped roofs
- Some gable roofs
- Feature gable fronts

Boundary materials

- 1.8m boundary wall
- 1.8m close boarded fence
- Garden gates

Windows

- Casements
- Top lights
- Multiple glazing bays

5.23 The above materials palette reflected on the supporting plans submitted as part of this RMA.

5.24 Further details of the appearance of the scheme in the context of the wider site can be found in the Design Code.

Landscaping

5.25 The landscape proposals for Phase 1 have been informed by the key features identified within the Gateway Character Area as set out within the approved Design Code. In summary, these include the following principles:

- A landscaped frontage and ‘*Gateway space*’ at the site entrance;
- A central tree-lined primary road;
- Boundary treatments for individual dwellings including hedgerows;
- Additional planting in public areas; and
- High quality and durable public realm.

5.26 Detailed landscape drawings prepared by RPS support this RMA.

6. Planning Policy Context

- 6.1 This section identifies the relevant national and local planning policies and guidance which are relevant to the consideration of the proposals and assesses the application submission within this context.

The Development Plan

- 6.2 In considering and determining applications for development, the Local Planning Authority (LPA) has a statutory duty under section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine any application in accordance with the development plan unless material considerations indicate otherwise.
- 6.3 The Development Plan in this case currently comprises the following:
- The Arun Local Plan 2011-2031 (July 2018);
 - Adopted Policies map;
 - West Sussex Joint Minerals Local Plan 2018; and
 - West Sussex Waste Local Plan (2014).
- 6.4 Other material considerations include the National Planning Policy Framework ('the Framework') (2021), the National Design Guide (2021) and the Planning Practice Guidance ('the PPG'). At a local level, this includes adopted and emerging policy documents, and Supplementary Planning Documents and Guidance, as identified below.

Arun Local Plan (2011-2031)

- 6.5 Arun District Council adopted their Local Plan in July 2018. Policies that are relevant in the determination of this reserved matters application are set out below:
- Policy GI SP1: Green Infrastructure and Development
 - Policy D SP1: Design
 - Policy D DM1: Aspects of form and design quality
 - Policy ENV DM5: Development and biodiversity
 - Policy QE SP1: Quality of the Environment

Angmering Neighbourhood Plan (2015)

- 6.6 Angmering adopted their neighbourhood plan in 2015. The following policies are of relevance to this application:
- Policy HD4 (Materials)

- Policy HD5 (Built Form)
- Policy HD6 (Housing Layout and Design)
- HD8 (Parking for new Developments)

6.7 A copy of the above policies are included at Appendix 6 of this Statement.

Emerging Policy Documents

6.8 Arun District Council are currently preparing their new Local Plan however, minutes from the Planning Policy Committee meeting held on the 6th October 2021 state that the committee recommended to full Council that preparation of the revised Local Plan should be paused until details of the new plan making system be agreed, and that the pause be reviewed in 6 months time.

6.9 The emerging Local Plan has no weight in the determination of this application.

Supplementary Planning Documents

6.10 The following supplementary planning documents and guidance are considered relevant to the proposed development and have been considered as part of the planning application

- **Arun Design Guide SPD (January 2021)** - The Council recently adopted their Borough Wide Design Guide.

7. Assessment of Reserved Matters Proposals

- 7.1 This section considers the reserved matters proposals against policies contained within the Development Plan and other relevant material considerations.

Principle of Development

- 7.2 The outline planning permission has established the principle of residential development on-site and therefore will not be re-visited within this Section. Whilst the outline planning permission allowed for the delivery of up to 160 dwellings on Site, this reserved matters application focusses on Phase 1 of the proposed development.
- 7.3 This reserved matters application considers specific details relating to appearance, layout, scale and landscaping pursuant to delivering 7 residential dwellings on-site within the context of the approved Design Code.
- 7.4 For each reserved matter, the policy context has been set out within the respective sections to assess the detailed proposals.

Layout

- 7.5 The proposed development follows the design principles that have been established as part of the outline permission and the approved Design Code. The Design Code undertook a contextual analysis of the surrounding area which in turn formed the character areas for the wider site, one of which this application relates to. Given that the proposed development is in accordance with the approved Design Code principles it is contended that this application complies with Policy D SP1.
- 7.6 This reserved matters application focuses on the provision of seven 4-bed dwellings served from the primary access point into the site. This area has been identified within the approved Design Code as a Gateway character area, which will be one of several key focal points within the development as required under policy D DM1. The seven dwellings are focused around the main access into the site with a 'gateway' open space to the north and a landscape buffer onto Arundel Road to the east, creating visual interest and allowing the development to complement the existing streetscene. There will be 3 new dwellings served by a secondary access, which are set back from Arundel Road and framed by proposed trees and landscaping, broadly aligning with the building line and design approach of existing properties to the south.
- 7.7 The entrance to the scheme provides new tree planting and attractive, socially inclusive public open space that creates an enhanced public realm. The provision of open space and landscaping softens the primary access into the site. The location of dwellings along the eastern boundary of the site follows the character of the existing built form along Arundel Road, creating a positive addition to the current style and mix of the area.
- 7.8 The layout of the scheme creates an active frontage of residential units and route pedestrian route opposite the 'gateway' public open space, allowing for natural

surveillance and human presence allowing for a clear division between public and private land.

- 7.9 The site forms the entrance to a wider scheme (to be approved through future reserved matters applications). The layout of this scheme provides pedestrian and cycle linkages that will allow the wider scheme to continue the provision of a number of pedestrian and cycling networks to be included as an integral part of the wider scheme.
- 7.10 On the basis of the above, it is contended that this application complies with Policy D DM1 and D SP1 of the Arun Local Plan and policies HD5 and HD6 of the Angmering Neighbourhood Plan.

Car / Cycle Parking

- 7.11 All properties are provided with 3 car parking spaces (on-plot and garage) and provision is made for 2 visitor parking spaces on the site in line with the requirements of ADC Parking Standards (2020).
- 7.12 Provision is made for cycle parking within the garages of the proposed properties, complying with policy HD8 of the Angmering Local Plan and ADC's Parking Standards (2020) that stipulates 1 cycle parking space for 4-bedroom properties.

Scale

- 7.13 As stated in Chapter 5 of this statement, the approved outline application did not provide parameter plans for the site, however the plans that were submitted informed the approach to the Design Code and this reserved matters submission.
- 7.14 The approved Design Code details the proposed scale and density for the site and contains a proposed building heights plan detailing proposed storey heights and their proposed locations. Following a contextual analysis of the local area it is noted that the vast majority of the local area consists of 2 storey dwellings. To reflect the character of the nearby properties and the local area, all proposed residential units will be 2 storeys, this is reflected on the proposed plans supporting this submission..
- 7.15 The proposed density of the properties within Phase 1 reflect the density analysis included within the approved design code for this part of the site.
- 7.16 Noting the above, it is contended the scheme is compliant with the requirements of Local Plan policy D SP1, D DM1 and neighbourhood plan policy HD7.

Appearance

- 7.17 Policy D SP1 stipulates that proposals should reflect characteristics of the local area and should have been derived from thorough site analysis and contextual appraisal. The appearance of the proposed development has evolved through the development of the approved design code which details the proposed materials palette and forms the baseline for the design of this proposal.

- 7.18 The materials palette for the proposal will include the use of similar and established high quality materials, details and features reflective of existing residential properties in the local area. The elevational treatments for each of the proposed dwellings are detailed in the supporting plans and demonstrate a high standard of architectural principle and use of building materials in line with the requirements of policy D DM1.
- 7.19 It is contended that the proposal complies with Arun Local Plan policies D DM1, D SP1 and policies HD6 and HD4 of the Angmering Local Plan.

Landscaping

- 7.20 The landscaping scheme for the RMA focusses on the following principles which have been established within the approved design code:
- Appropriate on-plot boundary treatment for individual dwellings;
 - High quality public realm through provision of the gateway meeting space and tree-lined street; and
 - Additional tree and hedgerow planting to enhance soft landscaping.
- 7.21 Boundary treatments including boundary walls, boundary fences and garden gates are used to secure a means of enclosure and minimise impact to users and occupiers of adjacent properties preventing loss of privacy and outlook in line with policy D DM1.
- 7.22 The proposal seeks to build on the existing landscape reflecting characteristics of the local area through tree planting including specimen parkland trees and hedgerow planting, within the Gateway open space and formal street tree planting along the primary vehicular route through the site.
- 7.23 In addition, native buffer planting is proposed along the northern and western boundaries in line with ecological requirements discussed below.
- 7.24 A landscape strategy plan has been provided to support the RMA which demonstrates compliance with the above principles. In addition, detailed landscape plans alongside a tree and shrub palette have been submitted to demonstrate compliance with Arun Local Plan policies D DM1, D SP1 and policy HD6 of the Angmering Local Plan.

Ecology

- 7.25 This RMA includes provision of ecological mitigation to support the delivery of 7 dwellings on site, in advance of the wider development coming forward.
- 7.26 In line with policy ENV DM5 of the Local Plan, detailed survey work was undertaken at outline stage with the outline planning permission including the approval of an Ecological Mitigation Strategy under Condition 4 which informed the ecological strategy for Phase 1.
- 7.27 An ecological survey report has been prepared by RPS setting out the ecological strategy for Phase 1. The principle focus within Phase 1 relates to the re-provision of

appropriate mitigation to enhance the existing hazel dormouse habitats that is proposed to be lost to facilitate the delivery of the proposed development alongside the provision of an additional 5m green buffer along retained hedgerows.

- 7.28 On the basis of the above and the supporting information, the scheme is in compliance with policies ENV DM5, ENV SP1, and QE SP1.

Trees

- 7.29 This RMA is supported by a Tree Removal and Protection Plan and a Tree Survey Schedule prepared by RPS which has informed the layout and builds upon the principles established at outline stage and the tree survey that supported the outline planning application. It is considered that appropriate provision has been made in relation to the protection of existing trees within Phase 1 of the development reflecting the requirements of adopted policies D DM1 and ENV DM5.

8. Summary and Conclusions

- 8.1 The submission of this application is for the approval of reserved matters in relation to Phase 1 of the proposed development for the following:

“Approval of Reserved Matters (Phase 1) – Construction of 7 dwellings with associated public open space, landscaping, parking, ecological mitigation, infrastructure and earthworks, pursuant to outline planning permission A/207/21/PL. Layout, scale, appearance and landscaping to be considered.”

- 8.2 This application seeks reserved matters approval for 7 dwellings, open space, landscaping and parking as part of Phase 1 of the wider scheme at Arundel Road. The RMA has come forward in line with the approved Design Code (A/235/21/DOC). Provision has also been made for associated ecological mitigation as outline through the extant planning permission.
- 8.3 Further reserved matters applications will be submitted in due course relating to the remaining residential element, commercial area and the sports pitches.
- 8.4 This Planning Statement has demonstrated that the reserved matters proposals comply with the outline planning permission, approved design code and the relevant adopted planning policies.
- 8.5 Based on the above, it is respectfully requested that reserved matters approval is granted for Phase 1 of the proposed development.

Appendix 1: A/122/19/OUT: Decision Notice

Application for Outline Consent

DECISION NOTICE

Application Ref: A/122/19/OUT

1 To Addressee

Gladman Developments Limited
Gladman House
Alexandria Way
Congleton Business Park
Congleton
CW12 1LB

2 Site Address

Land off Arundel Road
Angmering
BN16 4ET

3 Description of Development

Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road; together with up to 1,393 square metres (15,000 square feet) of B1/B2 units with associated parking provision and vehicular access point from Arundel Road and land made available for expansion of current sports pitch provision (following the demolition of existing commercial units and one bungalow) (re-submission following A/36/18/OUT). This application is a Departure from the Development Plan.

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

- 1 Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and be approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

- 2 Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

- 3 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

- 4 The planning permission relates to the following approved plans:

Drawing Number CSA/3467/108 - Site Location Plan

Drawing Number 2020-F01 Rev. D - Proposed Access Arrangement

Drawing Number 2020-F03 Rev. B - Proposed Secondary Access Arrangement

Drawing Number 2020-F05 Rev. A - Proposed Controlled Crossing

Ecological Mitigation and Enhancement Strategy prepared by CSA Environmental (Ref. CSA/3467/09), dated July 2019.

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

- 5 Prior to the submission of any reserved matters application a design code masterplan shall be submitted to, and be approved in writing, by the Local Planning Authority.

The design code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. The development shall be carried out in accordance with the approved design code.

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. It is considered necessary for this to be a pre-commencement condition because the design of the scheme goes to the heart of the planning permission.

- 6 The landscaping and layout particulars to be submitted in accordance with Condition 1 shall include details of the landscape treatment along the northern boundary of the site with Steyne Wood, including measures to deter unauthorised access by motor cycles and motor vehicles to the Wood; and details of the footpath links from the application site into the Sports Hub in accordance with the Development Framework Plan.

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 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.

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

- 8 Prior to the commencement, including any works of demolition, a Construction Management Plan shall be submitted for approval in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following

matters:

- The anticipated number, frequency, routing and types of vehicles used during construction,
- The method of access and routing of vehicles during construction,
- Full details of the construction compound,
- Soil resources plan,
- Dust mitigation measures,
- Noise reduction measures,
- The parking of vehicles by site operatives and visitors,
- The loading and unloading of plant, materials and waste,
- The storage of plant and materials used in construction of the development,
- The erection and maintenance of security hoarding,
- The provision of effective wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- Details of public engagement both prior to and during construction works.

Reason: For the avoidance of doubt and in the interests of amenity, the environment and highway safety, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure measures are in place to mitigate the impact of construction works and deliveries on neighbouring residential amenity.

- 9 The hours of operation for the construction works, including deliveries to / from the site, to be limited to 08:00 hours and 18:00 hours on Mondays to Fridays inclusive; 08:00 hours and 13:00 hours on Saturdays; not at any time on Sundays or Bank Holidays except without the express authority of the Local Planning Authority.

Reason: In order to safeguard the amenity of neighbouring residents and highway safety, in accordance with Policy D DM1 of the Arun Local Plan.

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

Reason: In the interest of neighbouring residential amenity, in accordance with Policy D DM1 of the Arun Local Plan.

- 11 No dwelling and the Employment/Commercial Centre shall be occupied until refuse and recycling bins have been provided and space has been laid out for their storage in relation to that dwelling in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall not be used for any purpose other than the storage of refuse and recycling bins.

Reason: In the interests of the amenity of occupiers of nearby properties in accordance with Policy D DM1 and Policy WM DM1 of the Arun Local Plan.

- 12 Prior to the occupation of 80 dwellings on this site, the improvement works at the A280/A27/Titnore Lane Roundabout junction shall be completed and open to the traveling public as shown on I-Transport's drawing number "ITB9105-GA-024 Proposed Improvement Scheme to A280/A27/Titnore Lane Roundabout" (or such other scheme of works substantially to the same effect, as may be approved in writing by the Local Planning Authority in consultation with Highways England), including any necessary transfer of lands to enable the construction and maintenance of the scheme.

Reason: The modifications have been proposed to provide sufficient capacity at the A280/A27/Titnore Lane Junction, This is to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with Section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety, in accordance with Policy T SP1 of the Arun Local Plan.

- 13 Prior to the occupation of 80 dwellings on this site, the proposed improvements to the existing pedestrian crossing points on the A27 shall be completed and open to the travelling public as shown on Croft's drawing number "2020-06 - Proposed Improvements to existing pedestrian crossing points on A27" (or such other scheme of works substantially to the same effect, as may be approved in writing by the Local Planning Authority in consultation with Highways England), including any necessary transfer of lands to enable the construction and maintenance of the scheme.

Reason: To ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with Section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety, in accordance with Policy T SP1 of the Arun Local Plan.

- 14 Prior to the occupation of the first dwelling on this site, details of the pedestrian links to the boundary of the site with the Palmer Road Recreation Ground should be submitted to and be approved in writing by the Local Planning Authority. The approved pedestrian links to the Palmer Road Recreation Ground should be retained thereafter.

Reason: To provide alternative travel options to the use of the car in accordance with Policy D DM1, Policy T SP1 and Policy T DM1 of the Arun Local Plan.

- 15 No more than 80 dwellings shall be occupied until such time that the controlled crossing on Arundel Road, hereby approved, is implemented in accordance with drawing titled proposed controlled crossing (Drawing No. 2020-F05 Rev. A).

Reason: To provide alternative travel options to the use of the car in accordance with Policy D DM1, Policy T SP1 and Policy T DM1 of the Arun Local Plan.

- 16 No part of the residential development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on Drawing No. 2020-F01 Rev. D: Proposed Access Arrangement.

No part of the Employment/Commercial Centre shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on Drawing No. 2020-F03 Rev. B: Proposed Secondary Access Arrangement.

Reason: In the interests of road safety, in accordance with Policy T SP1 of the Arun Local Plan.

- 17 No part of the development shall be first occupied until a detailed Travel Plan, which will cover both the residential and employment uses, has been submitted to and been approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department of Transport or as advised by the Local Highway Authority.

Reason: To encourage and promote sustainable transport, in accordance with Policy T SP1 and Policy T DM1 of the Arun Local Plan.

- 18 No dwelling shall be occupied until space for that dwelling has been laid out for the parking of cars, motorcycles and cycles in relation to that dwelling in accordance with a drawing and schedule to be submitted to and be approved in writing by the Local Planning Authority. These

areas shall thereafter not be used for any purpose other than the parking of cars, motorcycles and cycles.

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

- 19 Garages provided on the site shall measure a minimum of 6 metres x 3 metres internally.

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

- 20 No development shall commence until a scheme for the location and installation of fire hydrants has been submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition the scheme shall be in accordance with the Guidance Note: The Provision of Fire Hydrants and an Adequate Water Supply for Fire Fighting as published by West Sussex Fire and Rescue Services (as amended from time to time). No building hereby permitted shall be occupied until the fire hydrant(s) required to serve that building have been installed in accordance with the approved scheme.

Reason: In order to provide adequate infrastructure for emergency services, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure the safety of residents on the site.

- 21 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the National Planning Policy Framework). Prior to the commencement of development details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter.

Reason: In order to secure on site renewable energy in accordance with national planning policy, and in accordance with Policy ECC SP2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure the provision of decentralised and renewable or low carbon energy sources on the site.

- 22 Prior to the commencement of development, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: To safeguard the amenities of residents in accordance with Policy D DM1 and Policy TEL SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the provision of broadband needs to be incorporated into the design for the site.

- 23 Prior to the commencement of construction and demolition works a Schedule of Works shall be

submitted to the Local Planning Authority for approval and will be based on the recommendations within the supporting Ecological Mitigation and Enhancement Strategy. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

The Schedule of Works shall include but not be restricted to:

- Timings for clearance of trees or scrub to avoid impacts on breeding birds;
- Grassland areas managed to benefit reptiles;
- Details of compensatory and additional tree planting;
- Details of compensatory boundary habitat planting and wildflower meadow planting;
- Details and locations of bat, bird, dormouse and invertebrate boxes, and log piles provided on the site;
- Measures to minimise the disturbance of badgers including details of a 20 metre buffer to the badger sett;
- Post development habitat management and dormouse population monitoring will include maintaining hedgerows and planting for the foreseeable future.

Should the detailed layout of the site require the removal of further trees which have the potential to support bats, a climbed tree inspection survey will be required.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy ENV DM4, Policy ENV DM5 and Policy ENV SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

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

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition because of the need to ensure that the infrastructure for electric vehicle charging measures are in place in the residential development and in the industrial development.

- 25 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity

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

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

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

- 27 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 details. The agreed scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1 and Policy W DM3 of the Arun Local Plan.

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

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

- 29 Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and be approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management / maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development.

Reason: To prevent pollution of water bodies and to ensure the satisfactory drainage of the site and to prevent flooding, in accordance with Policy W DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the site drainage needs to be approved and implemented before the dwellings are occupied.

- 30 Prior to the commencement of development, details of the proposed external lighting for the

residential development and the Employment/Commercial Centre on the site shall be submitted and be approved in writing by the Local Planning Authority. The lighting details should include:

- a) Details of Zone E2 (Rural) lighting luminaires (lux levels);
- b) Mitigation measures to minimise potential glare and spillage;
- c) Location of lighting columns;
- d) Design and appearance of lighting columns;
- e) Timings of lighting (reduced coverage between 11.00pm and 7.00am); and
- f) Phasing for the implementation of the scheme.

The approved lighting system shall be implemented in accordance with approved details and be retained thereafter.

Reason: To reduce light pollution, in the interests of amenity and the environment and to satisfy minimum security requirements, in accordance with Policy D DM1 and Policy QE DM2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the light levels for the site need to be approved and implemented before the dwellings and the Employment/Commercial Centre are occupied.

- 31 No development shall commence until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls have been submitted to, and been approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

- 32 Prior to the commencement of development, an Arboricultural Method Statement (AMS) and a Tree Protection Plan shall be submitted for approval in writing by the Local Planning Authority, to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure that trees are protected during the construction of the development hereby approved.

- 33 Prior to commencement of development the applicant shall prepare and submit for approval an Employment and Skills Plan. Following approval of the Employment and Skills Plan the developer will implement and promote the objectives of the approved plan.

Reason: In accordance with Policy SKILLS SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as it relates to the construction phase of development and to ensure measures are in place so that local crafts people and apprentices are employed on the development.

- 34 At least ten percent (10%) of all dwellings shall be designed and constructed to M4(2) standard and in addition six (6) dwellings shall be designed and constructed to M4(3) wheelchair accessible standard in accordance with 'Access to and use of buildings: Approved Document M'.

Reason: To ensure that dwellings are adaptable and meet the diverse needs of future occupiers in accordance with Policy D DM1 of the Arun Local Plan and Paragraph 61 of the National Planning Policy Framework.

- 35 The employment uses on the Employment/Commercial Centre should be restricted to Use Class B1 and B2. No development within use Class B8 (storage and distribution) uses will be permitted on the site.

The employment uses on the Employment/Commercial Centre shall not exceed 12.0 metres in height to the top of the ridgeline/roofline.

Reason: To protect the environment and mitigate the visual impact of the Employment/Commercial Centre when viewed from the South Downs National Park, in accordance with Policy D DM1 and Policy EMP SP3 of the Arun Local Plan.

- 36 Prior to the occupation of the commercial buildings within the Employment/Commercial Centre, a CCTV strategy (to include details of the location cameras and type of system) shall be submitted to and be approved in writing by the Local Planning Authority. The agreed details shall be implemented prior to first occupation and be retained and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of public safety in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-occupation condition because the site security needs to be approved and implemented before the commercial buildings within the Employment/Commercial Centre are occupied.

- 37 Prior to the commencement of development a further detailed Noise Assessment Report, shall be submitted to and be approved in writing by the Local Planning Authority. The further detailed Noise Assessment Report should demonstrate that the internal and external noise levels of the proposed dwellings will conform to the indoor ambient noise levels for dwellings and external noise levels for amenity spaces ie. gardens, as specified within BS8233:2014, Guidance on Sound Insulation and Noise Reduction for Buildings and Pro PG: 2017. The further detailed Noise Assessment Report should provide specific details of the mitigation measures to be installed on the Employment/Commercial Centre.

Prior to the occupation of the dwellings and the Employment/Commercial Centre any mitigation measures specified in the approved scheme shall be implemented in accordance with the approved details; and retained thereafter.

Post construction validation testing is to be carried out which demonstrates to the satisfaction of the Local Planning Authority that the requirements of the above British Standard, WHO and ProPG guidance and are achieved both in terms of LAeq and LMax.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the houses are constructed with the required noise mitigation measures.

- 38 Prior to commencement of the development hereby approved the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:
1. A Preliminary Risk Assessment which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
 2. A Site Investigation Scheme, based on (1) above to provide information for a detailed

assessment of the risk to all receptors that may be affected, including those off site.

3. Based on the Site Investigation Scheme and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

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

Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a 'long-term monitoring and maintenance plan' for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Arun Local Plan.

- 39 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: The site is of archaeological significance in accordance with Policy D DM1 and Policy HER DM6 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because archaeology can only be investigated before construction commences.

- 40 Prior to the commencement of development hereby approved, a phasing plan identifying all phases of development shall be submitted to and be approved in writing by the Local Planning Authority. The phasing plan shall set out how all principal elements of the scheme will be phased. The phasing plan will allow for the completion of the new commercial buildings prior to the demolition of the existing commercial buildings on site. All phases of the development shall be completed and carried out in accordance with the phasing plan.

Reason: To enable the development to be phased so that the new commercial units are completed before the existing units are removed, in accordance with Policy EMP DM1(6) of the Local Plan.

- 41 The development hereby permitted shall be carried out in accordance with the soil handling measures and the proposed use of on-site soils as set out in the 'Soils and Agricultural Quality of Land off Arundel Road, Angmering' Report (Ref. 1671/1), prepared on 21st February 2020 by Land Research Associates.

Reason: To enable the Local Planning Authority to control the development and protect the soil resources on the site, in accordance with Policy SO DM1 of the Local Plan.

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 identifying matters of concern within the application (as

originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: The Highways Act 1980 (as inserted via The Infrastructure Act 2015) requires those proposing works affecting the public highway to enter into an agreement with the Strategic Highway Authority (Highways England).

This development involves work to the public highway that can only be undertaken within the scope of a legal Agreement between the applicant and Highways England. Planning permission in itself does not permit these works.

It is the applicant's responsibility to ensure that before commencement of any works to the public highway, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the Spatial Planning Team, Highways England, Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ. Highways England switchboard Tel. 0300 470 1370. Email: planningse@highwaysengland.co.uk

INFORMATIVE: The applicant is advised to enter into a Section 59 Agreement under the Highways Act, 1980, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The applicant is advised to contact the Highway Officer (Tel. 01243 642105) in order to commence this process.

INFORMATIVE: The applicant is required to obtain all appropriate consents from West Sussex County Council, as Local Highway Authority, to cover the off-site highway works. the applicant is requested to contact the Implementation Team Leader (Tel. 01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

INFORMATIVE: The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

INFORMATIVE: Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

INFORMATIVE: The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property in their portfolio. As the commercial properties are demolished, the Council need to be satisfied that if any asbestos previously identified is still present, it is removed safely to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register, and any remedial strategy (where appropriate), must be provided in writing to the Local Planning Authority prior to any works commencing.



Neil Crowther
Group Head of Planning

Case Officer: Michael Eastham

Decision Issued: **17th March 2020**

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

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

APPEALS TO THE SECRETARY OF STATE

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

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

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

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

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

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

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

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

PURCHASE NOTICES

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

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

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

highway land).

Appendix 2: A/207/21/PL: Decision Notice

Application for Planning Permission

DECISION NOTICE

Application Ref: A/207/21/PL

1 To Addressee

Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

2 Site Address

Land off Arundel Road
Angmering
BN16 4ET

3 Description of Development

Variation of condition following grant of A/122/19/OUT relating to Conditions Nos 4 - approved plans and 16 - vehicular access.

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

- 1 Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and be approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

- 2 Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 17th March 2023.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

- 3 The development hereby permitted shall be begun before 17th March 2025, or before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

- 4 The planning permission relates to the following approved plans:

Drawing Number CSA/3467/108 - Site Location Plan.

Drawing Number 2020-F01 Rev. D - Proposed Access Arrangement.

Drawing No. C86473-JNP-66-XX-SK-T-7007-P02 - Commercial Access - General Arrangement 1 no Footway, North Side.

Drawing Number 2020-F05 Rev. A - Proposed Controlled Crossing.

Ecological Mitigation and Enhancement Strategy prepared by CSA Environmental (Ref. CSA/3467/09), dated July 2019.

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

- 5 Prior to the submission of any reserved matters application a design code masterplan shall be submitted to, and be approved in writing, by the Local Planning Authority.

The design code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. The development shall be carried out in accordance with the approved design code.

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. It is considered necessary for this to be a pre-commencement condition because the design of the scheme goes to the heart of the planning permission.

- 6 The landscaping and layout particulars to be submitted in accordance with Condition 1 shall include details of the landscape treatment along the northern boundary of the site with Steyne Wood, including measures to deter unauthorised access by motor cycles and motor vehicles to the Wood; and details of the footpath links from the application site into the Sports Hub in accordance with the Development Framework Plan.

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 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.

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

- 8 Prior to the commencement, including any works of demolition, a Construction Management Plan shall be submitted for approval in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- The anticipated number, frequency, routing and types of vehicles used during construction,
- The method of access and routing of vehicles during construction,
- Full details of the construction compound,

- Soil resources plan,
- Dust mitigation measures,
- Noise reduction measures,
- The parking of vehicles by site operatives and visitors,
- The loading and unloading of plant, materials and waste,
- The storage of plant and materials used in construction of the development,
- The erection and maintenance of security hoarding,
- The provision of effective wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- Details of public engagement both prior to and during construction works.

Reason: For the avoidance of doubt and in the interests of amenity, the environment and highway safety, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure measures are in place to mitigate the impact of construction works and deliveries on neighbouring residential amenity.

- 9 The hours of operation for the construction works, including deliveries to / from the site, to be limited to 08:00 hours and 18:00 hours on Mondays to Fridays inclusive; 08:00 hours and 13:00 hours on Saturdays; not at any time on Sundays or Bank Holidays except without the express authority of the Local Planning Authority.

Reason: In order to safeguard the amenity of neighbouring residents and highway safety, in accordance with Policy D DM1 of the Arun Local Plan.

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

Reason: In the interest of neighbouring residential amenity, in accordance with Policy D DM1 of the Arun Local Plan.

- 11 No dwelling and the Employment/Commercial Centre shall be occupied until refuse and recycling bins have been provided and space has been laid out for their storage in relation to that dwelling in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall not be used for any purpose other than the storage of refuse and recycling bins.

Reason: In the interests of the amenity of occupiers of nearby properties in accordance with Policy D DM1 and Policy WM DM1 of the Arun Local Plan.

- 12 Prior to the occupation of 80 dwellings on this site, the improvement works at the A280/A27/Titnore Lane Roundabout junction shall be completed and open to the traveling public as shown on I-Transport's drawing number "ITB9105-GA-024 Proposed Improvement Scheme to A280/A27/Titnore Lane Roundabout" (or such other scheme of works substantially to the same effect, as may be approved in writing by the Local Planning Authority in consultation with Highways England), including any necessary transfer of lands to enable the construction and maintenance of the scheme.

Reason: The modifications have been proposed to provide sufficient capacity at the A280/A27/Titnore Lane Junction, This is to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with Section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety, in accordance

with Policy T SP1 of the Arun Local Plan.

- 13 Prior to the occupation of 80 dwellings on this site, the proposed improvements to the existing pedestrian crossing points on the A27 shall be completed and open to the travelling public as shown on Croft's drawing number "2020-06 - Proposed Improvements to existing pedestrian crossing points on A27" (or such other scheme of works substantially to the same effect, as may be approved in writing by the Local Planning Authority in consultation with Highways England), including any necessary transfer of lands to enable the construction and maintenance of the scheme.

Reason: To ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with Section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety, in accordance with Policy T SP1 of the Arun Local Plan.

- 14 Prior to the occupation of the first dwelling on this site, details of the pedestrian links to the boundary of the site with the Palmer Road Recreation Ground should be submitted to and be approved in writing by the Local Planning Authority. The approved pedestrian links to the Palmer Road Recreation Ground should be retained thereafter.

Reason: To provide alternative travel options to the use of the car in accordance with Policy D DM1, Policy T SP1 and Policy T DM1 of the Arun Local Plan.

- 15 No more than 80 dwellings shall be occupied until such time that the controlled crossing on Arundel Road, hereby approved, is implemented in accordance with drawing titled proposed controlled crossing (Drawing No. 2020-F05 Rev. A).

Reason: To provide alternative travel options to the use of the car in accordance with Policy D DM1, Policy T SP1 and Policy T DM1 of the Arun Local Plan.

- 16 No part of the residential development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on Drawing No. 2020-F01 Rev. D: Proposed Access Arrangement.

No part of the Employment/Commercial Centre shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on Drawing No. C86473-JNP-66-XX-SK-T-7007-P02 - Commercial Access - General Arrangement 1 no Footway, North Side.

Reason: In the interests of road safety, in accordance with Policy T SP1 of the Arun Local Plan.

- 17 No part of the development shall be first occupied until a detailed Travel Plan, which will cover both the residential and employment uses, has been submitted to and been approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department of Transport or as advised by the Local Highway Authority.

Reason: To encourage and promote sustainable transport, in accordance with Policy T SP1 and Policy T DM1 of the Arun Local Plan.

- 18 No dwelling shall be occupied until space for that dwelling has been laid out for the parking of cars, motorcycles and cycles in relation to that dwelling in accordance with a drawing and schedule to be submitted to and be approved in writing by the Local Planning Authority. These areas shall thereafter not be used for any purpose other than the parking of cars, motorcycles and cycles.

Reason: In the interests of road safety and to accord with approved policy in accordance with

Policy D DM1 of the Arun Local Plan.

- 19 Garages provided on the site shall measure a minimum of 6 metres x 3 metres internally.

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

- 20 No development shall commence until a scheme for the location and installation of fire hydrants has been submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition the scheme shall be in accordance with the Guidance Note: The Provision of Fire Hydrants and an Adequate Water Supply for Fire Fighting as published by West Sussex Fire and Rescue Services (as amended from time to time). No building hereby permitted shall be occupied until the fire hydrant(s) required to serve that building have been installed in accordance with the approved scheme.

Reason: In order to provide adequate infrastructure for emergency services, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure the safety of residents on the site.

- 21 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the National Planning Policy Framework). Prior to the commencement of development details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter.

Reason: In order to secure on site renewable energy in accordance with national planning policy, and in accordance with Policy ECC SP2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure the provision of decentralised and renewable or low carbon energy sources on the site.

- 22 Prior to the commencement of development, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: To safeguard the amenities of residents in accordance with Policy D DM1 and Policy TEL SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the provision of broadband needs to be incorporated into the design for the site.

- 23 Prior to the commencement of construction and demolition works a Schedule of Works shall be submitted to the Local Planning Authority for approval and will be based on the recommendations within the supporting Ecological Mitigation and Enhancement Strategy. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

The Schedule of Works shall include but not be restricted to:

- Timings for clearance of trees or scrub to avoid impacts on breeding birds;
- Grassland areas managed to benefit reptiles;
- Details of compensatory and additional tree planting;
- Details of compensatory boundary habitat planting and wildflower meadow planting;
- Details and locations of bat, bird, dormouse and invertebrate boxes, and log piles provided on the site;
- Measures to minimise the disturbance of badgers including details of a 20 metre buffer to the badger sett;
- Post development habitat management and dormouse population monitoring will include maintaining hedgerows and planting for the foreseeable future.

Should the detailed layout of the site require the removal of further trees which have the potential to support bats, a climbed tree inspection survey will be required.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy ENV DM4, Policy ENV DM5 and Policy ENV SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

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

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition because of the need to ensure that the infrastructure for electric vehicle charging measures are in place in the residential development and in the industrial development.

- 25 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity

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

- 26 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of

the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

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

- 27 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 details. The agreed scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1 and Policy W DM3 of the Arun Local Plan.

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

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

- 29 Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and be approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management / maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development.

Reason: To prevent pollution of water bodies and to ensure the satisfactory drainage of the site and to prevent flooding, in accordance with Policy W DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the site drainage needs to be approved and implemented before the dwellings are occupied.

- 30 Prior to the commencement of development, details of the proposed external lighting for the residential development and the Employment/Commercial Centre on the site shall be submitted and be approved in writing by the Local Planning Authority. The lighting details should include:

a) Details of Zone E2 (Rural) lighting luminaires (lux levels);

- b) Mitigation measures to minimise potential glare and spillage;
- c) Location of lighting columns;
- d) Design and appearance of lighting columns;
- e) Timings of lighting (reduced coverage between 11.00pm and 7.00am); and
- f) Phasing for the implementation of the scheme.

The approved lighting system shall be implemented in accordance with approved details and be retained thereafter.

Reason: To reduce light pollution, in the interests of amenity and the environment and to satisfy minimum security requirements, in accordance with Policy D DM1 and Policy QE DM2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the light levels for the site need to be approved and implemented before the dwellings and the Employment/Commercial Centre are occupied.

- 31 No development shall commence until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls have been submitted to, and been approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

- 32 Prior to the commencement of development, an Arboricultural Method Statement (AMS) and a Tree Protection Plan shall be submitted for approval in writing by the Local Planning Authority, to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure that trees are protected during the construction of the development hereby approved.

- 33 Prior to commencement of development the applicant shall prepare and submit for approval an Employment and Skills Plan. Following approval of the Employment and Skills Plan the developer will implement and promote the objectives of the approved plan.

Reason: In accordance with Policy SKILLS SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as it relates to the construction phase of development and to ensure measures are in place so that local crafts people and apprentices are employed on the development.

- 34 At least ten percent (10%) of all dwellings shall be designed and constructed to M4(2) standard and in addition six (6) dwellings shall be designed and constructed to M4(3) wheelchair accessible standard in accordance with 'Access to and use of buildings: Approved Document M'.

Reason: To ensure that dwellings are adaptable and meet the diverse needs of future occupiers in accordance with Policy D DM1 of the Arun Local Plan and Paragraph 61 of the National Planning Policy Framework.

- 35 The employment uses on the Employment/Commercial Centre should be restricted to Use Class B1 and B2. No development within use Class B8 (storage and distribution) uses will be permitted on the site.

The employment uses on the Employment/Commercial Centre shall not exceed 12.0 metres in height to the top of the ridgeline/roofline.

Reason: To protect the environment and mitigate the visual impact of the Employment/Commercial Centre when viewed from the South Downs National Park, in accordance with Policy D DM1 and Policy EMP SP3 of the Arun Local Plan.

- 36 Prior to the occupation of the commercial buildings within the Employment/Commercial Centre, a CCTV strategy (to include details of the location cameras and type of system) shall be submitted to and be approved in writing by the Local Planning Authority. The agreed details shall be implemented prior to first occupation and be retained and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of public safety in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-occupation condition because the site security needs to be approved and implemented before the commercial buildings within the Employment/Commercial Centre are occupied.

- 37 Prior to the commencement of development a further detailed Noise Assessment Report, shall be submitted to and be approved in writing by the Local Planning Authority. The further detailed Noise Assessment Report should demonstrate that the internal and external noise levels of the proposed dwellings will conform to the indoor ambient noise levels for dwellings and external noise levels for amenity spaces ie. gardens, as specified within BS8233:2014, Guidance on Sound Insulation and Noise Reduction for Buildings and Pro PG: 2017. The further detailed Noise Assessment Report should provide specific details of the mitigation measures to be installed on the Employment/Commercial Centre.

Prior to the occupation of the dwellings and the Employment/Commercial Centre any mitigation measures specified in the approved scheme shall be implemented in accordance with the approved details; and retained thereafter.

Post construction validation testing is to be carried out which demonstrates to the satisfaction of the Local Planning Authority that the requirements of the above British Standard, WHO and ProPG guidance and are achieved both in terms of LAeq and LAm_{ax}.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the houses are constructed with the required noise mitigation measures.

- 38 Prior to commencement of the development hereby approved the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:
1. A Preliminary Risk Assessment which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
 2. A Site Investigation Scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. Based on the Site Investigation Scheme and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. Verification Report providing details of the data that will be collected in order to demonstrate

that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a 'long-term monitoring and maintenance plan' for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Arun Local Plan.

- 39 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: The site is of archaeological significance in accordance with Policy D DM1 and Policy HER DM6 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because archaeology can only be investigated before construction commences.

- 40 Prior to the commencement of development hereby approved, a phasing plan identifying all phases of development shall be submitted to and be approved in writing by the Local Planning Authority. The phasing plan shall set out how all principal elements of the scheme will be phased. The phasing plan will allow for the completion of the new commercial buildings prior to the demolition of the existing commercial buildings on site. All phases of the development shall be completed and carried out in accordance with the phasing plan.

Reason: To enable the development to be phased so that the new commercial units are completed before the existing units are removed, in accordance with Policy EMP DM1(6) of the Local Plan.

- 41 The development hereby permitted shall be carried out in accordance with the soil handling measures and the proposed use of on-site soils as set out in the 'Soils and Agricultural Quality of Land off Arundel Road, Angmering' Report (Ref. 1671/1), prepared on 21st February 2020 by Land Research Associates.

Reason: To enable the Local Planning Authority to control the development and protect the soil resources on the site, in accordance with Policy SO DM1 of the Local Plan.

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

INFORMATIVE: The Highways Act 1980 (as inserted via The Infrastructure Act 2015) requires those proposing works affecting the public highway to enter into an agreement with the Strategic Highway Authority

(Highways England).

This development involves work to the public highway that can only be undertaken within the scope of a legal Agreement between the applicant and Highways England. Planning permission in itself does not permit these works.

It is the applicant's responsibility to ensure that before commencement of any works to the public highway, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the Spatial Planning Team, Highways England, Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ. Highways England switchboard Tel. 0300 470 1370. Email: planningse@highwaysengland.co.uk

INFORMATIVE: The applicant is advised to enter into a Section 59 Agreement under the Highways Act, 1980, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The applicant is advised to contact the Highway Officer (Tel. 01243 642105) in order to commence this process.

INFORMATIVE: The applicant is required to obtain all appropriate consents from West Sussex County Council, as Local Highway Authority, to cover the off-site highway works. the applicant is requested to contact the Implementation Team Leader (Tel. 01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

INFORMATIVE: The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

INFORMATIVE: Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

INFORMATIVE: The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property in their portfolio. As the commercial properties are demolished, the Council need to be satisfied that if any asbestos previously identified is still present, it is removed safely to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register, and any remedial strategy (where appropriate), must be provided in writing to the Local Planning Authority prior to any works commencing.



Neil Crowther
Group Head of Planning

Case Officer: Michael Eastham

Decision Issued: **23rd November 2021**

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

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

APPEALS TO THE SECRETARY OF STATE

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

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

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

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

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

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

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

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

PURCHASE NOTICES

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

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

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

highway land).

Appendix 3: A/235/21/DOC: Decision Notice



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
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Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Date: 14th January 2022

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/235/21/DOC

Dear Mrs Knowles,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under A/207/21/PL relating to condition 5-design code master plan.

Land off Arundel Road Angmering BN16 4ET

Notification regarding the above application:

Condition Number 5

Prior to the submission of any reserved matters application a design code masterplan shall be submitted to, and be approved in writing, by the Local Planning Authority.

The design code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. The development shall be carried out in accordance with the approved design code.

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. It is considered necessary for this to be a pre-commencement condition because the design of the scheme goes to the heart of the planning permission.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 5 imposed on planning permission A/207/21/PL: relating to a design code masterplan is approved and the condition is hereby discharged.

- Land West of Arundel Road, Angmering: Design Code, Rev. C, January 2022.

This condition was deemed to be discharged on the 12th January 2022 following the receipt of a

Deemed Discharge Notice on the 29th December 2022.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning

Appendix 4: List of submitted plans and documents

Application Drawing/ Document	Drawing/ Document Reference
Site Location Plan – Phase 1	20232 S401 Rev -
Site Layout	20232 P401 Rev A
Coloured Site Layout – Phase 1	20232 C401 Rev -
Wider Site Layout – Phase 1	20232 P420 Rev -
Coloured Street Elevations AA – Phase 1	20232 C401
Buildings Materials Layout – Phase 1	20232 P402 Rev A
Boundary Materials Layout – Phase 1	20232 P403 Rev A
Surface Materials Layout – Phase 1	20232 P404 Rev A
Refuse Strategy – Phase 1	20232 P405 Rev A
Car Parking Layout – Phase 1	20232 P406 Rev A
Storey Heights Plans – Phase 1	20232 P407 Rev A
Harrogate Plans and Elevations - BRICK	20232 P408 Rev -
Henley - Floor Plans	20232 P409 Rev -
Henley - Elevations - BRICK	20232 P410 Rev -
Marlow – Plans and Elevations - RENDER	20232 P411 Rev -
Richmond – Floorplans	20232 P412 Rev -
Richmond - Elevations - BRICK	20232 P413 Rev -
Shaftesbury – Plans and Elevations - RENDER	20232 P414 Rev -
Stratford – Plans and Elevations - BRICK	20232 P415 Rev -
Single Garage – Plans and Elevations	20232 P416 Rev -
Landscape Strategy	JSL3924_120 Rev A
Planting Plan 1 of 4	JSL3924_520 Rev A

Planting Plan 2 of 4	JSL3924_521 Rev A
Planting Plan 3 of 4	JSL3924_522 Rev A
Planting Plan 4 of 4	JSL3924_523 Rev A
Tree and shrub palette	JSL3924_551
Tree Removal and Protection Plan	JSL3924_720 Rev -
Tree Survey Schedule	JSL3924_700
Pumping Station General Arrangement	1969-14672-004
Pumping Station Proposed Elevations	20212 P911 Rev -

Appendix 5: Site Location Plan



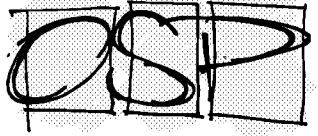
REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	STATUS:

Planning

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ARUN DISTRICT COUNCIL A4622RES

CLIENT:	Redrow Homes	PROJECT:	Phase 1 - Arundel Road Angmering
SCALE:	1:1250 (A1 ORIGINAL)	DRAWING:	Site Location Plan
DRAWN: RDP	20232	S401	—
DATE: Feb 2022			



OSPARCHITECTURE
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Appendix 6: Summary of relevant policies

Policy Title	Summary of policy wording
Arun Local Plan 2011-2031	
Policy GI SP1: Green Infrastructure and Development	States that all major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.
Policy D SP1: Design	States that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their density and scale. With major developments (as defined in the GDPO 1995 (as amended(41)) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.
Policy D DM1: Aspects of form and design quality	States that the density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity. States that when considering an application, the Council will consider whether schemes have made the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features. States that schemes should utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept. States that all new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.
Policy ENV DM5: Development and biodiversity	States that development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to

	facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement. Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person. All developments shall have regard to Natural England's standing advice for protected species.
Policy QE SP1: Quality of the Environment	The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.
Angmering Neighbourhood Plan 2014-2029	
Policy HD4 (Materials)	States that developments, extensions and renovations requiring planning permission that, by virtue of their materials, are clearly inharmonious with the immediate surrounding area will generally be refused. States that where appropriate, new developments should seek to reflect local materials and features evident in the immediate surrounding area.
Policy HD5 (Built Form)	States new developments must properly demonstrate how they have considered the impact of the proposed built form on their surroundings. States that no new buildings will be permitted over 2.5 storeys (based on the typical heights of existing buildings in the immediate surrounding area) unless it can be demonstrated that the proposal would be in keeping with its surroundings.
Policy HD6 (Housing Layout and Design)	Requires all new developments to demonstrate high quality design, reflect local distinctiveness, and seek to incorporate local design features evident in the surrounding areas.
Policy HD7 (Housing Density)	New development, where applicable, should meet the following density requirements.

	• Within the built-up area boundary, development must be of a density appropriate for; and in keeping with; the setting of the immediate surrounding area. • New residential developments that propose a site density greater than the immediate surrounding area will generally be refused unless clear justification can be provided to support the need for a higher density development and how effectively the design integrates into the surrounding built form or landscape.
Policy HD8 (Parking for new Developments)	State that the plan supports the WSCC parking standards and encourages all new development to follow them

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