

Planning Statement: Reserved Matters Approval

Land off Arundel Road, Angmering

March 2022

Turley

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Hannah Knowles

Emily Rickard

Client

Redrow Homes Ltd

Our reference

REDS3015

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1. Introduction

- 1.1 This Planning 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 Land off Arundel Road, Angmering (the “site”) for solely the residential element of the extant outline planning permission on the site. The description of development is as follows:

“Approval of Reserved Matters – Construction of 160 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.”

Background

- 1.2 The Outline application (ref. A/122/19/OUT) which was approved on the 17th March 2020 reserved appearance, layout, scale and landscaping for future consideration. 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.”

- 1.3 A copy of the decision notice for the above application is provided at **Appendix 1**.
- 1.4 A Section 73 application was submitted to vary Condition 4 and 16 of the Outline permission (A/122/19/OUT) was 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.”

- 1.5 The application was submitted due to the requirement to amend technical details associated with the approved secondary access into the site.
- 1.6 A copy of the decision notice for the above application reference A/207/21/PL is provided at **Appendix 2**.
- 1.7 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**).

Scope of this RMA

- 1.8 This reserved matters application seeks approval for the residential element of the outline planning permission secured under Condition 1 of planning permission A/207/21/PL. Condition 1 states:

“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.”

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

“Approval of Reserved Matters – Construction of 160 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.”

- 1.10 A set of plans and other supporting documents were submitted with the outline application. These provided 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.
- 1.11 Separate reserved matters applications will come forward on the site in relation to the provision of B1/B2 floorspace (commercial land) and the sport pitch land (2.1ha as defined within the Section 106 agreement).
- 1.12 To deliver the ecological and landscape mitigation for the development, a small area of the sports pitch land has been included within this RMA.
- 1.13 This application is supported by a further set of detailed plans that provide details of the appearance, layout, scale and proposed landscaping/planting 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**.

Structure of this Statement

- 1.14 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 Background

The Site

- 2.1 The site comprises an area of 8.9 ha including agricultural land with a small industrial estate (brownfield land) to the south eastern corner making up approximately 2.45ha of the site overall. The brownfield land comprises an existing residential dwelling and a small commercial area consisting of various utilitarian structures and hardstanding alongside an area used for caravan storage.
- 2.2 The small commercial area is bound by low hedging along the northern and western boundaries, with a continuation of the site's existing boundary vegetation running along the southern boundary.
- 2.3 The site lies adjacent to existing residential development on the northern edge of Angmering. Angmering lies to the south of the A27 between Portsmouth and Brighton. The eastern part of the site lies immediately adjacent to a linear area of separately owned land comprising 9 dwellings.
- 2.4 The site is bound to the north by a small woodland copse and a residential property. To the west the site is bounded by well-established hedgerows beyond which lie agricultural fields. The southern boundary consists of a chain-link fence beyond which is a line of well-established trees which help to define the boundary with the adjacent playing fields and sports club.
- 2.5 Access into the site is currently taken via an existing access from Arundel Road which serves the existing commercial area.
- 2.6 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).
- 2.7 There are no designated heritage assets within the site. There are two TPO trees on the western boundary of the site.
- 2.8 A site location plan is included at **Appendix 5**.

The Surrounding Area

- 2.9 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.
- 2.10 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.

- 2.11 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 with particular reference to the recent application under which the site benefits from extant planning permission (ref. A/207/21/PL).
- 3.2 The table below sets out the planning history for the site:

Table 3.1: Planning History

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</i>	Undecided.

	<i>for up to 1,393 sqm of Class E floorspace with associated parking provision. This site is a Departure from the Development Plan.</i>	
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.

- 3.3 Application A/122/19/OUT was approved on the 20th March 2020. A further Section 73 application (ref. A/207/21/PL) was submitted and approved on the 23rd November 2021. The approved description of development was for the following:

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

- 3.4 This reserved matters application is pursuant to application A/207/21/PL, and only relates to the residential element of the scheme. The commercial element of the scheme and the sports pitch will be addressed through subsequent applications at a later date.

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 The approved development principles and parameters associated with outline planning permission: A/207/21/PL are set out under Condition 4 of the Decision Notice. These documents were as follows:
- 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.
- 4.4 A copy of the decision notices are included at **Appendix 1/2**.

Design Code Requirement

- 4.5 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.

Pre-application discussions

- 4.6 This RMA has been submitted following a series of pre-application discussions with ADC Planning Officer, Michael Eastham between June 2021- January 2022. The pre-application advice received provided clarification on the documents approved under the outline planning permission, and informed the now approved Design Code which has informed this RMA.

RMA: Residential Area

- 4.7 This reserved matters application has been submitted against outline planning permission A/207/21/PL.
- 4.8 This application seeks reserved matters approval for the residential element of the scheme under Condition 1 of the approved Outline scheme (ref. A/207/21/PL) which states:

“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.”

- 4.9 This reserved matters application has been prepared in light of the documents and application drawings approved under Condition 4 which are as follows. These documents and drawings are included at **Appendix 6** for ease.

Relationship of this reserved matters approval with uses established within the outline planning permission

- 4.10 This RMA has been prepared to facilitate the future delivery of the remaining elements of the outline planning permission in relation to the 2.1ha of sports pitch land to the south-west of the site, alongside the commercial area to the south-east of the site.

Commercial Land

- 4.11 The commercial land is outside the scope of this RMA. However, the RMA residential layout is mindful of the potential uses that may come forward within the commercial area (subject to the relevant clauses within the Section 106). Further details are enclosed at Section 7 of this Statement.

Sports Pitch Land

- 4.12 The provision of 2.1ha of sports pitch land as part of the outline planning permission is defined within the Section 106 agreement.
- 4.13 This RMA has been prepared following discussions with ADC Planning Officers and the ADC Neighbourhood Services officers with regard to the potential layout of the future Palmer Recreation Ground Sports Hub proposals. Whilst the proposals are at early stages, this RMA has been prepared to satisfy the requirements of the outline planning permission, whilst ensuring that the future delivery of the sports hub is not compromised by the residential layout.
- 4.14 As such, this RMA includes a small area of the sports pitch land to deliver the ecological, drainage, landscape and arboricultural mitigation required to support the wider development. Given the timescales for the delivery of the sports hub are currently unknown, it is proposed that the proposed mitigation can be implemented in the interim following approval of the RMA.

5. Reserved Matters Approval: Proposed Development

- 5.1 This RMA provides full details of the appearance, scale, layout and landscaping of the residential element of the proposed development supported by additional technical evidence as necessary.
- 5.2 The outline approval (A/207/21/PL) granted consent for up to 160 dwellings. This application proposes development of 160 dwellings with 48 affordable dwellings. The scale of development, in terms of the number of dwellings proposed would therefore continue to comply with the principles approved at outline stage.
- 5.3 In the absence of any approved parameter plans cited on the decision notice, the above documents have informed the reserved matters submission. In addition, the principles established through the Design Code (ref. A/235/21/DOC, approved 14th January 2022) has informed the detailed proposals for the site.

Housing Mix and Tenure

- 5.4 The proposed layout includes the provision of 160 dwellings reflective of the outline planning permission. A mix of 1, 2, 3, 4 and 5 bedroom properties is proposed through the provision of apartments and houses. The overall mix of the proposed development is set out below:

Dwelling size	No. of dwellings
1 Bedroom Flat	8
2 Bedroom House	37
3 Bedroom House	46
4 Bedroom House	61
5 Bedroom House	8
TOTAL:	160

Market Mix

- 5.5 The proposed market mix is listed in the table below:

Tenure	No. of units
2 Bedroom House	16
3 Bedroom House	29
4 Bedroom House	59
5 Bedroom House	8

TOTAL:	112
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Affordable Housing Mix

5.6 The proposed breakdown of affordable housing mix – is listed in the table below:

Tenure	No. of units
Rented	
1 Bedroom Flat	8
2 Bedroom House	15
3 Bedroom House	11
4 Bedroom House	2
TOTAL:	36
Shared Ownership	
2 Bedroom House	6
3 Bedroom House	6
TOTAL:	12

5.7 A detailed breakdown of the unit type and sizes is included at paragraph X of the Design and Access Statement.

Accessible Dwellings

5.8 The layout incorporates the provision of the following accessible units:

- M4 (2) – Plots 31,32,33,34,37,38,39,48,49,50,53,54,91,92,96,97,98 – Total of 17 dwellings
- M4 (3) – 93,94,95,107,108,109 – 6 dwellings

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. Additional ecological, drainage and arboricultural input supports this RMA and has further informed the detailed layout of the site.

Character Areas

5.10 The proposed site layout is framed around 4 distinct residential character areas which have been accepted through the approved Design Code (Condition 4 of the outline planning permission). These 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);
 - The sports pitch land (not forming part of this reserved matters application);
- 5.11 Each character area relates to the land use and landscape sensitivity of the respective parts of the site which have led to varying density and building heights providing a variety of built form and landscaping approaches across the site that is in keeping with the local character. This approach has been accepted through the approved Design Code.
- 5.12 The key features of the residential element of the proposed layout include the following:
- The provision of family housing (160 dwellings) including the provision of 48 affordable dwellings;
 - The character areas are framed by a landscape led master plan that provides a landscaped entrance into the site from Arundel Road. The character areas respond to natural features within the site including tree-lined streets and, hedgerows;
 - A layout that provides a well-structured development that provides a hierarchy of primary and secondary access routes through the site designed to facilitate access/servicing requirements and pedestrian/cycle links within the site to connect with the wider network;
 - Incorporates appropriate design standards with regard to plot depths and garden sizes as required through the Arun Design Guide ;
 - All dwellings proposed at 2 storeys in height (max ridge height 9.5m), with garages limited to single storey;
 - The provision of a LEAP and LAP positioned such that there is appropriate overlooking from proposed residential properties;
 - Delivers an appropriate relationship with regard to noise considerations where residential development is proposed adjacent to land safeguarded for B1/B2 floorspace to the south-east of the site;
 - Sustainable Urban Drainage System (SuDS) in the form of attenuation basins designed to manage surface water and provide new wildlife habitats;
 - Provision of a landscape buffer (incorporating ecological mitigation) around the 2.1ha of sports pitch land to the south-west of the south to create an acceptable relationship with residential properties;
 - Retention of tree buffers along the site boundaries with additional ecological mitigation and enhancements as required.

Density

- 5.13 The proposed average density for the site is 35 dwellings per hectare (dph), a density established through the quantum established within the outlined planning permission and the approved Design Code.

Car and Cycle Parking

- 5.14 Car parking will be provided in compliance with Arun Parking Standards dated January 2020 and incorporated into the scheme to ensure that it does not adversely impact on the public realm and landscape setting.
- 5.15 A variety of car parking options will be provided. Visitors will be able to park in bays off the street whilst home-owners will have either parking off the street adjacent to their property or in parking courts.
- 5.16 For houses this is provided on-plot in garages and drive spaces, or off plot in on-street bays. Parking for the affordable flats is provided in parking courts accessed from the front of the dwelling.

Proposed Car Parking Provision

Car Parking	No. of spaces
Visitor Spaces	35
Allocated Car Space (Garage)	92
Allocated Car Space On-plot	239
Allocated Car Space Off-plot	98
TOTAL:	464

- 5.17 Cycles are to be stored in rear gardens and within garages where possible.

Servicing

- 5.18 Refuse storage will be provided within gardens on plot for the houses and in communal storage rooms for apartments. Storage provision will be provided in accordance with the Council's requirements and will include provision for general and recyclable waste.
- 5.19 The layout will be designed to incorporate appropriate and adequate manoeuvring space for refuse collection vehicles with Refuse Collection Points incorporated into the street network where required to achieve acceptable collection distances.
- 5.20 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

- 5.21 The development will be characterised by 2 storey dwellings with garages at single storey. The 2 storey dwellings will have a maximum ridge height of 9.5m.

Appearance

- 5.22 The appearance of the scheme builds upon the principles established within the approved Design Code. The proposed properties include a mixture of terraced, semi-detached and detached housing of high-quality design to complement the Angmering character.
- 5.23 The detailed elevations for the individual house types provided across the site reflect the position agreed within the approved Design Code and is built upon through the supporting Design Statement.
- 5.24 The materials palette for the residential element of the scheme proposes the following:

Walls

- Soft red brick
- Brown/red brick
- Render
- Tile hanging
- Timber / render gables

Roofs

- Red/brown roof tiles
- Grey roof tiles

Windows

- White window frames throughout

Front doors

- Coloured front doors with garage doors to compliment
- Small porches with timber detailing

- 5.25 Full details of the appearance of the scheme can be found in the approved Design Code and the supporting Design and Access Statement. A Building Materials Layout Plan (20232-P202) also supports this RMA.

Landscape

- 5.26 A landscape masterplan and detailed planting plans have been submitted in support of this RMA. Separate Reserved Matters submissions detailing the landscape strategy will be prepared for the proposed sports pitches and commercial area.
- 5.27 The following landscape and open space design principles are included within the residential layout:

- New public open space will be located to the northern, western, and southern parts of the site to integrate the proposed housing development into the sites landscape setting.
- A mix of formal and informal open space will be included providing a range of recreational and amenity benefits to both new and existing residents promoting a healthy, active and inclusive lifestyle, this includes a LEAP, a LAP and recreational routes.
- New tree, hedgerow and woodland planting along the site boundaries will help reinforce the new housing development as well as a range of wildlife and ecological benefits.
- Street planting and a network of pocket green spaces will help soften the proposed built form
- Replacement hedgerow planting along the boundary between the residential development and sports pitch land
- A new attenuation basin, forming part of the SUDs solution for the site will provide an attractive landscape feature and enhance the site's biodiversity value and habitat creation opportunities.

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;
 - Angmering Neighbourhood Plan (2015)
 - 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 DM4: Protection of trees
 - Policy ENV DM5: Development and biodiversity
 - Policy QE SP1: Quality of the Environment
 - Policy AH SP2 – Affordable Housing

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)
- Policy HD8 (Parking for new Developments)

6.7 A copy of the above policies are included at **Appendix 7** 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)**

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 This application is to be determined in accordance with Section 38(6) of the 2004 Planning and Compulsory Purchase Act. This requires, in the first instance, regard to the Development Plan and then also material considerations.
- 7.3 The outline planning permission has established the principle of residential development on-site and therefore this reserved matters application considers specific details relating to appearance, layout, scale and landscaping pursuant to delivering 160 residential dwellings on-site.
- 7.4 For each reserved matter, the policy context has been set out within the respective sections to assess the detailed proposals.

Design Considerations

Layout

- 7.5 The residential layout of the scheme has evolved following the approval of the Design Code by ADC which considered the opportunities and constraints of the site and a land-use plan with specific areas identified for residential, public open space, SuDS basin and play areas. In addition, areas were identified for the sports pitch land and the commercial land in line with the requirements of the outline planning permission.
- 7.6 These identified areas have formed the baseline for the proposed layout of the site which responds to detailed design, landscape, ecology and engineering requirements.
- 7.7 The proposed layout incorporates the provision of 160 dwellings, with 30% affordable housing (48 dwellings) through a mix of 1,2,3,4 and 5 bedroom properties as outlined at Section 5 above and been informed through the detailed requirements set out within the Arun Design SPD (2021).
- 7.8 As set out within the Design Code, the layout is focussed around 4 distinct character areas that guide the density, layout and appearance of the scheme and informed the overall concept masterplan for the site.
- 7.9 A summary of the key design considerations that have informed the detailed layout is included below and should be read in conjunction with the supporting Design and Access Statement.

Green Infrastructure and Landscape Approach

- 7.10 The proposed layout incorporates a green infrastructure network that provides recreational links, alongside arboricultural and ecological enhancements. This approach has ensured that a landscape led approach has been achieved within the proposed

layout with a focus of ensuring that dwellings are set back from site boundaries and allowing filtered landscape views into the site.

- 7.11 The proposed layout further retains north-south and east-west green corridors within the layout as referenced at outline stage which has framed the internal road layout within the character areas. In addition, the scheme reinforces a rural edge along the western boundary and creates a suitable buffer to the wider countryside. A new attenuation basin is proposed to the north-west of the site and forms a landscape feature along the western boundary incorporating biodiversity value and habitat creation. Details of arboricultural and ecological considerations are summarised later in this Section.
- 7.12 In addition, in line with the land use plan, the layout includes well-defined public realm with a LEAP proposed along the western boundary of the site, in addition to a LAP with a central area of open space. A new gateway open space is also at the site access creating a sense of arrival into the development with a landscape buffer to the south of the access road setting back new residential properties from Arundel Road and softening the built form.
- 7.13 The approach taken to green infrastructure within the layout ensures that safe and attract areas of public realm are delivered for existing and future residents with existing and new tree planting included across the site in line with Local Plan policy D DM1.
- 7.14 Further details is provided under the landscape section of this Statement with regard to proposed planting within the green corridors and open spaces.
- 7.15 As outlined in Section 5, the green infrastructure provision associated with the sports pitch land and commercial will come forward through separate RMA's.

Internal Vehicle Movement

- 7.16 The principle access into the residential element of the site was approved at outline stage. However, the internal layout has evolved to ensure permeability through the site and reflect the green infrastructure strategy outlined above. The internal street hierarchy has further evolved through consideration of the character areas. This has resulted in a hierarchy of:
- a principal route running as a central spine through the central of the site (east to west)
 - two secondary routes connecting the north and south of the site;
 - a network of 'lanes' access from secondary routes serving smaller pockets of residential properties.
- 7.17 The above approach has facilitated the provision of pedestrian and cycle routes within the site that connect with the wider network. The cycle routes have been designed to provide access from the primary access along Arundel Road to the sports pitch (north-west of the site) and the public open space and LEAP along the western boundary. In addition, the layout facilitates a network of pedestrian footpaths within the site, that

connects with the main footpath along Arundel Road, and the PROW along the western boundary (outside the scope of the RMA), and the open spaces/play areas being provided.

- 7.18 In addition, the layout incorporates appropriate and adequate manoeuvring space for refuse collection vehicles with Refuse Collection Points achieving acceptable collection distances. Further details are shown on application drawing ref.C86473-JNP-66-XX-DR-T-7110
- 7.19 The surface materials for the internal access routes have also been considered to ensure that shared surface lanes and traffic calmed streets are proposed to provide a safe environment for new and existing residents. Further details are included on drawing ref. 20232-P204.
- 7.20 The approach taken to facilitate internal movements within the site accords with the requirements of Local Plan policy D DM1 and ensure walking and cycling are integral to the overall layout.

Density and Mix

- 7.21 The density and mix of the proposed layout are inter-related and vary across the development by responding to the parameters agreed within the Design Code and the character areas within the site. We note that the market mix of any future reserved matters was not defined at outline stage.
- 7.22 Higher densities are proposed along the spine streets to create stronger building frontages to assist in enclosing and framing the key movement routes throughout the site. Lower density development is proposed fronting the green infrastructure which will assist in creating an appropriate transition from the built environment to the rural environment of the adjacent countryside.
- 7.23 The proposed mix ensures that there is a lower density along the site boundaries providing larger dwellings inviting opportunities for additional soft landscaping and dwelling frontage that softens the interface between the development and the countryside (west) and the woodland (to the north). In addition, the layout responds positively to the density of the new development under construction directly to the east of the site along Arundel Road and serves as a transition between the countryside and the centre of Angmering. Lower density is also proposed overlooking Arundel Road, this will create an appropriate approach to Angmering and respect the prevailing character of the Arundel Road.
- 7.24 The proposed densities across the site have been established through the approved Design Code and align with policy D SP1.

Accessible dwellings

- 7.25 The layout further includes the provision of M4(2) and M4 (3) dwellings as outlined at paragraph X above. Such provision accords with the requirements of policy D DM1.

Residential Amenity

- 7.26 The detailed layout of the site has evolved through consideration of the requirements within the Arun Design Guide at Section H.04. The appropriate separation distances for

dwelling and the size requirements for private amenity space have been considered within the proposed layout.

- 7.27 The dwellings have been orientated to ensure natural surveillance over public areas including the gateway open space, the LEAP and the LAP in line with requirements.
- 7.28 With regard to recycling/waste storage, appropriate provision has been made for each dwelling to ensure design requirements are achieved as shown on drawing ref. 20232 - P206.
- 7.29 The proposed development respects the character and form of the surrounding area and seeks to preserve the privacy and amenity of future and adjacent residents aligning with the requirements of policy QE SP1.

Parking

- 7.30 Provision for the respective dwelling sizes within the scheme is based on Parking Behaviour Zone 2 standards from the ADC parking standards SPD (2020). This will require the following levels of provision for the respective dwelling sizes:
- one-bedroom flats, two and three-bedroom houses – 2 spaces; and
 - four-bedroom houses and five-bedroom houses – 3 spaces.
- 7.31 Provision for cycle storage for the new homes will be provided to meet Arun District Council's recommended standards either within garages or a storage shed within rear gardens as shown on drawing ref. 20232-P207

Relationship with Sports Pitch Land

- 7.32 The proposed layout has been designed to safeguard and facilitate the future provision on the sports pitch land to the south-west of the site as part of the Palmer Sports sports hub proposals.
- 7.33 This RMA includes 0.1ha of the sports pitch land to deliver a landscape/ecological buffer between the residential element of the scheme and the future sports pitches which incorporates additional planting, drainage and ecological mitigation and enhancements.
- 7.34 As identified within the Ecological Mitigation Strategy approved through the outline planning permission, a series of ecological enhancements are required within any proposed layout. This includes appropriate mitigation around the sports pitch land which has been duly incorporated and is supported by additional information at paragraph 7.73 of this Statement.
- 7.35 It is considered the proposed layout will not fetter the ability for the sports hub proposals to be realised in the future and secured through a separate RMA.

Relationship with Commercial Land

- 7.36 The residential layout has been informed by a noise report (prepared by Acoustics24) given the relationship with the residential area and the future commercial area to the south-east of the site.

- 7.37 The noise report sets out a recommendation for a close board fence (with a minimum height of 2 metres) to be installed around the boundary of the commercial area next to any existing or proposed dwellings in order to protect amenity for future residents.
- 7.38 This is shown on submitted drawing ref. 20232-P203 and accords with the requirements of policy D DM1.
- 7.39 A further reserved matters application will be submitted in order to address the commercial land which will further detail mitigation for the site in relation to amenity for future residents.

Scale

- 7.40 The proposed scale of the development has been informed by the parameters set out within the approved Design Code.
- 7.41 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 and noting that the vast majority of the local area consists of 2 storey dwellings with a relatively small number of 2.5 storey dwellings. The Design Guide parameters proposed dwelling heights to be limited to 2 storeys (9.5m ridge height), with only 2.5 storeys (11.5m ridge height) on key buildings within the site.
- 7.42 As the layout has evolved, the overall height of all dwellings on-site has been limited to 2 storeys with garages proposed as single storey.
- 7.43 This approach accords with the approved Design Guide and ensures that the scale of the development is appropriate within the context of local character. The scale of development accords with Policy D DM1 and Policy D SP1 of the Local Plan.

Appearance

- 7.44 As mentioned previously, the appearance of the scheme has been developed through the principles identified in the approved Design Code. The Design Code undertook a contextual analysis of the area, taking into account National and Local Policy and supporting guidance including the National Design Guide and the Arun Design Guide.
- 7.45 The Design Code sets out the architectural detail and materials that are considered appropriate within each character area
- 7.46 The overall appearance of the scheme seeks to complement the local area, by the use of similar and established high quality materials, details and features (detailed in Chapter 5 and the supporting Design and Access Statement). The development will use a unifying palette of materials, but with variations in form, size and style to create a distinctive approach within each character area but in-keeping with the immediate surrounding area.
- 7.47 The proposed material palette has influenced the elevational treatment to the dwellings across the site reflecting local materials and features evident in the immediate surrounding area aligning with policy HD4. Detailed elevations for each

proposed dwelling supports this application alongside a series of streetscenes to illustrate the scale and character of the proposed development within context.

- 7.48 The scheme demonstrates a high standard of architectural principles with the dwellings incorporating design features that have been outlined within the approved design code. The appearance of the proposed development complies with the design requirements of policy D DM1 and D SP1.

Landscaping

- 7.49 A landscape master plan underpins the proposed layout of the site and has been informed by the landscape principles agreed within each character area identified within the Design Code.
- 7.50 The character areas responding to the natural features of the site and include tree-lines, hedgerows and landscape enhancements. Chapter 7 of the Design and Access Statement sets out the approach in more detail, although a summary is included below for ease:
- Gateway Character Area – The Gateway is the primary vehicular access into the new neighbourhood and forms the threshold at the entrance into the main body of the site. The buildings which front onto the Gateway together with a combination of retained existing and proposed trees will define the edges of the space as a key spatial event at the development threshold. The landscape approach has ensured that the site entrances is a key focal point of the site with central tree lined primary road will provides access through the gateway character area including new dwellings that will front onto it as well as Arundel Road.
 - Village Edge Character Area – The village area focus is on the creation of a pedestrian friendly environment with new hedgerows defining the new boundary with the sports pitch land. The landscaping will incorporate specimen park land trees and formal street parking.
 - Woodland Edge Character Area – this area focusses on the opportunities to deliver new meadow and tree planting along the boundary with Steyne Wood with tree-lined secondary access routes and lanes within the site. New thicket, tree and wildflower planting will also be provided within this character area to enhance wildlife habitats as well as accommodating new recreational routes connecting the network of green spaces across the site. To the north-western corner of the site, a new attenuation basin is proposed within the low point of the site, which will also provide new wildlife habitat opportunities and enhance the biodiversity value of the site.
- 7.51 The approach taken to the character areas is considered to align with the requirements of Policy LAN DM1 by ensuring that the natural features on site have guided the proposed layout.
- 7.52 Boundary treatments across the site will include 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.

Hard landscaping and boundary treatments

- 7.53 The landscape masterplan identifies the surfacing material proposed within the hard landscaped areas. The materials proposed seek to reflect the internal road hierarchy discussed previously and differentiate between the primary/secondary routes and the lanes within the site.
- 7.54 The masterplan further indicates the proposed boundary treatments across the site, reflective of the relationship with neighbouring properties and the positioning of dwellings within the streetscene.

Soft Landscaping

- 7.55 The landscape masterplan sets out the soft landscaping proposals across the site are differentiates between the site boundaries and the private and public amenity space across the site. In addition, detailed planting plans have been submitted for consideration as part of this RMA.
- 7.56 In addition, details have been provided of the street furniture and the LEAP/LAP equipment proposed across the site.
- 7.57 On the basis of the above, it is contended the proposals deliver and hard and soft landscaping proposals that reflect the local area, thus complying with Arun Local Plan policies D DM1, D SP1 and policy HD6 of the Angmering Local Plan.

Flood Risk & Drainage

- 7.58 The flood risk considerations associated with the proposed development have been agreed through the outline planning permission and are not re-visited within this RMA.
- 7.59 However, with regard to drainage, the proposed layout incorporates SuDS basin in the north-west of the site in accordance with the approved Design Code. This RMA is also supported by an engineering layout which demonstrates the approach to drainage within the wider context of the site.
- 7.60 The Applicant will be submitted an application to discharge Condition 25 and 26 of the outline planning permission (A/122/19/OUT) in due course, which will address the detailed drainage requirements for the site.

Arboriculture

- 7.61 The outline planning application was supported by a Tree Survey and Arboricultural Impact Assessment, however, neither document was approved on the decision notice under Condition 4 of the outline planning permission.
- 7.62 As part of this RMA, an updated tree survey and AIA have been prepared in line with the requirements of Policy ENV DM4 of the Local Plan.

- 7.63 There are a number of TPO trees located along the western boundary of the site and these are to be retained and protected, alongside additional tree belts established along the remaining western and northern boundaries. As outlined within the layout and landscaping sections above, the proposed development has been designed to respect and respond to these landscape characteristics on site.
- 7.64 Particular attention has been paid to the northern woodland at Steyne Wood to ensure an appropriate offset between residential properties and the existing trees is retained, with enhancements proposed where possible.
- 7.65 In addition, additional tree planting and soft landscaping is proposed as shown on the supporting planting plans.
- 7.66 It is considered that the above accords with the requirements of Local Plan policy ENV DM4 and Neighbourhood Plan policy HD6.

Ecology

- 7.67 The outline planning permission A/122/19/OUT included the approval of Ecological Mitigation and Enhancement Strategy under Condition 4 of the Decision Notice which set out a number of ecological principles to be incorporated through future RMA.
- 7.68 As advised previously, part of this RMA includes a smaller area of the sports pitch land to deliver a landscape and ecological buffer between the two uses.
- 7.69 As part of this RMA, the following documents have been prepared and informed the proposed layout on-site:
- Phase 2 Ecology Report; and
 - Ecology Mitigation and Enhancement Strategy.
- 7.70 The above reports included updated survey work where required and advise on appropriate mitigation and enhancement measures across the proposed layout and along the site boundaries. Given the presence of protected species onsite, appropriate measures have been proposed for consideration through this RMA in-line with the requirements of Policy ENV DM5.

Additional Survey work

- 7.71 The strategy sets out that additional survey work was undertaken in 2021 by RPS complementing the ecology surveys undertaken by CSA in 2017-2019 to support the outline planning permission. The updated surveys included:
- Dormouse surveys;
 - Bat emergence re/entry surveys
 - Great crested newt surveys; and
 - Badger surveys.

- 7.72 The main ecological constraints on-site have been identified as roosting bats, commuting/foraging bats, hazel dormouse, badgers, nesting birds and reptiles.

Mitigation and Enhancement Strategy

- 7.73 In light of the above, a series of recommendations are made for implementation through the construction and operational phases of the proposed development. The following ecological mitigation has been incorporated into the proposed layout:

- 5m dark corridor buffer strip along the northern and western boundaries of the site with approx. 0.17ha of existing and retained hedgerows and additional 0.4ha of woodland planting and thicket planting providing replacement habitat for reptiles, dormice, bats and retained habitat for nesting birds ;
- 0.2ha of wildflower mix around the SuDS basin providing replacement habitat for reptiles ;
- Whilst there will be a loss of 335m of hedgerow to accommodate the site access, it is proposed for 250m of replacement hedgerow planting to be proposed around the sports pitch land as an ecological and landscape buffer for dormice habitat;
- Provision for a 20m to accommodate any active badger sett along the western boundary through the green buffer and landscaping area;
- Provision of 20 dormouse nest boxes on retained boundary vegetation
- Lightspill onto dormouse habitat and for bats will be minimised through a lighting strategy;
- Four replacement bat boxes proposed on mature trees close to each lost roost.

- 7.74 The Applicant is aware that an EPSML application will be required with no works undertaken to dormice habitat until such time a licence has been granted by Natural England.

- 7.75 With regard to ecological enhancements, the following are proposed:

- The landscaping scheme incorporates native trees, hedgerow species and night-scented flowering plants to encourage foraging bats;
- Include new tree planting with native species of known benefit to wildlife selected maximise the biodiversity value, such as oak *Quercus robur*, hawthorn *Crataegus monogyna* and blackthorn.
- Provision of log piles and hibernacula for reptiles;
- 10 wood Crete nest boxes will be mounted on trees for nesting birds;
- Planting of additional native fruit or nut;

- Six Schwegler 2FN bat boxes will also be mounted on mature trees along the retained site boundary bearing tree and shrub planting within the proposed development will increase the availability of suitable habitat for dormice as the planting establishes and matures.
- 10 Habibat 001 bat bricks or Schwegler 1FR bat tubes that will be incorporated into buildings at suitable locations
- The detailed planting plans for the development will include native planting of fruit or nectar –bearing and night-scented plants, such as night-scented jasmine *Cassipouira nocturna*, evening primrose *Oenothera* spp., or tuberose *Polianthes tuberosa*.
- Installation of three invertebrate boxes will be provided within the proposals
- The incorporation of five hedgehog houses will be placed at the base of retained hedgerows, within the 5 m new habitat buffer strip, along the northern boundary adjacent to woodland off site to the north.
- New trees and thickets will be planted throughout the 5 m buffer strip, along with areas of longer grassland to create a mosaic effect throughout the buffer strip. This will benefit invertebrates, reptiles and amphibians in particular by creating open basking opportunities and refuge areas. Foraging resources will also be increased for dormice, bats and birds.

7.76 In line with Policy ENV SP1 and the survey work that has been undertaken, the proposed mitigation and enhancement measures will promote the preservation, restoration and enhancement of biodiversity and facilitate the creation of new habitats across the site.

8. Summary and Conclusions

- 8.1 This application seeks reserved matters approval for 160 dwellings, open space, landscaping and parking at Land off Arundel Road.
- 8.2 The submission of this application for the approval of reserved matters is made pursuant to Condition 1 of planning permission A/207/21/PL for:
- “Approval of Reserved Matters – Construction of 160 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.”*
- 8.3 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 outline planning permission.
- 8.4 Further reserved matters applications will be submitted in due course relating to the, commercial area and the sports pitches.
- 8.5 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.
- 8.6 Based on the above and the principle of development having been established through the outline permission, it is respectfully considered that planning permission should be granted for this proposal.

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 LAmx.

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
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

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: 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 D DM2: Internal Space Standards	States that the Council will require internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.

Policy ENV DM4: Protection of trees	States that development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s) (TPO) will not be damaged or destroyed now and as they reach maturity, unless development would: a) Would result in the removal of one or more trees in the interests of good arboricultural practice; b) Would enhance the survival and growth prospects of other protected trees; c) the benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.
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.
Policy OSR DM1: Open Space, sport & recreation	Requires new housing developments to contribute towards open space provision, playing pitch provision and indoor sport and leisure facilities through financial contributions in accordance with guidance set out in the Indoor Sport and Leisure Facilities Strategy.

H DM1: Housing Mix	States the Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency (37) design guidance. For developments of 11 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations. The tenure mix for development schemes shall be negotiated on a case by case basis taking any necessary viability considerations into account. Developers shall have regard to the most up to date version of the SHMA.
AH SP2: Affordable Housing	States for all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance.
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

Appendix 5: Site Location Plan



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

Planning

CLIENT: Redrow Homes

PROJECT: Arundel Road, Angmering Option 1

SCALE: 1:1250 (A1 ORIGINAL)

DRAWING: Site Location Plan

DRAWN: RDP

DATE: Jan 2022

20232

S201

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OSPARCHITECTURE

Broadmeade House, Farnham Business Park,
Weydon Lane, Farnham, Surrey GU9 8QT.
info@osparchitecture.com www.osparchitecture.com
Tel: 01252 287878

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ARUN DISTRICT COUNCIL A4622RES

Turley Office
The Pinnacle
20 Tudor Road
Reading
RG1 1NH



Turley