

Recommendation Report for Planning Permission

REF NO:	A/64/21/PL
LOCATION:	Former Shrublands Nursery Roundstone Lane Angmering BN16 4AT
PROPOSAL:	Demolition of existing buildings & erection of 40 No. residential dwellings including 12 No. (30%) affordable units & associated landscaping, road layout, parking & provision of Public Open Space. This site is in CIL Zone 2 & is CIL Liable as new dwellings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The applications seeks approval for 40 dwellings comprising semi-detached and detached dwellings. The scheme includes 12 affordable housing units (comprising 2 x 1 bed flats, 2 x 2 bed flats, 4 x 2 bed dwellings, 2 x 3 bed dwellings and 2 x 4 bed dwellings) and 28 open market units (comprising 4 x 2 bed, 14 x 3 bed and 10 x 4 bed). The proposed layout provides plots facing mainly east, south and west, addressing the internal access road.
SITE AREA	1.33 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	30 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	There are several large, mature trees to the southern and eastern boundaries, which are to be retained. There is a TPO on trees adjoining trees at the entrance to the site from Roundstone Lane, but these are not affected. The access to Roundstone Lane is existing.
BOUNDARY TREATMENT	Some fencing and hedging to site boundaries ranging in height.
SITE CHARACTERISTICS	The site currently comprises an overgrown derelict nursery and shrubland with several associated buildings such as greenhouses and an office. There is a hard surfaced vehicular access and parking area accessed from Roundstone Lane. A power line runs along the southern boundary.
CHARACTER OF LOCALITY	Predominantly residential with new housing being developed on former nursery sites along Roundstone Lane and Mayflower Way. Large detached dwelling at the front of the site facing Roundstone Lane, To the north of the site is an industrial area, with an industrial building in close proximity to the site's northern boundary. A store is located to the south-east of the site and an open

field to the south-west.

RELEVANT SITE HISTORY

A/46/19/PL	Erection of 24 No. dwellings with garaging & open resident & visitor parking with new access from Mayflower Way. Provision of hard & soft landscaping & open space, foul & surface water drainage systems & other associated works.	App Cond with S106 23-01-20
A/16/00/	Renewal of temporary planning permission A/119/97 for the manufacture of paving slabs	ApproveConditionally 03-05-00
A/143/92	Renewal of temporary planning permission A/104/91 for change of use to manufacture of paving slabs	ApproveConditionally 08-01-93
A/138/92	Renewal of temporary planning permission A/198/90 for change of use from agricultural to open storage	ApproveConditionally 12-01-93
A/56/92	Change of use from workshop to car body repairs and spraying	ApproveConditionally 15-07-92

REPRESENTATIONS

Angmering Parish Council - No Objection.

This proposal accords with the approved Angmering Neighbourhood Plan Policy HA1 Parish Housing Allocation - Bramley Green South (Mayflower Way). A full field archaeological assessment should be made, tabletop historical assessments may only have scratched the surface and not revealed what may be below ground. Assurance will be needed that there is enough screening due to the proximity to industrial units. Our no objection is also subject to approval of layout including car parking, siting of affordable housing, noise mitigation along north and west of site, roads built to standard so could be adopted by WSCC and a vast increase in planting around the site. There are also concerns over if the existing access rights to the industrial building are to be blocked.

COMMENTS ON REPRESENTATIONS RECEIVED:

An archaeology condition is imposed in accordance with consultee advise.

Layout including car parking and siting of affordable housing as amended following consultation and negotiation is acceptable.

Noise mitigation and submission of appropriate reports have been agreed with the agent and provided as part of the proposal.

Roads will be built to standard and could be adopted by WSCC.

Final details of landscaping and planting around the site is conditioned.

Rights of access to the industrial building is a private matter, but in any case as illustrated on the Proposed Site Layout, existing access rights to the industrial buildings are not to be blocked up.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineer - No Objection.

The surface water drainage strategy submitted details that infiltration is proposed here.

Economic Development - No Objection.

Request nearby commercial premises are considered in order to protect their viability in the longer term.

County Highways - No Objection.

In accordance with the adopted WSCC 'Road Safety Audit Policy', a Stage 1 RSA has been undertaken. A Design Team response to the RSA has also been prepared. All matters raised in the RSA which has been addressed in accordance with the Auditor recommendations and there are no outstanding matters raised through the audit process.

The LHA has reviewed the proposed parking allocation submitted in conjunction with the TS and is satisfied with the proposed allocation of 99 parking spaces for cars throughout the development. In terms of layout the LHA would be satisfied with the turning facilities for vehicles within the development. Swept path diagrams have been included within the appendices. The TS refers to the application providing 24 (60%) dwellings with full Electric Vehicle (EV) parking provision. This would be in line with LHA parking standards (September 2020) for 2021 dictate that 33% of spaces should be 'Active' in supporting EV Charging infrastructure.

Imposition of standard conditions suggested.

Ecology Officer - No Objection.

The biodiversity enhancements recommended within the Biodiversity Enhancement Plan (Aug 2020) are suitable.

Highways England - No Objection.

An appropriate proportional contribution from this particular site towards mitigation at the A27 junctions in Arun.

West Sussex Fire and Rescue - No Objection.

Conditions requested.

Archaeologist - No Objection. Standard condition requested.

Housing Strategy and Enabling Manager - No Objection to revised tenure mix and positioning of affordable housing units.

All of the necessary affordable housing requirements would need to be included in S106 planning obligation.

Sussex Police - No Objection.

Sport England - No Objection.

Environmental Health - No Objection.

Would prefer to see some habitable rooms re-orientated. Request imposition of appropriate conditions.

Greenspace Officer - Objection.

A development of this size will require the provision of onsite POS minimum area of 3300m² plus the provision of onsite, equipped play LEAP to contain at least six play experiences to be accessible and inclusive and onsite natural play LAP area to include such features as landform, boulders or logs, seat and litter bin.

Confirmation of the area of POS being proposed would be required as the areas shown would appear to be deficient in line with our SPD requirements.

A full and detailed landscape scheme will be required to be submitted for approval.

COMMENTS ON CONSULTATION RESPONSES:

- comments noted.

The affordable housing mix has been amended to address the affordable housing officer's concerns and now comprises:

Affordable Rent (9 no.)

2 x 1BF

2 x 2BF

3 x 2BH

2 x 3BH

Shared Ownership (3 no.)

1 x 2BH

2 x 4BH

The distribution of units has also been altered to provide a better spread within the layout.

The under provision of open space within the site is acceptable given its close proximity to the existing area of open space to the southwest at the end of Mayflower Way.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

Site entrance adjacent to TPO/A/1/07

Adjacent to Local Green Space

Adjacent to Gaps Between Settlements

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
HDM1	H DM1 Housing mix

AHSP2	AH SP2 Affordable Housing
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
OSRDM1	Protection of open space, outdoor sport, comm& rec facilities
HWBSP1	HWB SP1 Health and Wellbeing
TDM1	T DM1 Sustainable Travel and Public Rights of Way
WDM3	W DM3 Sustainable Urban Drainage Systems
HERDM6	HER DM6 Sites of Archaeological Interest
TSP1	T SP1 Transport and Development

[Angmering Neighbourhood Plan 2014 POLICY HA1](#) Bramley Green South (Mayflower Way)

Angmering Neighbourhood Plan 2014 POLICY EH3 Flood Prevention

Angmering Neighbourhood Plan 2014 POLICY HD3 Housing Mix

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

Angmering Neighbourhood Plan 2014 POLICY HD7 Housing Density

Angmering Neighbourhood Plan 2014 POLICY HD8 Parking for New Developments

Angmering Neighbourhood Plan 2014 POLICY HD9 Phasing of Residential Development

Angmering Neighbourhood Plan 2014 POLICY TM1 Local Highways

SUPPLEMENTARY POLICY GUIDANCE:

SPD11 Arun Parking Standards 2020

SPD13 Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

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

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

The relevant policies in the Arun Local Plan and Walberton Neighbourhood Plan have been considered.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that there would be no materially adverse effect on residential or visual amenity or the character of the area.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

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

(a) the provisions of the development plan, so far as material to the application,

(aza) a post examination draft neighbourhood development plan, so far as material to the application,

(b) any local finance considerations, so far as material to the application, and

(c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

PRINCIPLE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the plan unless material considerations indicate otherwise. The Development Plan for the Arun District currently comprises the Arun Local Plan 2011-2031 ("ALP"), the Angmering Neighbourhood Development Plan made in 2014 -2029 ("ANDP") and the West Sussex Waste and Minerals Plans.

Having regard to Policy SD SP2 of the adopted Arun Local Plan, and Policy HA1 Parish Housing Allocation - Bramley Green South (Mayflower Way) of the 2014 Angmering Neighbourhood Plan, the sites lies within the Built Up Area Boundary of Angmering (within which development should be focused) and within a site allocated for housing in the Neighbourhood Plan.

In December 2020, the Council republished its Authority Monitoring Report (AMR) for 2019/20. This states the HLS has now increased to 3.3 years. The HDT results for 2020 were published on 19 January 2021 and show that Arun achieved 61%.

Paragraphs 10 and 11 confirm that at the heart of the NPPF is the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay.

The site (including additional land which does not comprise this application) is allocated for a minimum of 66no. dwellings in the made Angmering Neighbourhood Plan (2014) under Policy HA1 (Bramley Green South (Mayflower Way)). The proposal for 40no. dwellings is clearly acceptable in this regard and is considered to therefore be acceptable in principle.

The proposed development of the application site to provide high quality residential dwellings represents sustainable development, and should benefit from the presumption in favour of sustainable development under the provisions of paragraph 11 of the NPPF.

CHARACTER & DESIGN

Policy D DM1 of the Arun Local Plan requires the Council seek to make the best possible use of land by reflecting or improving on the character of the site and the surrounding area. It is necessary that development demonstrates a high standard of architectural principles, use of building materials and hard and soft landscaping to reflect the local area. New housing should make efficient use of land while

providing a mix of dwelling types and maintaining character & local distinctiveness. Higher densities will be more appropriate in the most accessible locations. The policy requires the scale of development keep within the general confines of the overall character of a locality. ALP policy D SP1 "Design" requires development to make efficient use of land and reflect local character.

Policy HD5 of the Angmering NP says new developments should demonstrate how they have considered their impact on the surrounding area.

Policy HD6 of the Angmering NP says "proposals for new development should demonstrate high quality design, reflect local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area".

Policy HD7 of the Angmering NP seeks to ensure that the density of new development is in keeping with the surrounding area and should be complied with.

The development would comprise a density of 37 dwellings per hectare, which is considered to be both a sustainable and efficient use of the land and a density that is in keeping with the surrounding area. The proposed residential development comprising detached, semi-detached and terraced houses would be 2 storey in height. The scale and height of the buildings is also considered to be acceptable.

The National Design Guide (NDG) and Arun Design Guide (ADG) are material considerations in the determination of this application. It states that achieving a well-designed place comes about through making the right choices at all levels, including the layout (or masterplan), the form and scale of buildings, their appearance, landscape, materials and their detailing. It sets out ten characteristics of beautiful, enduring and successful places: Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes & Buildings, Resources and Lifespan. The Arun Design Guide has recently been adopted and part J provides guidance on Building Design. The applicant provided a Design Statement which responds to these aspects and concludes the scheme will blend harmoniously in the surrounding area providing high quality, well designed dwellings and spaces for future residents.

The proposed dwellings are of a high quality design which responds positively to the traditional context of the wider site and character of the local area. Policy HD4 of the made Neighbourhood Plan (NP) requires developments to reflect local materials and features evident in the immediate surrounding area. The proposed materials and design of dwellings have been specifically chosen to reflect the local vernacular and seek to incorporate tile hanging, in line with Policy HD6 of the NP.

The surrounding context along Roundstone Lane is characterised by residential developments of similar styles. The established aesthetic consists of traditional styled homes, with materials such as knapped flint, tile hanging, render and red/ brown brick. Cresswell Park, a newly developed residential housing, located to the east of the site is characterised by deep and generous window proportions, varied but cohesive use of traditional materials and features such as bay windows, porches, dormers and gables to provide interest and variety in the new streets.

The dwellings along Roundstone Lane and Bramley Way, follow a similar approach to Cresswell Park, however are more traditional in their detailing incorporating the use of brick headers and stone cills. The proposal responds positively to these prevailing characteristics in compliance with sections J01-J09 of the Guide, creating a proposal which is well considered, sited appropriately, and provides frontages and key elevations of high architectural quality.

The proposed palette of materials draws inspiration from the local vernacular and creates a sense of place through introducing a unifying choice of materials and detailing and references the larger detached properties, with gable and front-to-back roof forms. All proposed dwellings on site are of a typical two-

storey / two and a half residential scale which is considered appropriate given the residential and industrial context adjacent to the site.

In accordance with section H01 of the Arun Design Guide, the scheme presents welcoming and attractive street scenes with open green space and private amenity which softens the development and creates a sense of place.

HOUSING MIX:

ALP policy H DM1 requires all housing development should provide a mix of dwelling types/sizes to address the nature of local housing needs and market demand. The policy does not prescribe a specific housing mix that must be met by individual applications, with the policy stating each must be considered on its own merits and on a site by site basis, having regard to the most up to date Strategic Housing Market Assessment (SHMA).

The 2012 SHMA was the subject of an update by GL Hearn in 2016 ("Updated Housing Needs Evidence", September 2016) in which paragraph 6.3 stated the evidence highlighted a direction towards the provision of 2 and 3 bed units for market units and smaller affordable units. The 2016 update acknowledges at paragraph 6.10 that affordable (rented) need being more heavily skewed towards smaller dwellings and market housing predominantly homes with three or more bedrooms.

The proposed scheme seeks to propose slightly different percentages than suggested in the Updated Housing Needs Evidence (UHNE). The proposals would however be in line with the made Angmering Neighbourhood Plan which states at Policy HD3 that 'Proposals should provide for a mix of housing sizes and the delivery of more smaller and fewer larger dwellings is encouraged.'

The proposed market housing mix provides a broad mix of high-quality homes which offer a range of different types of accommodation. The UHNE is over 5 years old and therefore the proposed mix is suitable when considering surrounding precedent applications and the current market demand.

AFFORDABLE HOUSING:

Developments over 11 residential units require a minimum provision of 30% affordable housing on site as per ALP policy AH SP2. The policy states affordable housing should be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes.

A total of 12 dwellings are provided as affordable and the tenure mix and position of the dwellings within the site layout are acceptable. The proposals accord with the required quantum and mix of affordable housing. The mix and location of affordable units has altered following negotiation and is now acceptable to the affordable housing officer and is compliant with Policy AH SP2 of the Local Plan, in terms of the provision of affordable housing.

HOMES FOR OLDER PEOPLE:

Arun DC agreed internal policy on the provision of housing accommodation to provide for an ageing generation ("Accommodation for Older People and People with Disabilities", 2020). This is not adopted policy or a supplementary planning document but is considered to have some weight as a material planning consideration. It is supported by references in ALP policies D DM1 & D DM2. This requires at least 20 of the homes (50%) are designed to the M4(2) standard, and that 2 are designed to meet M4(3) i.e. be wheelchair accessible.

This level of provision could be secured by an appropriately worded condition

LANDSCAPE

The site is in close proximity to the South Downs National Park. The statutory purposes of the National Park are:

- 1) to conserve and enhance the natural beauty, wildlife and cultural heritage of the park; and
- 2) to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public.

It is a duty of the LPA to assess the application carefully as to whether the proposed development would have a significant impact on or harm those statutory purposes. Paragraphs 176 and 177 of the NPPF sets out the Duty of Regard for LPAs when dealing with planning applications within or affecting the setting of a National Park: "great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks". Policy HD5 of the Angmering NP says: "New development must not adversely impact upon the landscape setting or views into or out of the South Downs National Park."

In considering the relevant policies it is noted that paragraph 7.2.5 of the Local Plan identifies one of the reasons for having a BUAB is 'to preserve the setting of existing settlements by protecting the surrounding countryside from unnecessary development.' In this particular case the area north of the A259 closer to Highdown has a greater affinity with the countryside. To permit development on this site would not harm the intrinsic character and beauty of the distant countryside. It would not be contrary to the aims and objectives of Policy LAN DM1 which asks that development, as a minimum, respects the particular characteristics of the landscape.

The site would be acceptable in visual terms and would not have an adverse visual impact upon the South Downs National Park; nor would views into the site from the National Park be significant visually due to the distance from the National Park boundary and the intervening built form. Consequently, the proposed development is acceptable and is compliant with LAN DM1 and Policy D DM1 of the Local Plan, Policy HD5 of the Angmering NP.

TRAFFIC, ROAD SAFETY & PARKING

ALP policy T SP1 seeks to ensure development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport. It states schemes must explain how development has been designed to: (i) accommodate the efficient delivery of goods and supplies; (ii) give priority to pedestrian and cycle movements and have access to high quality public transport facilities; (iii) create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter.

T SP1 states proposals must incorporate appropriate levels of parking taking into consideration the impact of development on on-street parking. Policy T DM1 requires new development be located in easy access of established non-car transport modes/routes, contribute to the improvement of such routes & facilities and contribute towards provision of a joined-up cycle network and Public Rights of Way network.

Para. 110 of the NPPF states: "In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: (b) safe and suitable access to the site can be achieved for all users". Regard should be had to para 111 which states: "Development should

only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

The advice of WSCC Highways is summarised above. They are satisfied the proposal will not result in an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. The proposal is not contrary to the NPPF (para. 111), and there are no transport grounds to resist the proposal.

The access is from Roundstone Lane and previously served a working nursery. The site is situated within a highly sustainable location with two bus stops located almost immediately outside the site, along Roundstone Lane. The nearest Train Station is Angmering Train Station, situated approximately 1.33km to the south-west.

The proposed road infrastructure has been fully tracked to ensure compliance for cars, refuse vehicles, and fire tender vehicles. The site access is 5.5m wide, with pedestrian paths either side. The internal road layout varies between 4.1m and 5.5m, in compliance with the manual for streets, with turning heads proposed at both the north western portion of the site for refuse and fire tender vehicles.

Policy HD8 of the made Neighbourhood Plan (NP) states that WSCC Parking Standards should be followed for new developments. Since the adoption of the NP, Arun have adopted their own Parking Standards in the form of a Supplementary Planning Document (SPD).

The Parking Standards SPD identifies that the site is in 'Zone 2' and therefore should provide the following parking provision:

Parking provision is in accordance with Arun District Council's Parking Standards Supplementary Planning Document (SPD). This requires 2no. spaces per 1 and 2-Bedroom Affordable Flat, 2no. spaces per 2-Bedroom House, 2-3no. spaces per 3-Bedroom House (including car barns/garages), 3no. spaces per 4-Bedroom House (including car barns/garages). In accordance with the above there is proposed to be 101 no. car parking spaces for residents (including car ports). Visitor parking is provided at 20% of the total number of dwelling with eight spaces being proposed.

Cycle spaces are provided in the form of 1no. space per flat which will be situated within a shared store to the rear of the building. Two spaces per house are proposed which would be situated within the rear garden sheds or garages in accordance with Arun's adopted parking standards.

The proposals accord with policies in the Arun Local Plan and Policy HD8 of Angmering Neighbourhood Plan in respect of highways and parking.

BIODIVERSITY

Policy ENV SP1 confirms that Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. Policy ENV DM5 of the Arun Local Plan seeks to achieve a net gain in biodiversity.

The application is accompanied by a Preliminary Ecological Appraisal (PEA) and protected species surveys. The PEA suggests precautionary measures to be adhered to prior to and during construction to ensure that an offence under the relevant legislation is avoided. In addition, the PEA refers to ecological protection measures to be carried out as part of the proposed scheme. Opportunities for Biodiversity Net Gain, are included within the PEA and controlled by the imposition of appropriate conditions.

The scheme is acceptable in biodiversity terms and seeks to achieve biodiversity net gain in accordance with policy.

SUSTAINABILITY

The site offers good accessibility to sustainable forms of transport, being located on Roundstone Lane, with regular public transport including a frequent train service and good connection to cycle routes. Secure cycle storage will be provided for each new dwelling within the single garages or rear garden sheds.

The orientation of buildings and aspect of the main habitable rooms allows for good levels of daylight within the dwellings, with natural ventilation to all habitable rooms. Dual aspect living spaces have been provided.

The supporting information makes it clear that the construction of the dwellings will be carried out with sustainability as a focus including such features as:

- Boilers and appliances will be energy efficient with low NOx levels and all dwellings will undergo a full SAP assessment to ensure energy efficiency within the building envelopes.
- Dual flush toilets, water saving baths and flow restrictor taps are to be provided to all bathroom areas to minimise water usage within the dwellings.
- Enhanced building fabric throughout the development exceeding current Building Regulations.
- Native species planted across the site to enhance biodiversity and ecology.
- Every house will have two PV panels will mounted on a suitably pitched roof, to help achieve the target of 10% of energy requirements from renewable energy.
- Electric Vehicle Charging Points (EVCP) will be provided to all houses with a garage and driveway as well as 5 further EV parking spaces, equating to 23% of all parking spaces throughout the site.

The provision of such features is conditioned in accordance with ALP policy ECC SP2 which requires that all new residential and commercial development be energy efficient and incorporate decentralised, renewable and low carbon energy supply systems and ECC SP1 which requires that new development be designed to adapt to impacts arising from climate change.

RESIDENTIAL AMENITY

ALP policy D DM1 requires there be minimal impact to users and occupiers of nearby property and land. ALP policy QE SP1 requires development contribute positively to the quality of the environment and ensure development does not have a significantly negative impact on residential amenity. The Arun Design Guide sets out guidance on garden depths and interface distances between houses:

- Back to Back: min. 21m between habitable rooms of properties or to existing buildings;
- Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property;
- Front to Front: min. 16m between habitable rooms of properties facing each other; and
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.

The proposals are in general conformity with these requirements.

The proposed dwellings are considered to be situated a sufficient distance away from existing dwellings and would therefore not have a significant impact. The closest dwelling to the proposed development is situated to the immediate north and is called 'The Firs'. Boundary treatment is proposed in the form of buffer planting and landscape buffer planting which is focused to the existing dwelling's southern and western boundaries. The provision of further landscaping details is controlled by condition.

To the south of the site is a 'Boarding Kennels and Cattery'. The site layout has taken account of this building by proposing informal open space, planting and trees to the southern boundary of the site. Residential properties have specifically been focused away from this building due to potential noise and disturbance from the existing use.

The positioning of windows within the roof of plots has been amended to reduce the noise impact of adjacent uses on future occupiers.

Paragraph 185 of the NPPF and Policy QE DM1 of the Arun Local Plan emphasise that noise sensitive development will not be permitted if its users would be affected by noise by proposed noise generating uses.

Policy QE DM1 of the Local Plan says: "developers proposing new noise generating development must seek advice from an early stage to determine the level of noise assessment required. Proposals will need to be supported by evidence to demonstrate that there are no suitable alternative locations for the development." (Policy QE DM1(2)).

Environmental Health requested the submission of a Noise Assessment to assess the impact of the adjacent commercial uses on the houses to ensure that there is no adverse effect to residential properties; and for a scheme to be submitted to demonstrate that the internal and external noise levels within the houses and within the curtilage of the houses conform to the guidance.

A Noise Assessment has been submitted which concludes that the top floor bedrooms should be designed with 4mm glass double glazed windows to ensure the internal noise levels are acceptable in terms of the assessment to the British Standard. The development proposes external living areas and it demonstrates the external living spaces surrounding the houses are likely to see noise levels below the lower guideline of 50 decibels. Calculations and assessments have been carried out with regards to the proposed electrical sub-station and its location and have demonstrated that it is likely to have a 'Low Impact'. Based on the calculations and assessments made within the Noise Report it is considered that the proposed development can demonstrate compliance with the NPPF, and that, with regards to sound, planning permission can be granted subject to the imposition of appropriate conditions with respect to submission of further noise details and mitigation.

Therefore, it is considered that the future and existing residents would not be adversely affected by noise in accordance with Policy QE DM1 of the Arun Local Plan.

INTERNAL & EXTERNAL SPACE STANDARDS:

As per ALP policy D DM2, it is necessary to assess the proposal against the internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) to determine if the buildings will be suitable for residential use. All the dwellings meet the nationally described minimum space standards, in accordance with Policy D DM2 of the Arun Local Plan.

TREES

The application includes an Arboricultural Assessment and Outline Method Statement (March 2021), together with Tree Layout Plan and Tree Protection Plans. The assessment provides details of the trees which are proposed to be removed as a result of the development. This includes six individual trees and three groups of trees proposed for removal to facilitate the development. As set out within the accompanying assessment, the trees which are proposed for removal or pruning are all low-quality trees and therefore the impact would be low.

The assessment additionally provides details of the group of trees which are covered by a Tree Protection Order under reference TPO/1/07/A to the north of the site access. The proposals do not seek the removal of these trees within the TPO group or any of the trees to the front of the site, fronting Roundstone Lane, which positively contribute towards the visual amenity of the area. The trees on the boundary are retained to maintain the tree lined character of the locality.

The proposal is therefore considered compliant with policy ENV DM4 of Arun Local Plan and adherence to the Arboricultural Assessment and Outline Method Statement (March 2021), Tree Layout Plan and Tree Protection Plans are conditioned.

FLOODING AND DRAINAGE

ALP policy W DM3 requires all development identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process. The application is supported by a Flood Risk Assessment and Drainage Strategy. The report provides a summary of relevant planning policies and strategies, a review of existing site conditions including the hydrology, geology and existing drainage regime of the site, an assessment of the existing flood risk to the site and the proposed surface water and foul drainage strategy to be adopted.

The proposed surface water drainage strategy would be by way of infiltrations SuDS. It is proposed that surface water generated by the proposed development would drain to an infiltration blanket located underneath public open space, or to individual trench soakaways located in the rear gardens of contributing properties.

Arun's Drainage Engineers have been consulted and have no objection to the proposal subject to the imposition of appropriate conditions. These have been imposed and the proposal is therefore compliant with policy W DM3.

ARCHAEOLOGY

Local Plan policies HER SP1 and HER DM6 seek to protect, preserve, and enhance the historic environment. The application is supported by an Archaeological Desk-based Assessment. The site lies in an area where numerous archaeological features have been recorded in recent years, largely as the result of excavations in advance of new residential developments. It concludes that it may be necessary to provide further information about the archaeological potential of the site from field observations in order to draw up a scheme to mitigate the impact of the development. This has been secured by an appropriately worded condition.

The proposal is therefore compliant with policies HER SP1 and HER DM6 of Arun Local Plan.

OPEN SPACE

ALP policy OSR DM1 requires housing developments provide sufficient public open space, playing pitch provision and indoor sport & leisure provision. The Councils SPD "Open Space, Playing Pitches, Indoor and Built Sports Facilities" (January 2020) sets out a requirement for 3300 sqm of Public Open Space (POS) and the provision of onsite, equipped play LEAP to contain at least six play experiences to be accessible and inclusive and onsite natural play LAP area to include such features as landform, boulders or logs, seat and litter bin.

The scheme provides a total of 2,728.59sqm of open space which includes landscape buffer areas. An area of 1613.5sqm will be situated within the central section of the site with no equipped play area and a movement route area of open space totalling 406,8msq is located in the south west corner of the site. The

proposed development would therefore fall short of on-site Public Open Space (POS) by 571.41sqm. Additionally, the proposed scheme would fall short of on-site Play Space (PS) by 484sqm. A total of 1,055.41sqm. Amenity space in the form of large private gardens will be provided for the dwellings and Flat 29. All other flats will have adequate access to sufficient open space, although the overall amount of space does not meet our standard or accord with the requirements of OSR DM1. However a large amount of existing open space is located approximately 100m to the south-west at Mayflower Way.

The agents have assessed the under provision of open space within the layout. They are of the view that the total requirement for POS, PS and Allotments as calculated by Arun Open Space calculator is unreasonable for a site of this size (1.33ha) and amount of dwellings proposed (40 dwellings), equalling 30.07 dwellings per hectare. They argue If the number of dwellings were to decrease to meet the shortfall of open space identified, then this would not be an effective use of land, particularly having regard to the District's severe lack of 5 year housing land supply and due to the fact that the site is situated within very close proximity to a large amount of existing open space accessed from Mayflower Way.

The site is allocated within the made Angmering Neighbourhood Plan (2014) for 66+ dwellings which includes additional land to the south-west. The Angmering Neighbourhood Plan is currently under review and requires allocation of an additional 117+ dwellings to help meet Arun's projected housing need. The residential redevelopment of this site would therefore be a contribution towards the identified need which is a material consideration.

Given the close proximity of existing equipped public open space, the size of the site and the need to provide a density of development on the site to accord with the dwelling numbers set out in the Neighbourhood Plan allocation and projected housing figures the under provision of public open space is acceptable in this particular case.

SUPPORTING INFRASTRUCTURE

ALP policy INF SP1 requires development proposals provide or contribute towards the infrastructure & services needed to support development to meet the needs of future occupiers and the existing community. Any off-site provision or financial contribution must meet the statutory tests for planning obligations required by Regulation 122 of the Community Infrastructure Regulations 2010.

The Parish Council will be provided 25% of the CIL receipts to spend on their own projects. These payments go towards providing the infrastructure that the district needs to support existing and future development. On this basis, there is no conflict with ALP policy INF SP1.

Highways England have requested a financial contribution towards towards mitigation at the A27 junctions in Arun. They are seeking a contribution of £23,360.10 (40 x £584) indexed from 2017 prices, from this particular site towards mitigation of the A27 junctions in Arun.

Paragraph 5 of the most up-to-date ADC Community Interest Funding Statement details ADC's CIL infrastructure list which does not include highways, it is therefore evident that no ADC CIL money will be spent on highways. Paragraph 6.3 makes it clear that ADC do not generally collect via s106 for highways and there is nothing in WSCC CIL Infrastructure Funding Statement that indicates that CIL will be passed on to Highways England where there are impacts on the strategic road network. It is clear that Highways England's consultation is an objection to the application unless the LPA seeks to collect a contribution for the A27 junction improvements.

Affordable housing provision would also be required to be secured via a planning obligation.

On site provision of open space can be secured via a planning condition.

SUMMARY

The application is recommended for approval subject to a sec 106 Agreement and imposition of the following conditions:

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

SECTION 106 DETAILS

The application is subject to a section 106 Agreement in respect of affordable housing and Highway England contributions.

CIL DETAILS

This site is identified as within Zone 2 where CIL is Liable and therefore developer contributions towards infrastructure will be required and are charged at £70 per sqm for new residential developments of 11 and more units. Flats would be charged at £100 per sqm. In this regard, the Applicant has submitted CIL Form 1.

RECOMMENDATION

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

amended).

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

- 6855 - BLOCK - 001C Site Block Plan
- 6855 - LOC - 001A Site Location Plan
- 6855 K01 - Accommodation Schedule 210714
- 6855 PL-101P3 Site Layout
- 6855 PL-102P3 Site Material Plan
- 6855 PL-103P3 Parking Distribution Plan
- 6855 PL-110P1 Proposed Plans Plot 1
- 6855 PL-111P2 Proposed Elevations Plot 1
- 6855 PL-112P1 Proposed Plans Plots 2 3 20 and 21
- 6855 PL-113P2 Proposed Elevations Plots 2 3 20 and 21
- 6855 PL-114P1 Proposed Plans Plot 4
- 6855 PL-115P2 Proposed Elevations Plot 4
- 6855 PL-116P1 Proposed Plans Plots 5 and 6
- 6855 PL-117P2 Proposed Elevations Plots 5 and 6
- 6855 PL-118P1 Proposed Plans Plots 7 and 8
- 6855 PL-119P2 Proposed Elevations Plots 7 and 8
- 6855 PL-120P1 Proposed Plans Plots 9 and 10
- 6855 PL-121P2 Proposed Elevations Plots 9 and 10
- 6855 PL-122P1 Proposed Plans Plots 13 and 14
- 6855 PL-123P2 Proposed Elevations Plots 13 and 14
- 6855 PL-124P1 Proposed Plans Plots 11 12 24 25 26 and 27
- 6855 PL-125P2 Proposed Elevations 11 12 24 25 26 and 27
- 6855 PL-126P2 Proposed Plans Plots 15 16 17 and 18
- 6855 PL-127P2 Proposed Elevations Plots 15 and 16
- 6855 PL-128P2 Proposed Elevations Plots 17 and 18
- 6855 PL-129P1 Proposed Plans Plot 19
- 6855 PL-130P2 Proposed Elevations Plot 19
- 6855 PL-131P1 Proposed Plans Plot 28
- 6855 PL-132P2 Proposed Elevations Plot 28
- 6855 PL-133P1 Proposed Plans Plots 22 and 23
- 6855 PL-134P2 Proposed Elevations Plot 22 and 23
- 6855 PL-135P1 Proposed Plans Plot 29 30 31 32 33 and 34
- 6855 PL-136P2 Proposed Elevations Plot 29 30 31 32 33 34
- 6855 PL-137P2 Proposed Plans Plots 35 and 36
- 6855 PL-138P4 Proposed Elevations Plots 35 and 36
- 6855 PL-139P1 Proposed Plans Plots 37 and 38
- 6855 PL-140P2 Proposed Elevations Plots 37 and 38
- 6855 PL-141P3 Proposed Plans Plots 39 and 40
- 6855 PL-142P4 Proposed Elevations Plots 39 and 40
- 6855 PL-143P1 Proposed Plans and Elevations - Single Car Ports and Garages
- 6855 PL-144P1 Proposed Plans and Elevations - Double Car Ports and Garages
- 6855 PL-145P1 Proposed Plans and Elevations - Car Barn
- 6855 PL-146 Proposed Plans and Elevations - Bin and Cycle Store
- 6855 PL-147P1 Proposed Plans Plots 17, 18
- 6855 PL-150P1 Proposed Street Scenes A and B
- 6855 PL-151P3 Proposed Street Scenes C and D
- 6855 PL-152P1 Proposed Street Scenes E and F
- 6855 PL-160P1 Existing Elevations

- 645_01_020321 Tree Layout Plan
- 645_02_020321 Preliminary Tree Protection Plan East
- 645_03_020321 Preliminary Tree Protection Plan West
- S19149 - Topographic Survey - Sheet 1
- S19149 - Topographic Survey - Sheet 2
- S19149 - Topographic Survey - Sheet 3
- 20-016-010A Overall Drainage Strategy
- Landscape Masterplan PRI23161 - 10
- Soft Landscape Proposals PRI23161 - 11A-Sheet 1
- Soft Landscape Proposals PRI23161 - 11A-Sheet 2
- Hard Landscape Proposals PRI23161 - 12A-Sheet 1
- Hard Landscape Proposals PRI23161 - 12A-Sheet 2
- Landscape Management and Maintenance Plan PRI23161 Man DR
- Soft Landscape Specification PRI23161 Spec DR

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

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

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

- 4 No part of the 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 the drawing titled 'GENERAL ARRANGEMENT' and numbered 20-016/001 Rev E.

Reason: In the interests of road safety and to accord with approved policy in accordance with policy T SP1 of the Arun Local Plan.

- 5 The buildings shall not be occupied until the parking spaces/turning facilities/and garages/shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking/turning/and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy TSP1 of the Arun Local Plan.

- 6 The development shall proceed in accordance with the sustainable measures as set out in the accompanying Energy and Sustainability Assessment (February 2021) submitted with the application.

Reason: To ensure energy and climate change mitigation in accordance with policy ECC SP2 of Arun Neighbourhood Plan.

- 7 No development shall commence 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. The development shall proceed in accordance with the details so agreed.

Reason: The site is of archaeological significance in accordance with Arun Local Plan Policy

HER DM6.

- 8 No development shall commence until a Construction Management Plan has been submitted to and approved 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 and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- 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 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: In the interests of highway safety and the amenities of the area in accordance with policy TSP1 of the Arun Local Plan.

- 9 Prior to commencement of development, the applicant shall submit a fully robust Acoustic Report compiled by a competent acoustician, which identifies all noise sources in the vicinity, and the impact of these noise sources on the proposed new dwellings. Main noise sources will include road noise from Roundstone Lane and noise from commercial operations at Roundstone Kennels and Cattery and Farrowfields industrial site.

The Report which shall be submitted to and approved in writing by the Local Planning Authority, will detail a scheme of appropriate mitigation measures to demonstrate that the internal ambient noise levels within the residential units will conform to the "Indoor ambient noise levels for dwellings" guideline values specified in BS: 8233:2014 and the ProPG 2017, to include both dBLAeq and dBLA,f,max, 1 minute (8hour) levels (for night-time noise). The assessment shall also give consideration to the principles of BS 4142:2014+A1:2019 where Identification of noise sources can be achieved either through the use of manned monitoring, or through the recording of triggered noise events. The Planning Noise Advise Document: Sussex, 2021 can provide useful guidance.

If appropriate, the scheme shall take into account the correct number of air changes required for noise affected rooms and shall be based around a system of mechanical acoustically treated ventilation such as MEV 3 or 4 (Approved Document F - Building Regulations). All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be retained in perpetuity.

If any residential unit cannot comply with the required standards as described in BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings and WHO, with windows open, then consideration must be given to The Agent of Change Principle, paragraph 182, National Planning Policy Framework (NPPF2) 2019 with the aim to protect the amenity of pre-existing businesses here. In this case a written report, detailing suitable mitigation measure shall be submitted to the Local Planning Authority for approval in writing.

If appropriate, details of any acoustic barrier to be erected along the north or southern boundaries of the development site, or both, including details of its ongoing maintenance, shall be submitted to and approved by the Local Planning Authority. The acoustic barrier shall

be provided prior to occupation and retained and maintained in perpetuity.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan. This is required to be a pre-commencement condition because these details could impact the design of the buildings and layout of the site.

- 10 Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the external noise levels within the curtilage of the residential units and general amenity spaces will conform to the 'design criteria for external noise' desirable guideline value (moderate annoyance) of 50 dB LAeq,T as specified within BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings and WHO. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and shall be retained thereafter.

Reason: In order to safeguard the amenity of local residents in accordance with Policy QE SP1 of the Arun Local. This is required to be a pre-commencement condition because these details could impact the layout of the site.

- 11 Prior to commencement of development the hedgerows/trees on the eastern and southern boundaries of the site shall be retained and protected with fencing as set out in the Arboricultural Assessment and Outline Method Statement. The fencing shall be retained during the course of development.

Reason: To ensure protection of protected species and improve biodiversity in accordance with policy ENV DM5 of Arun Local Plan. It is necessary for this to be a pre commencement condition to ensure hedging is adequately protected during the course of development.

- 12 Prior to occupation the hedgerows on the eastern and southern boundaries of the site shall be retained and enhanced for bats in accordance with details to be submitted to and approved by the Local Planning Authority. Any gaps in the southern boundary should be filled in using native hedge species to improve connectivity.

Reason: To ensure protection of protected species and improve biodiversity in accordance with policy ENV DM5 of Arun Local Plan.

- 13 Before first occupation of any dwelling where it has been demonstrated that unacceptably high levels of noise are likely to be experienced, then post validation testing shall be undertaken by a competent acoustician/consultant to determine compliance with the noise mitigation scheme report; BS:8233 and BS:4142 as amended. This report must be submitted to and agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Arun Local Plan.

- 14 A bat brick is to be integrated into the development on the south/south westerly facing elevation of a building, positioned 3-5m above ground in accordance with details to be submitted to and approved by the Local Planning Authority and shall be retained in perpetuity.

Reason: To ensure protection of protected species and improve biodiversity in accordance with policy ENV DM5 of Arun Local Plan.

- 15 Prior to the first occupation of any dwelling/unit forming part of the proposed development, the required fire hydrants shall be installed in the approved location to BS 750 standards. The stored water supply shall be installed and their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting will be

arranged. The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

Reason: In the interests of residential amenity in accordance with policy QE SP1 of Arun Local Plan.

- 16 The development shall proceed in accordance with the recommendations for Biodiversity Net Gain and Ecological Protection Measures identified in the submitted Preliminary Ecological Appraisal dated March 2021.

Reason: To ensure protection of protected species and improve biodiversity in accordance with policy ENV DM5 of Arun Local Plan.

- 17 The areas of public open space and buffer landscaping shall be provided following occupation of the dwellings and shall be maintained in accordance with the submitted Landscape Management and Maintenance Plan by ACD Environmental submitted with the application.

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

- 18 External lighting in association with this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E3-Suburban and should take into consideration the presence of bats in the local area and minimise potential impacts to any bats by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

Reason: To control the residential amenities of the local environment in accordance with Arun Local Plan policies QE SP1, QE DM2 and D DM1.

- 19 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4.

- 20 Prior to the commencement of development 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 site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan 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 require the express consent of the Local Planning

Authority. The scheme shall be implemented as approved.

Where demolition is required 1. above should be submitted prior to demolition. Parts 2. and 3. can take place post demolition if necessary.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 21 Notwithstanding the landscaping details submitted as part of the proposal, no development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a comprehensive landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, 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 five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

- 22 The development shall proceed in accordance with the measures to protect the retained trees and hedgerows as set out in the Arboricultural Assessment and Outline Method Statement (March 2021), Tree Layout Plan and Tree Protection Plans submitted with the application.

Reason: To ensure protection of trees in accordance with policy ENV DM4 of Arun Local Plan.

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

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c), T SP1 and ECCSP2 of the Arun Local Plan, the Arun Parking Standards SPD and the National Planning Policy Framework.

- 24 No development above damp proof course (DPC) level shall be carried out unless and until details showing the proposed location of the required fire hydrants have been submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. These approvals shall not be unreasonably withheld or delayed.

Reason: In the interests of residential amenity in accordance with policy QE SP1 of Arun Local Plan.

- 25 Prior to occupation details shall be submitted to the Local Planning Authority to demonstrate the proposal incorporates appropriate levels of provision of housing accommodation for an ageing generation in accordance with the document "Accommodation for Older People and People with Disabilities, 2020". This requires at least 50% to be designed to the M4(2)

standard, and that 2 to be wheelchair accessible. The development shall proceed in accordance with the approved details.

Reason: To ensure an adequate range of accommodation in accordance with policies D DM1 & D DM2 of Arun Local Plan.

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

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

- 27 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

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

- 28 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 / No part of the extended 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 policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 29 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 policies W DM1, W DM2 and 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.

30 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.

31 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm event plus 40% on stored volumes/rainfall intensity (allowance for climate change) between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year storm event plus 40% on stored volumes/rainfall intensity. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.

32 INFORMATIVE: Great Crested Newts:
As stated in the protected species surveys (May2021), Great crested newts are concluded to be absent from the site. However, a precautionary approach should still be undertaken with regards to Great Crested Newts. If Great Crested Newts are found during the process all works must stop and Natural England contacted.

33 INFORMATIVE: Bats
If trees G2, G3 and T4 are to be removed then a precautionary approach should be undertaken and following an inspection by an ecologist prior to works commencing. The felling of these trees should be undertaken during March- April or September-October to avoid maternity and hibernation periods. If a bat is found all works must stop and Natural England consulted.

34 INFORMATIVE: Badgers
Prior to start on site a badger survey should be undertaken to ensure badgers are not using the site. If a badger sett is found onsite, Natural England should be consulted and a mitigation strategy produced.

As a precaution any trenches should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so animals cannot access them.

35 INFORMATIVE: This permission is subject to a sec 106 legal agreement.