

## DECISION NOTICE

Application Ref: A/76/20/PL

**1 To Addressee**

Persimmon Homes Thames Valley  
Persimmon House  
Knoll Road  
Camberley  
GU15 3TQ

**2 Site Address**

Land at Dappers Lane  
Angmering

**3 Description of Development**

84 No. dwellings, public open space, play areas, associated infrastructure & landscaping. This application affects a Right of Way.

**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 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:

Drawing No. A77-PL-100 - Site Location Plan

Drawing No. A77-PL-03 - Constraints and Opportunities Plan

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-01 Rev. B - Planning Layout

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-04 Rev. D - External Works Layout.

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-05 Rev. B - Tenure Plan

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-06 Rev. B - Storey Heights Plan

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-07 Rev. B - Unit Types Plan

Drawing No. SITE LAYOUT 84 units A77-PL-08 Rev. A - Materials Plan - Brick and Roof Types

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-09 Rev. B - Refuse and Fire Strategy Plan.

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-10 Rev. C - Parking Plan.

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-12 Rev. C - Character Areas and Key Buildings Plan.

Drawing No. SITE LAYOUT 84 units 04.06.20 Rev. A-A77-PL-13 Rev. B - Surface Treatment Plan.

Drawing No. A77-PL-02 Rev. B - Coloured Planning Layout.

Drawing No. A77-PL-14: Tenure Plan - M4 (2) & M4 (3) Units

Drawing No. SE.01 - Street Elevations

Drawing No. A77\_PL\_MAT\_01 - Materials Palette

Drawing No. A77\_PL\_DGAR\_P1 Rev. A - Proposed Garage Type 01 - Double

Drawing No. A77\_PL\_DGAR\_P2 Rev. A - Proposed Garage Type 02 - Double

Drawing No. A77\_PL\_SGAR\_P1 Rev. A - Proposed Garage Type 03 - Single

Drawing No. A77\_PL\_HAN+\_P1 Rev. A - The Avenue - Hanbury+ Floor Plans

Drawing No. A77\_PL\_HAN+\_P2 Rev. A - Village Green - Hanbury+ Floor Plans

Drawing No. A77\_PL\_HAN+\_E1 Rev. A - The Avenue - Hanbury+ Elevations

Drawing No. A77\_PL\_HAN+\_E2 Rev. A - Village Green - Hanbury+ Elevations

Drawing No. A77\_PL\_DER\_P1 - The Avenue - Derwent Floor Plans

Drawing No. A77\_PL\_DER\_P2 - Village Green - Derwent Floor Plans

Drawing No. A77\_PL\_DER\_E1 - The Avenue - Derwent Elevations

Drawing No. A77\_PL\_DER\_E2 - Village Green - Derwent Elevations

Drawing No. A77\_PL\_LOC\_P1 - The Avenue - Lockwood Corner Floor Plans 1 of 2

Drawing No. A77\_PL\_LOC\_P2 Rev. A - The Avenue - Lockwood Corner Floor Plans 2 of 2

Drawing No. A77\_PL\_LOC\_P3 - The Avenue - Lockwood Floor Plans

Drawing No. A77\_PL\_LOC\_P4 Rev. A - Village Green - Lockwood Corner Floor Plans

Drawing No. A77\_PL\_LOC\_P5 - Village Green - Lockwood Floor Plans

Drawing No. A77\_PL\_LOC\_E1 - The Avenue - Lockwood Corner Elevations 1 of 2

Drawing No. A77\_PL\_LOC\_E2 Rev. A - The Avenue - Lockwood Corner Elevations 2 of 2

Drawing No. A77\_PL\_LOC\_E3 - The Avenue - Lockwood Elevations

Drawing No. A77\_PL\_LOC\_E4 - Village Green - Lockwood Corner Elevations

Drawing No. A77\_PL\_LOC\_E5 - Village Green - Lockwood Elevations

Drawing No. A77\_PL\_LON+\_P1 - The Avenue - Longthorpe+ Floor Plans

Drawing No. A77\_PL\_LON+\_P2 - Village Green - Longthorpe+ Floor Plans

Drawing No. A77\_PL\_LON+\_E1 Rev. A - The Avenue - Longthorpe+ Elevations

Drawing No. A77\_PL\_LON+\_E2 Rev. A - Village Green - Longthorpe+ Elevations

Drawing No. A77\_PL\_CON\_P1 - Gateway - Coniston Floor Plans

Drawing No. A77\_PL\_CON\_P2 Rev. A - Village Green - Coniston Floor Plans

Drawing No. A77\_PL\_CON\_E1 - Gateway - Coniston Elevations

Drawing No. A77\_PL\_CON\_E2 Rev. A - Village Green - Coniston Elevations

Drawing No. A77\_PL\_CON+\_P1 - Gateway - Coniston+ M4(2) Floor Plans

Drawing No. A77\_PL\_CON+\_P2 - The Avenue - Coniston+ M4(2) Floor Plans 1 of 2

Drawing No. A77\_PL\_CON+\_P3 Rev. A - The Avenue - Coniston+ M4(2) Floor Plans 2 of 2

Drawing No. A77\_PL\_CON+\_P4 - Village Green - Coniston+ M4(2) Floor Plans

Drawing No. A77\_PL\_CON+\_E1 - Gateway - Coniston+ M4(2) Elevations

Drawing No. A77\_PL\_CON+\_E2 - The Avenue - Coniston+ M4(2) Elevations 1 of 3

Drawing No. A77\_PL\_CON+\_E3 Rev. A - The Avenue - Coniston+ M4(2) Elevations 2 of 3

Drawing No. A77\_PL\_CON+\_E4 - The Avenue - Coniston+ M4(2) Elevations 2 of 3

Drawing No. A77\_PL\_CON+\_E5 - Gateway - Coniston+ M4(2) Elevations

Drawing No. A77\_PL\_WAR\_P1 - Village Green - Warwick Floor Plans

Drawing No. A77\_PL\_WAR\_E1 - Village Green - Warwick Elevations

Drawing No. A77\_PL\_HOL\_P1 - Gateway - Holywell Floor Plans 1 of 2

Drawing No. A77\_PL\_HOL\_P2 - Gateway - Holywell Floor Plans 2 of 2

Drawing No. A77\_PL\_HOL\_P3 Rev. A - Village Green - Holywell Floor Plans

Drawing No. A77\_PL\_HOL\_E1 - Gateway - Holywell Elevations 1 of 2

Drawing No. A77\_PL\_HOL\_E2 - Gateway - Holywell Elevations 2 of 2  
 Drawing No. A77\_PL\_HOL\_E3 Rev. A - Village Green - Holywell Elevations 1 of 2  
 Drawing No. A77\_PL\_HOL\_E4 Rev. A - Village Green - Holywell Elevations 2 of 2  
 Drawing No. A77\_PL\_HA\_P1 - Village Green - 2B3P Floor Plans  
 Drawing No. A77\_PL\_HA\_P2 - Village Green - 3520+ Floor Plans  
 Drawing No. A77\_PL\_HA\_P3 Rev. A - Village Green - 2B3P & 3520+ Floor Plans  
 Drawing No. A77\_PL\_HA\_E1 - Village Green - 2B3P Elevations  
 Drawing No. A77\_PL\_HA\_E2 - Village Green - 3520+ Elevations  
 Drawing No. A77\_PL\_HA\_E3 Rev. A - Village Green - 2B3P & 3520+ Elevations  
 Drawing No. A77\_PL\_WP2\_P1 Rev. A - Village Green - WP2 M4(3) Floor Plans  
 Drawing No. A77\_PL\_WP2\_E1 Rev. A - Village Green - WP2 M4(3) Elevations

Drawing No. A109012.LA100 (Rev. D) - Landscape Strategy.  
 Drawing No. A109012.LA101 (Rev. D) - Landscape Planting (1 of 3).  
 Drawing No. A109012.LA102 (Rev. D) - Landscape Planting (2 of 3).  
 Drawing No. A109012.LA103 (Rev. D) - Landscape Planting (3 of 3).  
 Drawing No. A109012.LA104 (Rev. D) - Northern Public Open Space.  
 Drawing No. A109012.LA105 (Rev. D) - LEAP Design.  
 Drawing No. A109012.LA106 (Rev. D) - Hard Landscape.

#### Planning Statement

Statement of Community Involvement

Design and Access Statement Rev. A. (Ref. PERS190708 DAS-01 050620).

Landscape Visual Impact Appraisal (Ref. A109012), December 2019.

Built Heritage Statement (Ref. JAC 25776), June 2020.

Flood Risk Assessment (Ref. D1260 / FRA 1.4), Prepared by RGP Design Limited, September 2020.

Drawing No. D1260-PL200 Rev. C - Impermeable Area Comparison.

Drawing No. D1260-PL300 Rev. C - Proposed Drainage Strategy.

Drawing No. D1260-PL301 Rev. C - Proposed Drainage Strategy Alternative Solution.

Drawing No. D1260-PL400 Rev. A - Catchment Area Plan.

Drawing No. D1260-PL500 Rev. A - Indicative Pond Sections.

D1260 SW FINAL 2020-07-07 Network: Surface Water.

#### Transport Assessment (PEHO/16/3487)

Travel Plan

Drawing No. 2017-3487-002 - Off site Infrastructure Pedestrian Crossings

Drawing No. 2017-3487-001 Rev. D - Visibility Splays and Vehicle Swept Path Analysis

Drawing No. 2017-3487-003 Rev. B - Internal Refuse Collection Swept Path Analysis

Drawing No. 2017-3487-004 Rev. A - Internal Parking Swept Path Analysis

Drawing No. 2017-3487-005 - Fire Tracker Swept Path Analysis

Drawing No. 18167-BT1 - Tree Constraints Plan

Arboricultural Opportunities and Constraints Assessment (Ref. 18167-Constraints Report-AN)

Archaeological Desk Based Assessment (Ref. Final DBA Nov 19- R)

Bat Activity Report (Ref. A085519-3)

Dormouse Survey Report (Ref. A085519-4)

Dormouse Mitigation Strategy (Ref. A085519-7)

Biodiversity Enhancement Plan (Ref, A085519-7) Version 2, August 2020.

Design Criteria Report

Energy Statement (6.3.20)

Drawing No. 2624-D-01 Rev. B - Lighting Layout

Drawing No. 2624-D-02 Rev. B - Lighting Layout

Lighting Design Notes

Outdoor Lighting Report (6 May 2020: Project No. 2624), prepared by Nick Smith Associates Ltd.

Road Lighting Report

Environmental Noise Impact Assessment, PRoPG Planning and Noise (Ref. SA-6550), prepared by Sound Advice Acoustics Ltd.

Air Quality Assessment (Ref. A118338), prepared by WYG, September 2020.

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 samples of materials and finishes to be used for external walls and roofs of the proposed dwellings, set out in approved Drawing A77-PL-08 Rev. A and in the approved material palette, have been submitted to and been approved by the Local Planning Authority and the samples of materials so approved shall be used in the construction of the dwellings.

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 Drawing No. 2017-3487-001 Rev. D - Visibility Splays and Vehicle Swept Path Analysis.

Reason: In the interests of road safety in accordance with Policy D DM1 and Policy T SP1 of the Arun Local Plan.

- 5 The forty second dwelling (i.e. 50% occupation) shall not be occupied until such time as the 1.5 metre' wide footway connection which would measure 83 metres in length has been constructed on the eastern side of Dappers Lane in accordance with the details shown on Drawing Number 2017-3487-006 Rev. A "Proposed Footway Tie-in" in the Transport Assessment.

Reason: In the interests of road safety in accordance with Policy D DM1 and Policy T SP1 of the Arun Local Plan.

- 6 No development shall take place, including any works of demolition, 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:

- a) An indicative programme for carrying out the works;
- b) Details of the arrangements for public engagement / consultation both prior to and continued liaison during construction the construction works;
- c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
- d) If residential properties are to be completed and occupied prior to the whole development being finished, a scheme to protect those early occupants from noise and vibration should be submitted to and be approved in writing by the Local Planning Authority;
- e) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;

- f) The parking of vehicles of site operatives and visitors;
- g) Loading and unloading of plant and materials, including permitted times for deliveries;
- h) Storage of plant and materials used in constructing the development;
- i) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- j) 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);
- k) Measures to control the emission of dust and dirt during construction, in line with the mitigation measures set out in the Air Quality Assessment (Ref. A118338), prepared by WYG, September 2020.
- l) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted;
- m) the anticipated number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the network peak hours of 08:00-09:00 and 17:00-18:00 where practicable);
- n) The method of access and routing of vehicles during construction, avoiding the route out of the site northwards along Dappers Lane.

Reason: In the interests of highway safety and to protect the amenity of local residents in accordance with Policy D DM1 and Policy QE SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that measures are in place to minimise the impact of development on existing residents.

- 7 No part of the development shall be first occupied until such time as plans, details and construction specification showing the proposed footway surfacing works at the two accesses into Public Right of Way no. 2151 have been submitted to and been approved in writing by the Local Planning Authority.

Reason: To ensure that suitable materials are used for the surfacing works and to safeguard users in accordance with Policy D DM1 of the Arun Local Plan.

- 8 No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with the approved layout plan.

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

- 9 No dwelling shall be first occupied until the car parking including garages, serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

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

- 10 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.

- 11 No construction / demolition activities shall take place other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no activities taking place on Sunday or Bank Holidays.

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

- 12 The noise mitigation measures identified in the approved Environmental Noise Impact Assessment, PRoPG Planning and Noise (Ref. SA-6550), prepared by Sound Advice Acoustics Ltd shall be installed in each dwelling prior to occupation of the dwelling and be retained thereafter.

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

- 13 The electricity substation equipment shall be maintained in a condition so that it complies with the levels and mitigation measures specified in the Environmental Noise Impact Assessment, PRoPG Planning and Noise (Ref. SA-6550), prepared by Sound Advice Acoustics Ltd., whenever it is operating. After installation of the approved plant, no new plant shall be used without the written consent of the Local Planning Authority.

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

- 14 The development must be carried out in accordance with the Ecological Enhancement Plan dated August 2020 by WYG which details ecological enhancement specifications, drawing Figure 2A (Rev A) contained within the Ecological Enhancement Plan and Landscape Strategy drawing reference LA100(D). The enhancements and mitigation measures shown on the drawing shall be implemented in full and permanently retained and thereafter maintained as fit for purpose; and netting shall be installed in the trees/hedgerow in the dormouse mitigation corridor prior to first occupation.

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.

- 15 Prior to occupation of any of the dwellings, 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 be 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.

- 16 No development above damp proof course (DPC) level shall take place until details of the Electric Vehicle Charging Points serving the dwellings with garages or driveways, shall be submitted for approval in writing by the Local Planning Authority. The approved charging point(s) shall be

installed prior to occupation of the respective dwellings and thereafter will 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.

- 17 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 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.

- 18 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 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.

- 19 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.

- 20 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, Policy W SP1, Policy W DM1, Policy W DM2 and Policy W DM3 of the Arun Local Plan.

- 21 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.

- 22 Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and 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.

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.

- 23 Prior to first occupation, the approved lighting details set out in Drawing No. 2624-D-01 Rev. B - Lighting Layout, Drawing No. 2624-D-02 Rev. B - Lighting Layout, Lighting Design Notes, Outdoor Lighting Report (6 May 2020: Project No. 2624), prepared by Nick Smith Associates Ltd, and the Road Lighting Report shall be implemented 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.

- 24 Eight 3-bed market houses shall be designed and constructed to M4(2) standard (i.e. 9.5%); and two 2-bed affordable rented houses shall be designed and constructed to M4(3) i.e. wheelchair accessible in accordance with 'Access to and use of buildings: Approved Document M', in compliance with Drawing No. A77-PL-14: Tenure Plan - M4 (2) & M4 (3) Units.

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.

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

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

- 26 The measures set out in the approved Travel Plan shall be implemented.

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

- 27 Prior to the commencement of development, a soils management plan shall be submitted for approval in writing by the Local Planning Authority. The soil handling measures and the proposed use of on-site soils as set out in the approved soils management plan will be implemented on site to ensure that the soil resource is preserved.

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. It is considered necessary for this to be a pre-commencement condition to ensure that measures are in place to protect the soil resource.

- 28 Prior to the commencement of development, the detailed Standard Assessment Procedure (SAP) calculations should be submitted (once detailed construction design has been undertaken) together with a timetable for how the 10% decentralised energy will be achieved, for approval in writing by the Local Planning Authority. The solar PV panels on the south facing roof slopes of Plots 9, 10, 11, 12, 13, 14, 36, 37, 38 and 39 shall be implemented prior to the occupation of these dwellings and be retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to seek to achieve high levels of energy efficiency in accordance with the aims of the NPPF and Policy ECC SP2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the development is capable of generating 10% decentralised energy.

- 29 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.

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 (within 24 hours of any work).

INFORMATIVE: 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 badgers cannot access them.

INFORMATIVE: All clearance of dense scrub, hedgerow and tall grassland should be undertaken in the presence of an ecologist during the active reptile period (March to October) and this clearance should be carried out in stages.

INFORMATIVE: Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, 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 (01243 642105) in order to commence this process.

**INFORMATIVE: Works within the Highway - Implementation Team**

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (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: Temporary Developer Signage**

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

**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 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 event plus 40% on stored volumes, as an allowance for climate change. 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 here

<https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

**INFORMATIVE:** Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council [land.drainage@arun.gov.uk](mailto:land.drainage@arun.gov.uk)), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

**INFORMATIVE:** A formal application for connection to the public sewerage system is required in order to service this development. Please read Southern Water's New Connections Services Charging Arrangements document which has now been published and is available to read on the website via the following link: [southernwater.co.uk/developing-building/connection-charging-arrangements](https://southernwater.co.uk/developing-building/connection-charging-arrangements).

**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.



Neil Crowther  
Group Head of Planning

Case Officer: Michael Eastham

Decision Issued: **9th February 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details can be found at [www.GOV.uk](http://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).