

FUTURE

PLANNING AND DEVELOPMENT

Quiet Waters, Roundstone Lane, Angmering, BN16 4AX

PLANNING, DESIGN AND ACCESS STATEMENT

*Reserved Matters – Layout, Appearance, Scale & Landscaping - Application
for 30 Dwellings*

May 2018

1 Introduction

- 1.1 Future Planning and Development Limited provide planning advice to our client Gold (Angmering) Limited (*the applicant*) in respect of the site known as Quiet Waters, Angmering, BN16 4AX (*the site*). The site is located within the jurisdiction of Arun District Council (ADC).
- 1.2 This *Planning, Design and Access Statement* has been prepared in support of a reserved matters application pursuant to the outline consent for ‘*Outline application with some matters reserved (means of access) for the demolition of existing single dwelling and construction of 30 dwellings (resubmission following A/39/17/OUT)*’. Outline planning permission (reference A/132/17/OUT) was granted on 19 January 2018. The Decision Notice is given in Appendix 1. This application seeks permission for approval of the reserved matters: appearance, landscaping, layout and scale.
- 1.3 The applicant met with the local authority (Mr Michael Eastham) in March 2018 to obtain advice on the reserved matters application prior to submission. The comments of the local authority have been used to inform the detailed design of the scheme and ensure full compliance with the policies of the Development Plan.
- 1.4 The application includes the following:
- *Reserved Matter Planning Application Forms*
 - *Certificates of Ownership - Certificate A*
 - *Site Location Plan (1084-ANG100 Bedaro)*
 - *Site Layout Plan (1084-ANG101H Bedaro)*
 - *Materials Layout (1084-ANG102B Bedaro)*
 - *Affordable Housing Plan (1084-ANG103B Bedaro)*
 - *Proposed Street Scenes (1084-ANG104B Bedaro)*
 - *Apartments Ground and First Floor (1084-ANG110B Bedaro)*

- *Apartments Second Floor and Roof Plan (1084-ANG111B Bedaro)*
- *Apartments Front and Side Elevations (1084-ANG112B Bedaro)*
- *Apartments Rear and Side Elevations (1084-ANG113B Bedaro)*
- *House Type A – Plans and Elevations (1084-ANG114A Bedaro)*
- *House Type B – Plans and Elevations (1084-ANG115B Bedaro)*
- *House Type C – Plans and Elevations (1084-ANG116B Bedaro)*
- *House Type D – Plans and Elevations (1084-ANG117B Bedaro)*
- *Post and Rail Fence (1084-ANG150 Bedaro)*
- *1800mm Close Boarded Fence (1084-ANG151 Bedaro)*
- *1500mm Close Boarded Fence (1084-ANG152 Bedaro)*
- *Cycle Parking Plan / Stands (1084-ANG153 Bedaro)*
- *Detailed Landscape Proposal (2901/1 Rev B Rosetta)*
- *Proposed Plot Drainage Scheme (J5762/EX01 Bell Munro)*
- *Proposed Drainage Details (J5762/EX02 Bell Munro)*
- *Tracking Drawing 1 (J5752/HW03 Bell Munro)*
- *Tracking Drawing 2 (J5752/HW04 Bell Munro)*
- *Tree Layout Plan (NJCL252A Nicholas Jones Consultants)*
- *Tree Removal Plan (NJCL252B Nicholas Jones Consultants)*
- *Tree Protection Plan (NJCL252C Nicholas Jones Consultants)*

1.5 In addition to this *Planning, Design and Access Statement*, the following information is submitted in support of the application:

- *Arboricultural Impact Assessment (Nicholas Jones Consultants)*
- *Drainage Design Statement (Curtins)*
- *Ecology Management and Mitigation Plan (Ecology Consultancy)*
- *Noise Report (RBA Acoustics)*
- *Renewable Energy Statement (Keeping Blue)*
- *SUDs Maintenance Plan (Bell Munro)*

- 1.6 The application is submitted in parallel with an application to discharge all of the precedent conditions of the outline consent. A summary of the details submitted to discharge conditions in parallel with this application is given as follows:
- *Condition 5 – Materials (included as part of the RM application)*
 - *Condition 6 – Surface Water Drainage Scheme*
 - *Condition 7 – SUDs Management and Maintenance*
 - *Condition 10 – Landscaping (included as part of the RM application)*
 - *Condition 11 – Refuse and Recycling Stores*
 - *Condition 12 – Parking Arrangements*
 - *Condition 13 – Fire Hydrants*
 - *Condition 14 – Renewable Energy*
 - *Condition 15 – Super-fast Broadband (reference A/68/18/DOC)*
 - *Condition 16 – Cycle Parking*
 - *Condition 17 – Tree Protection Measures (A/70/18/DOC)*
 - *Condition 18 – Ecology Mitigation & Management (reference A/68/18/DOC)*
 - *Condition 22 – Contamination (A/70/18/DOC)*
 - *Condition 25 – Construction Management Plan (A/63/18/DOC)*
 - *Condition 27 – Noise Report*
- 1.7 The applicant is seeking to commence development immediately following the grant of reserved matters permission and discharge of conditions. The applicant, who is also the housebuilder, is seeking to commence development in summer 2018 with a view to homes being ready for occupation in spring 2019.
- 1.8 It is important to be clear at this juncture that, following the approval of reserved matters, this development will be implemented without any delay by the applicant. Accordingly, all details have been provided as part of the submission. It is respectfully requested that all matters are agreed definitively through the submission within the 13-week determination deadline and the reserved matters permission issued without further precedent conditions.

- 1.9 The timely approval of this application will ensure significant benefits to the local economy. It will also ensure the timely delivery of housing in the local area.

2 Site and Surrounding

- 2.1 The site subject of this application is known as Quiet Waters, a detached residential property set within a large rectangular plot to the east of Roundstone Lane, Angmering. The site is on the eastern edge of Angmering and adjacent to a number of new housing developments.
- 2.2 The existing site is surrounded by mature landscaping on all boundaries. There are also a number of mature trees within the site. The site is generally flat with the levels raising towards the north and south boundaries
- 2.3 To the north of the site is a recently approved housing development of 246 dwellings at West End Nursery (reference A/144/15/PL). To the south is an area of vacant scrubland and large glasshouses associated with the Haskins Garden Centre which lies to the east of the site. On the opposite side of Roundstone Lane lies a car garage.

3 Planning History

- 3.1 Planning permission for “*Outline application with some matters reserved (means of access) for the demolition of existing single dwelling and construction of 30 dwellings (resubmission following A/39/17/OUT*” (reference A/132/17/OUT) was granted on 19 January 2018.
- 3.2 The outline application was approved subject to a Section 106 Agreement which was duly signed on 18 January 2018. The Section 106 Agreement includes the following obligations:
1. *Affordable Housing – 10 of the units are to be affordable housing with 5 being shared ownership and 5 being affordable rent;*
 2. *Provision of Open Space and Multi-use Games Area, including:*
 - a. *Management Company for Play Area*
 - b. *Financial Contribution of £6,000 to upgrade the existing area at Palmer Road, Recreation Ground*
 3. *Primary Education Contribution*
 4. *Secondary Education Contribution*
 5. *Six Form Education Contribution*
 6. *Library Contribution*
 7. *Highway Works*
 8. *Legal Costs*
- 3.3 The outline consent approved access to the site. The highway works enabling access are detailed in the Section 106 Agreement and will be secured by a Section 278 Agreement.

4 Proposed Development

- 4.1 The application seeks planning permission for the approval of reserved matters of outline permission A/132/17/OUT. The reserved matters proposal is described under the respective headings below:

i. Layout

General

- 4.2 The layout of the site has evolved from the indicative layout included as part of the outline application. Key features such as the central internal road, the playspace location and the general orientation of the properties have been maintained.

Apartments / Affordable Housing

- 4.3 The location of the affordable housing is shown on the *Affordable Housing Layout Plan (1084-ANG-103B)*. The proposed 8 apartments are housed in a single two-and-a-half storey building fronting Roundstone Lane in the north-western corner of the site. The apartment block has been designed to appear as a terrace of three dwellings.
- 4.4 To the rear of the block of flats will be 10 unallocated car parking spaces for the flats with the bin and cycle stores located in the northern part of the car parking area. An area of grass extending in a linear fashion from northern edge of the block of flats to the northern part of the car park will provide the communal amenity area for residents of the apartments.

Housing

- 4.5 The southern part of the frontage will provide a terrace of four houses (plots 1-4). This terrace will maintain the same building line as the apartment block. Each of these properties will have rear gardens with a depth exceeding 10m. Parking for these properties will be off the southern part of the access road within the site.

- 4.6 The majority of the houses within the site (plots 5-22) are arranged on either-side of the central access road facing inwards. Separation distances of at least 18.5m have been achieved on all of the properties.
- 4.7 As can be seen from the *Proposed Site Layout*, on the northern side of the access road (plots 18 – 22) detached properties are proposed across a uniform building line. Each of these dwellings face inwards with a front garden and with tandem parking to the side of the dwellings.
- 4.8 The plots (5-11) on the southern side of the internal road also face inwards. The plots on the southern side have spaces next to one-another which is interspersed by hedge planting.
- 4.9 The site has been designed to *Home Zone* standards. A Home Zone is defined as a residential street where people and vehicles share the whole of the street space safely, and on equal terms, enabling quality of life to take precedence over the ease of traffic movement. The shared surface does not have any delineation between pedestrian and motor vehicle surfaces, this emphasises a change of setting upon entering the site so that motorists perceive that they should give equal priority to others. The Home Zone commences from the table-top crossover 10m from the entrance to the site from Roundstone Lane.

Play Area

- 4.10 A play area is proposed in the south-western part of the site to the rear of plots 1-4. The play area has been designed to a Local Area (LAP) standard; the requirement for this was established at the outline stage.
- 4.11 The total area of the open space which includes the play area is approximately 560m² (20m x 28m). A schedule of play equipment is shown on the *Detailed Landscape Proposals* plan. The LAP play equipment includes a wooden bench; a

wooden cradle swing; a zig-zag stepper; a timber climbing frame with a scramble net and a multi-use mini castle. All of the technical information is provided as part of the landscaping proposals.

- 4.12 The layout of the site ensures that the play area benefits from good levels of natural surveillance. It is sited in a prominent part of the site and can be safely access from within the site and also from outside the site via footpaths.

Parking

- 4.13 The site provides 60 car parking spaces. Each house benefits from 2 allocated spaces (44 spaces); the apartment block car park has 10 unallocated spaces and there are an additional 6 additional visitor spaces located throughout the site.
- 4.14 Each house has a cycle storage shed in the rear garden. The apartment block has a communal bike store which can hold 10 bicycles.

ii. Appearance

- 4.15 The palette of external finishes to the building has been selected to ensure that the appearance of the development is in keeping with the prevalent character of the area. The schedule of materials is given on the *Materials Layout (1084-ANG-102B)*. The external finishes are shown on the *House Type* plans.
- 4.16 The external finishes of the buildings include brick, wall tiles, weatherboarding and flint. A combination of these finishes is used across the site to give a varied yet uniform appearance.
- 4.17 The apartment block fronting the development will have a flint façade treatment to reflect a prevalent style found throughout the area.

iii. Scale & Amount

4.18 The scale of the build form has been informed by the prevalent character of the surrounding area, in particular the new development to the north.

4.19 The apartment block is two-and-a-half storeys and provides accommodation in the roof-space. All of the houses within the site are 2-storey.

4.20 The housing typologies are given in the table below:

<i>Type</i>	<i>Bedrooms</i>	<i>Plots</i>	<i>Number</i>
<i>Detached</i>	<i>4 bedroom</i>	5, 12, 17, 18 - 22	8
<i>Semi-detached</i>	<i>3 bedroom</i>	6 - 11. 13 - 16	10
<i>Terrace</i>	<i>3 bedroom</i>	1 - 4	4
<i>Apartments</i>	<i>1 bedroom</i>	23 & 24	2
	<i>2 bedroom</i>	25 - 30	6

4.21 The housing mix is given in the table below:

<i>Affordable</i>	<i>Apartments</i>	<i>Houses</i>
<i>1 bedroom</i>	2	
<i>2 bedroom</i>	6	
<i>3 bedroom</i>		2
<i>Market</i>	<i>Apartments</i>	<i>Houses</i>
<i>3 bedroom</i>		12
<i>4 bedroom</i>		8

iv. *Landscaping*

- 4.22 Landscaping proposals are set in full in the supporting *Detailed Landscape Plan (2901 Rev B)*. A key objective for the reserved matters proposal was to increase the amount of greenery within the site from that shown on the indicative layout provided in support of the outline application.
- 4.23 During pre-application conversations with the case officer it was agreed that the main road should have the appearance of a tree-lined boulevard. This has been achieved by positing trees at regular intervals along the northern side of the internal road.
- 4.24 Hedge-planting on the southern side of the internal road, to the front of plots 5 – 11, helps to ensure a softer appearance; providing welcome relief in the extent of hard-landscaping, a significant improvement over the indicative layout.
- 4.25 The site is surrounded by mature landscaping on all boundaries except for the frontage. The layout enables the retention of high quality mature trees around the site boundary, in particular those along the southern boundary, including the London Plane and Maple trees adjacent to the play area, both of which are protected by TPOs. In the north-eastern corner of the site, a large tree is retained. The majority of trees removed within the site are lower category trees, their loss was deemed acceptable as part of the outline permission.
- 4.26 The reserved matters application is supported by an *Arboricultural Impact Assessment* and a *Tree Protection Plan* showing how retained and new trees will be protected during construction and throughout the lifetime of the development.

5 Planning Policy

5.1 Section 38 of the Planning & Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

5.2 The Development Plan is comprised of the following:

- *The Arun Local Plan 2003 (saved policies) (ADLP)*
- *Angmering Neighbourhood Plan 2014 - 2029 (ANP)*

5.3 The principle of a residential development of 30 units is established following the grant of outline permission. Accordingly, only policies which relate specifically to the detailed design are relevant in the determination of the reserved matters.

These policies are listed below:

ADLP

- *POLICY GEN7 The Form of New Development*
- *POLICY GEN9 Foul and Surface Water Drainage*
- *POLICY GEN12 Parking in New Development*
- *POLICY GEN15 Cycling and Walking*
- *POLICY GEN17 Access for People with Disabilities*
- *POLICY GEN18 Crime Prevention*
- *POLICY GEN20 Provision of Public Open Space within New Development*
- *POLICY GEN21 Renewable Energy*
- *POLICY GEN24 Energy and Water Conservation*
- *POLICY GEN27 Landscape Diversity*
- *POLICY GEN28 Trees and Woodlands*
- *POLICY GEN32 Noise Pollution*
- *POLICY GEN33 Light Pollution*

ANP

- *HD3 Housing Mix*
- *HD4 Materials*
- *HD5 Built Form*
- *HD6 Housing Layout & Design*
- *HD8 Parking for New Developments*

5.4 The development's compliance with the listed policies will be discussed in the following section.

6 Policy Compliance

- 6.1 The main issues in determination of the reserved matters application relate to the detailed design of the scheme. The outline permission establishes that principle of residential development is acceptable, including parameters for the the amount and density of development. Access was also approved as part of the outline permission. Accordingly, the detailed matters will be addressed under the headings below:

a) Design

i. Layout

- 6.2 The site is fully self-contained with a single internal road providing access to the site. The proposed layout, which has evolved from the indicative layout submitted in support of the outline application, makes effective and efficient use of the previously developed site in accordance with Development Plan policy.

ii. Appearance

- 6.3 The proposed development demonstrates a commitment to high quality design throughout. This has been achieved through the use of stock brick, hanging tiles, weatherboarding and flint external wall finishes. The development integrates local materials and those which feature in the local surroundings in accordance with policies GEN7 of the ADLP and HD4 of the ANP.
- 6.4 The hard surfacing within the site is block paving across the entire extent of the site. This enables the provision of a *Home Zone* shared surfaces which is safe for users and provide a high quality and attractive finish. The permeable surface also aids surface water drainage and ground water retention.

iii. Scale

- 6.5 The scale of the proposed building is in keeping with the prevalent scale of buildings found in the immediate surrounding area. All of the houses within the site are two-storey. The apartment block is two-and-a-half storey. The building heights are in keeping with the scale of development in the surrounding area. The scale of the development is entirely suitable to the location and accords with the policies of the Development Plan.

b) Landscaping

- 6.6 The layout has retained all important trees and hedgerows. Additional tree and shrub planting has been introduced to ensure that the development will integrate into wider landscape which surrounds the site.
- 6.7 New planting has been provided within the most visible parts of the site, i.e. the tree-lined internal road, to ensure the development has a soft and green appearance. All new trees and planting are similar species to those already evident in the immediate surroundings, helping to integrate the development with the character of surrounding development as well as the landscape setting

c) Housing Mix

- 6.8 The housing mix was not a matter determined at the outline stage. The RM application proposes the following mix: two x 1-bedroom (7%); six x 2-bedroom (20%); fourteen x 3-bedroom (46%) and eight x 4-bedroom (27%). This is in general accordance with the housing mix requirements of the Development Plan wherein Policy HD3 of the ANP requires mix to meet the need identified in the *Strategic Housing Market Assessment*, this being: 1-bedroom (5-10%); 2-bedroom (25-30%); 3-bedroom (45-55%) and 4-bedroom (10-15%).

- 6.9 The site provides 10 affordable units in accordance with the provisions of the Section 106 (which requires 5 affordable rented and 5 shared ownership). The tenures are shown on the *Affordable Housing Plan*. All of the affordable housing will be built to the *HCA Affordable Housing Standards*.

d) Amenity

- 6.10 The proposals will not result in any loss of daylight / sunlight or result in any overlooking of neighbouring properties.
- 6.11 The houses on either side of the internal road achieve separation distances of at least 18.5m between habitable rooms; this ensures that there will be no loss of privacy to any of the dwellings.
- 6.12 All of the houses have rear gardens of at least 10m. Additionally, all of the gardens back on to boundaries with mature landscaping ensuring that there is no potential for overlooking or loss of privacy from outside of the site.
- 6.13 A *Noise Report (RBA Acoustics)* has been submitted to discharge elements A & B of condition 27 of the outline. The *Noise Report* confirms that, upon the basis of the glazing and external wall finishes, the noise levels at the nearest noise sensitive receptors will be acceptable in accordance with the British Standards.
- 6.14 Overall the design of the development ensures that there will be no unacceptable adverse impact on future or adjoining occupiers, in accordance with Policy GE7.

e) Surface Water Drainage

- 6.15 The application includes a SUDs system which has been prepared in accordance with the Part H of the Building Regulations and the recommendations of the SUDS Manual produced by CIRIA.

- 6.16 The infiltration testing results (*details of which are set out in the Drainage Design Statement*) demonstrate that infiltration to ground is the appropriate means of surface water disposal. This is also the most sequentially preferable means of surface water disposal as per the Building Regulations.
- 6.17 The infiltration tests were undertaken during May 2018. In the UK, spring months are considered to be March, April and May and therefore the tests would represent conditions during the highest groundwater levels.
- 6.18 The details of the SUDs system have been submitted pursuant to discharging condition 6 of the outline permission. A *SUDs Maintenance Plan* is submitted pursuant to the requirements of condition 7 of the outline and sets out the details of the financial management of the SUDs system in addition to a schedule for maintenance and repair.

f) Sustainability

- 6.19 The site is supported by a *Sustainability Report* which confirms that the development secure 10% of the energy supply from solar PV.
- 6.20 Solar PV was selected as the most suitable renewable source, owing to the fact that most of the dwellings have a south facing pitched roof. The calculation in the sustainability assessment informed the amount of panels to be installed; these are shown on the house-type drawings submitted in support of the application.

g) Parking

- 6.21 The proposal provides 60 car parking spaces. Each house has two allocated off-street parking spaces. The apartment block is served by a car park with 10

unallocated spaces. There is an additional 6 spaces for visitors throughout the site. The parking layout is shown on the submitted *Tracking Drawings*.

- 6.22 Cycle parking is provided in the form of a cycle shed in the rear garden of each house. The apartments share a communal parking store. The details of the parking have been submitted pursuant to condition 16 of the outline permission.

h) Refuse and Recycling

- 6.23 Each house will have a refuse store area in the rear garden with room for a household waste and recycle wheelie bin. Wheelie bins will be brought to the access road on collection days; all of the bin stores are within 25m of the collection points. A refuse lorry can enter into the site and turn, as demonstrated on the submitted *Tracking Drawings (J5752/HW03 & J5752/HW04 Bell Munro)*. The apartment block has a communal bin store area which is conveniently located for collection.
- 6.24 The details of the refuse and recycling have been submitted pursuant to condition 11 of the outline permission.

i) Ecology

- 6.25 The application includes an *Ecological Mitigation and Management Plan*. This provides full details of mitigation measures pursuant to the findings of the ecological surveys in relation to the outline application. The mitigation measures set out in relation to tree planting and boundary planting have been incorporated in to the reserved matters landscaping application. These details were also submitted pursuant to discharging condition 18 of the outline permission.

j) Fire Hydrants

- 6.26 A fire hydrant will be located on the position shown on the submitted *Materials Layout (1084-ANG102B Bedaro)*. The fire hydrant is located adjacent to Plot 18, the location of the fire hydrant accords with the guidance note referenced in Condition 13 of the outline permission.

7 Planning Summary

- 7.2 This Statement has been prepared in support of the reserved matters – *layout, scale, appearance and landscaping* - planning application pursuant to the outline planning permission for 30 units at the Quiet Water, Angmering.
- 7.3 It has been demonstrated that the proposals subject of this reserved matters application will result in a high quality and sustainable form of development which will deliver much needed housing for the borough in a timely fashion.
- 7.4 For the reasons set out in the Statement, it is respectfully requested that planning permission is granted.

Appendix 1

Outline Decision Notice (A/132/17/OUT)



Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 5
Application for Outline Consent
DECISION NOTICE

Application Ref: A/132/17/OUT

1

To Addressee

Crowther Associates Architects
 Pelham House
 25 Pelham Square
 Brighton
 East Sussex
 BN1 4ET

2

Site Address

Quiet Waters
 Roundstone Lane

BN16 4AX

3

Description of Development

Outline application with some matters reserved for the demolition of the existing single dwelling & construction of 30 No. dwellings (resubmission following A/39/17/OUT). This application is a Departure from the Development Plan.

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

1

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

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

2

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

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

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the first of the reserved matters to be approved.

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

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

- Location Plan
- C-1615(08)002 - Existing Site Plan section only
- 101 Rev. B - Proposed access provisions

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy GEN7 of the Arun District Local Plan.

- 5 The details referred to in condition 1 shall include details of the materials and external finishes of the buildings, surfaces for roads/footpaths, means of enclosure and the parking of vehicles, and the provision of samples of such materials and finishes as required. Development shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To enable to the Local Planning Authority to control the development in detail in the interests of amenity in accordance with Policy GEN7 of the Arun District Local Plan.

- 6 Development shall not commence 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, the recommendations of the SuDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. It is considered necessary for this to be a pre-commencement condition because surface water drainage needs to be installed before dwellings are occupied.

- 7 Development shall not commence until full details of the maintenance and management of the SuDS 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 (a) details of financial management of the site including arrangements made in the event that the management company (or any subsequent management company) is no longer able to fulfil its duties; and (b) arrangements for the replacement of major components at the end of the manufacturers recommended design life.

Reason: To ensure the efficient maintenance and on-going operation of the SuDS system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32, in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because the SuDS system needs to be installed before dwellings are occupied.

- 8 Upon completed construction of the SuDS System but prior to occupation of any part of the scheme, the owner or management company shall either provide the local planning authority with an updated copy of the management manual incorporating any changes as a result of construction/implementation or confirm in writing that no changes are required to the manual.

No further changes shall be made to the approved SuDS Maintenance & Management Plan/Regime including the management company responsible or the financial arrangements between the owners of the dwellings & the management company other than with the written consent of the Local Planning Authority.

The owner or management company shall thereafter strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity.

Reason: To ensure the efficient maintenance and on-going operation of the SuDS system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32, in accordance with Policy GEN7 of the Arun District Local Plan.

- 9 No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Roundstone Lane. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety, in accordance with Policy GEN7 of the Arun District Local Plan.

- 10 The landscaping and layout particulars to be submitted in accordance with Condition 1 shall include:
- i. Details of all existing trees and hedgerows on the land, showing which are to be retained and which removed;
 - ii. Details of the positions, height, design, materials and type of boundary treatment to be provided;
 - iii. Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree.
 - iv. The detailed landscape design for the development including the layout and design of the public realm within the development.
 - v. Details of the play areas and public open spaces.
 - vi. Details of the surfacing, lighting, and signage of all footpaths, cycle routes and a phasing plan for their provision;
- No hedge or tree shall be felled, uprooted or otherwise removed before, during or after the construction period except where removal is indicated on a plan approved by the Local Planning Authority.
- Reason: In the interests of amenity and of the environment of the development in accordance with Policy GEN7 of the Arun District Local Plan.
- 11 No dwelling shall be occupied until refuse and recycling bins have been provided and space has been laid out for their storage in relation to that dwelling in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall not be used for any purpose other than the storage of refuse and recycling bins.
- Reason: In the interests of the amenity of occupiers of nearby properties in accordance with Arun District Local Plan Policy GEN7 and DEV26.
- 12 No dwelling shall be occupied until space for that dwelling has been laid out for the parking of cars, motorcycles and cycles in relation to that dwelling in accordance with a drawing and schedule to be submitted to and approved in writing by the Local Planning Authority. These areas shall thereafter not be used for any purpose other than the parking of cars, motorcycles and cycles.
- Reason: In the interests of road safety and to accord with approved policy in accordance with Policy GEN7 of the Arun District Local Plan.

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

Reason: In order to provide adequate infrastructure for emergency services, in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure the safety of residents on the site.

- 14 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the National Planning Policy Framework, March 2012). Details and a timetable of how this is to be achieved for each phase or sub phase of development, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase or sub phase begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure on site renewable energy in accordance with national planning policy, in accordance with Policy GEN7 of the Arun District Local Plan.

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

Reason: To safeguard the amenities of residents in accordance with Arun District Local Plan policies GEN7. 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 part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and in accordance with Policy GEN7 of the Arun District Local Plan.

- 17 a. Prior to the commencement of development or other operations likely to affect trees being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, shall be submitted to and approved in writing by the Local Planning Authority.
No development or other operations shall take place except in complete accordance with the approved protection scheme.

b. No operations affecting trees shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening of any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.

c. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved scheme.

d. Protective fencing shall be retained intact until completion of the phase or sub phase hereby approved and shall not be removed or re-positioned without the prior written approval of the Local Planning Authority.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because trees need to be protected throughout the construction of dwellings on the site.

- 18 Prior to the commencement of construction works or any preparatory works detailed Ecological Management and Mitigation Plan including a Schedule of Works shall be submitted to the LPA for approval and will be based on the recommendations within the supporting Preliminary Ecological Appraisal Report. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

The Ecological Management and Mitigation Plan shall include but not be restricted to:

- timings for clearance of trees or scrub to avoid impacts on breeding birds
- two phased cutting of grassland along site boundaries to deter reptiles and amphibians
- details of compensatory and additional tree planting
- details of compensatory boundary habitat planting
- details and location of bird and bat boxes
- boundary features to measure at least 5m width for the majority of the site to allow for commuting badgers

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

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy GEN23 and GEN29 of the Arun District Local Plan (2003). It is considered necessary for this to be a pre-commencement condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

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

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because the bird breeding season needs to be protected during the construction works.

- 20 Every new home will have an Electric Vehicle charge point.

Reason: Petrol and diesel cars and 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 GEN7 of the Arun District Local Plan

- 21 External lighting in association with the development should comply with Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light Limitations for Exterior Lighting Installations for Zone E2.

Reason: In the interests of residential amenity in accordance with Policy GEN7 of the Arun District Local Plan.

22

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. 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.
3. 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.
4. 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. and 2. above should be submitted prior to demolition. Parts 3. and 4. 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 District Local Plan policy GEN7. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

23

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 District Plan policy GEN7.

- 24 Prior to occupation of any part of the approved development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Arun District Local Plan policy GEN7.

- 25 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,
- 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 effective wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
 - details of public engagement both prior to and during construction works,
 - measures to control the emission of dust and dirt during construction.

Reason: For the avoidance of doubt and in the interests of amenity, the environment and highway safety, in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because a Construction Management Plan needs to be approved and in place before construction commences on site.

- 26 No machinery, vehicles or plant shall be operated on; no process be carried out and no deliveries taken at or dispatched from the site except between the hours of 07:00 and 18:00 on Mondays to Fridays inclusive; 07:00 and 13:00 hours on Saturdays and not at any time at all on Sundays or Bank Holidays.

Reason: For the avoidance of doubt and in the interests of amenity, the environment and highway safety, in accordance with Policy GEN7 of the Arun District Local Plan.

27

A. Prior to the commencement of development, the applicant shall submit a report prepared in accordance with the provisions of BS4142, to demonstrate the predicated noise levels at the nearest noise sensitive residential location caused by any noise generating business in the locality. As necessary, a scheme shall then be provided to demonstrate that the internal noise levels within the residential units will conform to the "indoor ambient noise levels for dwellings" guideline values specified within BS 8233: 2014, Guidance on Sound Insulation and Noise Reduction for Buildings, which shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The work specified in the approved scheme shall be carried out in accordance with the approved details prior to occupation of the properties and be retained thereafter.

B. Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the external noise levels within the curtilage of the residential units will conform to the "design criteria for external noise" upper guideline value of 55 dB LAeq,T, as specified within BS 8233: 2014, Guidance on Sound Insulation and Noise Reduction for Buildings. 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 be retained thereafter.

C. Before first occupation of any dwelling where unacceptably high levels of noise are likely to be experienced, then post validation testing shall be undertaken by a competent person to determine compliance with the acoustic report and BS 8233. This must be submitted and agreed in writing with the Local Planning Authority before first occupation.

Reason: In order to safeguard residential amenity in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because noise levels need to be within acceptable level to ensure residential amenity of the residents of the new dwellings.

INFORMATIVE: No development should take place within 5 metres of any ordinary watercourse. If works are undertaken within, under, over or up to an Ordinary Watercourse, even if this is temporary, an Ordinary Watercourse Consent (OWC) may need to be applied for from the District Council.

INFORMATIVE: Please note that Schedule 3 of the Flood and Water Management Act 2010 has not yet been implemented and WSCC does not currently expect to act as the SuDS Approval Body (SAB) in this matter).

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.



Group Head of Planning

Case Officer: Michael Eastham

Date of Decision:

19 January 2018

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 12 weeks 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.

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).