

Mangala Ratnayake
Noviun Architects
Corn Exchange
Baffins Lane
Chichester
PO19 1BF

Date: 24th February 2021

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:
Our Ref: PAA/133/20/

Dear Mr Ratnayake,

Pre-Application Advice

Construction of 8 semi-detached houses consisting 2 and part 3 storey homes, consisting two and three bedroom homes with associated access, parking and, landscaped areas

The land adjoining former Rising Sun public House 351 Chichester Road Bognor Regis PO21 5AN

I write regarding the above matter and your enquiry received on 27th November 2020.

DESCRIPTION OF PROPOSED DEVELOPMENT

From the details submitted, I understand you propose to construct No 8 part two and part three storey, 2 and 3 bedroom semi-detached houses with associated access, parking and, landscaped areas.

DESCRIPTION OF SITE

The site comprises a former car park and garden area serving former Rising Sun public house. It is an irregular plot of land with access off Chichester Road. The site is generally flat, 0.2 hectares in size and there are some mature trees affected by your proposal.

DESCRIPTION OF LOCALITY

Built-up area comprising predominantly residential 2 storey set back semidetached and terrace dwellings of substantial size and regularity along north-eastern side of Chichester Road and along Bedford Avenue sitting on the narrow plots with outbuildings to the rear. Considerably different pattern of development to the west of the site with well set back bungalows along Sun Park Close and 2 storey terrace with the garage compound and rather generous public area within St Clares Close.

PLANNING ISSUES

The following issues have been identified for consideration.

Principle
Design
Neighbour Amenity
Amenity Space Provision

Bin Storage
Affordable Housing
Highways, Transport and Parking
Sustainability
Flooding/Drainage
Protected Trees
Open Space Provision
Contamination

RELEVANT PLANNING HISTORY

BE/1/13/	Redevelopment of land at the former Rising Sun PH and the construction of 7no. new dwellings with associated landscaping and parking.	Withdrawn 18-02-13
PAA/45/12/	Pre-application advice for a proposed residential development	Approve Pre App 16-05-12

COMMENT ON SITE HISTORY

Planning application BE/1/13/ for redevelopment of land at the former Rising Sun PH and the construction of 7no. new dwellings with associated landscaping and parking was withdrawn.

RELEVANT POLICIES - the following policies are considered relevant to your proposal:

Arun District Local Plan 2011-2031

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM2	ENV DM2 Pagham Harbour
ENVDM5	ENV DM5 Development and biodiversity
HDM1	H DM1 Housing mix
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

Bersted Neighbourhood Plan 2014 Policy ES1	Design of new development
Bersted Neighbourhood Plan 2014 Policy ES2	Surface water management
Bersted Neighbourhood Plan 2014 Policy ES6	Protection of trees

Bersted Neighbourhood Plan 2014 Policy ES8	Renewable energy
Bersted Neighbourhood Plan 2014 Policy HDQ1	Housing Site Allocations
Bersted Neighbourhood Plan 2014 Policy HDQ2	Integration of new housing
Bersted Neighbourhood Plan 2014 Policy HDQ4	Housing mix
Bersted Neighbourhood Plan 2014 Policy HDQ6	Outdoor space
Bersted Neighbourhood Plan 2014 Policy HDQ8	Car parking
Bersted Neighbourhood Plan 2014 Policy HDQ5	Design of new housing development
Bersted Neighbourhood Plan 2014 Policy HDQ7	Attention to detail

Planning Policy Guidance:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

Supplementary Guidance:

SPD11	Arun Parking Standards 2020
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PRINCIPLE

Section 38(6) of the Planning and Compulsory Purchase Act 2006 requires development proposals to be assessed against the policies contained within the Development Plan, unless material considerations indicate otherwise.

For the purpose of assessing this proposal, the development plan comprises the Arun Local Plan and the Bersted Neighbourhood Development Plan. The relevant policies of the plan are identified above.

Whilst the area is suitable for residential development in principle, being in the built up area, such development should comply with the policies in the development plan. The key policies considered are D SP1, DDM1, D DM2, T SP1, W DM1 and EEC DM1 of the Arun Local Plan.

Policy D SP1 requires development to make efficient use of land reflecting the characteristics of the site and local area and policy D DM1 states that a high standard of architectural principles should be demonstrate and new development should have a minimal impact to users and occupiers of nearby properties and land. Policy D DM2 expects internal spaces to meet the requirements of Nationally Described Space Standard. Policy W DM1, Policy ECC SP2 expects all new development to be energy efficient.

The National Planning Policy Framework (NPPF) is a material consideration that carries significant weight. As the Council is unable to demonstrate a five year housing land supply (HLS), the presumption in favour of sustainable development as set out in the NPPF paragraph 11 d) ii applies. This lends weight to allowing the proposal unless it were found that any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Eight dwellings would make a minimal impact on the HLS shortfall. Any social benefits in this regard would be rather small. Similarly, the economic benefits from the construction, future servicing and household expenditure would not be considerable.

Para 122(d) of the NPPF refers to the desirability of maintaining an area's prevailing character and

setting when achieving appropriate residential densities and making efficient use of land. The proposal's conflict with this aim, and the adverse environmental impact found in respect to character and appearance, would significantly and demonstrably outweigh a small socio-economic benefits identified.

This proposal would not benefit from the presumption in favour of sustainable development provided by para 11(d)ii of the NPPF. Consequently, this is not a material consideration to indicate this proposal be decided other than in accordance with the development plan, with which there would be conflict when considered as a whole.

DESIGN

DESIGN POLICIES:

Policy D SP1 of the Arun Local Plan states that development should seek to make efficient use of land but reflect the characteristics of the site and local area, in matters such as layout, density, scale, mix, character, landscaping, materials, finish and architectural details. It also states that proposals should adhere to objectives informing sustainable design e.g. attractiveness, inclusivity, security and climate change.

Arun Local Plan policy D DM1 looks at aspects of form and design quality, including character, attractiveness, innovation, residential amenity impact, adaptability, density, scale, trees, crime prevention. New buildings should be harmonious with their surroundings and successfully integrate with the existing surrounding environment.

Policies ES1 and HDQ5 of the Bersted Neighbourhood Development Plan require new development to be of a high quality and to reflect the character of the location. Policy HDQ1 of the BNDP refers to housing site allocations and Land at the former Rising Sun PH is allocated for a minimum 5 dwellings, however the Plan proposes that the site is suitable for 5 dwellings.

[Noviun to check the allocation](#)

Arun Design Guide Supplementary Planning Document (SPD), a material consideration in the determination of applications, was adopted 25th January 2021. Part P.O1 deals with infill development and requires development to respond positively to the character, appearance and layout of surrounding buildings to provide high quality development which enhances amenity for surrounding and new residents.

Para 127 of the NPPF details the design requirements for new developments, including that developments should function well, are visually attractive and sympathetic to local character and history, have an appropriate mix of development including green and public space and create places that are safe, inclusive and accessible.

The National Design Guide was published in 1 October 2019. Part C1 maintains that well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

PATTERN OF DEVELOPMENT/LAYOUT/DENSITY:

The pattern of development, layout, density and character along Chichester Road is for substantial, detached 2 storey houses with roof ridges parallel to the road, and eaves side are therefore the front of the houses. There are some gabled two storey front projections along the north-eastern side of Chichester Road but the main roofs are still parallel to the road. Neighbouring houses adjoin each other so that a solid row of houses is formed along the road and this fine grain maintains a rhythm and

regularity. To the immediate north there is a well set back rendered terrace of three with a flint wall enclosing their front gardens which should be respected. To the very south is a prominent building (Tesco Express), with parking space to the north and the garden to the rear.

The site forms the parking space and a rear garden of the former Rising Sun PH (now Tesco Express). The proposal would contain 4 pairs of semidetached properties. The 2 pairs to the north from Tesco would be 2 storey with a simple gabled roof, oriel window at the first floor level to the front and French doors one French window to the rear with rather small bedroom windows at the first floor level.

A counterpart of the semis situated along Chichester Road would be facing to the road with its large gabled elevation and a pair of small oriel windows at the first floor level within a close distance to the road whilst the houses along Chichester Road are well set back with eaves to the front. It is considered that it would not be an appropriate addition to the existing streetscene and fails to respect dwellings in the vicinity. The proposed 2 pairs of semis to the rear of Tesco (garden) would have a habitable roof with dormers to the front and rooflights to the rear and a large flat crown on the top of the roof. These houses would not be visible from the street view so they would not have an unacceptable impact on the street scene.

The development fails to respect the surrounding character and appearance of the area, would detract from the rhythm of an existing pattern of development and would appear visually intrusive in an established streetscene. The relationship of the dwellings with the existing terrace to the north in close vicinity would be uncomfortable and awkward. Therefore it would conflict with those aspects of Policies D DM1 and D SP1 of the Arun Local Plan, policies ES1 and HDQ5 of the Bersted Neighbourhood Development Plan, relevant paragraphs of NPPF, the Arun Design Guide (SPD) and the National Design Guide.

NEIGHBOUR AMENITY

Arun Local Plan Policy D DM1 indicates permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

Policy QE SP1 states that the Council requires all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity.

The dwellings to the rear of Tesco Express would be enclosed by the rear boundary of Tesco and the boundary treatment of the rear gardens of dwellings facing to Sun Park Close. They would be in close proximity of the substantial property with the air conditioning units, a condenser and chiller/freezer within a screened area to the rear of the property facing to the proposal site as approved by BE/40/12. Prospective occupiers of the dwellings, especially No 05 would be affected by the extremely close distance from the rear elevation of Tesco Express premises with freezer/chiller rooms to the rear.

There would be an awkward relationship between the proposed pair of semis situated at the parking area and an existing end terrace property to the north (No 359 Chichester Road) due to the position and proximity of the proposed dwellings facing to the private area of the enclosed front garden with their first floor habitable windows within a distance of 3-5m from the boundary wall of No 359 resulting in an adverse impact on occupiers of this property by way of overlooking and overbearing.

The position of No 04 is rather questionable given an existing large tree along the western boundary which would require considerably larger space than that shown on the site plan.

The proposed No 08 would expose its considerably large flank elevation to the rear of terrace (Nos 28,26) along Sun Park Close within a distance of 10-12m resulting in an adverse impact on living conditions of occupiers of these dwellings, limiting their outlook and causing an overbearing feel of a substantial building in close proximity to their rear gardens.

In the event of an application being submitted the layout of the dwellings should be re-considered with separation distances to neighbouring properties to ensure that the proposals would not result in harmful overbearing, overlooking/loss of privacy, loss of outlook to neighbouring properties and discomfort to the future occupiers.

AMENITY SPACE PROVISION

INTERNAL SPACE STANDARDS:

Policy D DM2 of the Arun Local Plan states that the planning authority will require internal spaces to be of an appropriate size and that the Nationally Described Space Standards apply.

National guidance advises for a 2 storey 2 bed 4 people home as proposed, the minimum Gross Internal Area 79 sqm. Submitted plans show the dwelling would have a GIA of approximately 86sqm, which would comply the guidance. The 2 storey 3 bed 5 people has a GIA of 109sqm what would exceed required 93sqm. Regard should be had to built-in storage, circulation space, and the minimum bedroom size set out in the standards, and sections should be provided to ensure floor to ceiling heights meet the standards.

EXTERNAL SPACE STANDARDS:

Arun Local Plan policy D DM1 refers to the need for compliance with the Arun Design Guide. This is to part replace D DM3 "External Space Standards" which was deleted at the request of the Local Plan Inspector. Para 127 of the NPPF states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Bersted Neighbourhood Development Plan policy HDQ6 states that a private outdoor garden amenity space of appropriate quality must be provided for all new dwellings.

Arun Design Guide part H.04 advises on Residential Outdoor Amenity & External Space Standard:
- All development should provide residents with access to outdoor amenity space, whether private or communal. It advises that outdoor amenity spaces should be of an appropriate size and shape and be usable and enjoyable and states that rear gardens should have a minimum depth of 10.5m and buildings should be set back by 2m from the plot boundary to mark defensible space.

The size of the existing plot would not allow for private garden of a suitable size to serve proposed dwellings; the 'rear' gardens of Nos 01 and 02 would be 2.5-3metres deep. Only two dwellings' rear gardens would reach the appropriate size and shape of the outdoor amenity space. Any application would need to include a Landscaping Plan to ensure the outdoor external space would be suitably high quality and enclosed/private, and showing proposed boundary treatments.

BIN STORAGE

For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively one 240 litre wheelie bin for each property can be provided.

The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

HIGHWAYS TRANSPORT AND PARKING

Regard should be had to paragraph 109 of the NPPF which states: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe". Para 106 refers to maximum parking standards for residential development.

Policy T SP1 of the ALP supports development which incorporates appropriate levels of parking in line with the West Sussex County Council guidance on parking provision. Policy HDQ8 of the BNDP requires proposals for new development to have a minimum rate of two spaces per dwelling.

Arun District Council has recently adopted its own Parking Standards SPD (Jan 2020).

The ADC Parking Standards for a 2-3 bedroom property in this type of location (Parking Behaviour Zone 4) requires a minimum of 2 car parking spaces on site.

The site plan shows 17 parking spaces what would satisfy the requirement of the above standard. Electric vehicle charging points at a rate of 1 charging point per house with a garage or parking space should be provided, as per the ADC Parking SPD. In terms of cycle parking, ADC Parking Standards require 1 cycle space for a 2 bed house to be provided on-site. Cycle storage should be undercover, secure, and easily accessible to occupants.

Any application would need to include details of on-site car parking, cycle storage and electric vehicle charging point provision, and also access and turning arrangements on site etc. (so that cars do not need to enter or exit the site in reverse gear, since this could affect highways safety).

WSCC Highways would be consulted at application stage to provide comments with regard to access, highways safety and parking provision. A separate pre-application advice service is provided by West Sussex County Council as the Local Highway Authority.

SUSTAINABLE CONSTRUCTION

Tackling climate change is a key government priority for the planning system. Applicants for planning permission should consider how well their proposals for development contribute to the Governments ambition of a low carbon economy and how well adapted they are for expected effects of climatic change. Applicants should consider provision of renewable energy in the form high level insulation, rainwater harvesting a general minimal energy use, including Carbon Dioxide reduction.

Arun Local Plan policy ECC SP2 states that:

All new residential...development...will be expected to be energy efficient and demonstrate how they will:

- (a) achieve energy efficiency measures that reflect the current standards applicable at the time of submission
- (b) Use design and layout to promote energy efficiency
- (c) incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels

Any application should include a site plan and drawings with details of energy efficiency/conservation measures, renewable energy sources and sustainable construction methods.

FLOODING

Para 155 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary in such locations, making it safe for its lifetime without increasing flood risk elsewhere. It refers to the application of a Sequential Test approach, the Exception Test and the submission of Flood Risk Assessments. The relevant requirements for these are dependent upon the designated flood zone that the site is located within. The Technical Guidance to the NPPF provides more details

on these issues.

Parag 163 of the NPPF states when determining applications, LPAs should ensure that flood risk is not increased elsewhere, and where appropriate, applications should be supported by a site-specific flood risk assessment. Development in areas at risk of flooding should only be permitted, where, in the light of the FRA (and sequential and exception tests as applicable) it can be demonstrated amongst other things that the development is appropriately flood resistant and resilient, it incorporates SUDs, and safe access and escape routes are included.

Arun Local Plan policy W DM2 sets out the requirements for development in areas at risk of flooding, including; the need for the sequential test, an FRA, adaptation and mitigation measures, flood warning and evacuation plans and site drainage plans.

The site is in Environment Agency Flood Zone 1 with a low risk of flooding. It would not be necessary to submit a Flood Risk Assessment or propose flood mitigation measures at application stage.

SUSTAINABLE DRAINAGE:

Para 163 of the NPPF states development in areas at risk of flooding should only be permitted, where, it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate.

Policy W DM3 states that all development must identify opportunities to incorporate a range of Sustainable Urban Drainage (SUDs) systems. These features may include green roofs, permeable driveways, soakaways, water harvesting such as water butts.

Any application should include a site plan showing the details of the sustainable drainage systems proposed.

The Council's Drainage Officer and Southern Water would be consulted at application stage.

PROTECTED TREES

Para 170 of the NPPF seeks to contribute to the natural and local environment by recognising the intrinsic character and beauty of the countryside, including trees and woodland.

BS 5837 : 2005 sets out standards for Trees in Relation to construction.

Policy ENV DM4 of the Arun Local Plan seeks to protect trees with TPOs, identified as Ancient Woodland, in Conservation Areas, or contributing to local amenity.

Policy ES6 of the Neighbourhood Development Plan requires proposals to be accompanied by a tree survey that establishes the health and longevity of any affected trees and a management plan to demonstrate how they will be so maintained.

There is a third party tree to the front of the site located on the grass verge which is protected by Tree Protection Orders (TPOs). In the event of a planning application it would be necessary to provide:

1) The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Implications Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' - with the trees accurately plotted on the same.

2) In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) and also most importantly a Tree Protection Plan (to include a

Construction Exclusion Zone to protect trees with Heras fencing from the storage/use/passage of construction materials/equipment/vehicles) - to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.

The Council's Arboricultural Officer would be consulted at application stage.

BIODIVERSITY

National Planning Policy indicates that developments should aim to maintain and enhance, restore or add to biodiversity and geological resources of the area. An ecological report will need to be submitted setting out the biodiversity present, how biodiversity impacts can be avoided, appropriate mitigation measures and if necessary, compensation measures in the absence of mitigation and how biodiversity gains can be made. All ecological surveys need to be undertaken by a suitably qualified ecologist and at the right time of year and for the right duration. The proposal is likely to be acceptable if above advice is followed.

ALP policy ENV DM5 states: "Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not)."

Para 175 of the NPPF states: "If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;"

SITE OF INTERNATIONAL IMPORTANCE FOR NATURE CONSERVATION

Arun Local Plan policy ENV DM2 states that all new residential developments within a 400m to 5km distance ('Zone B') of Pagham Harbour make a financial contribution towards the provision of accessible natural open green spaces to serve the area. A contribution of £1,275 per new residential unit was agreed by the Councils Cabinet on 20 July 2015. The report to Cabinet stated that:

"The access management measures identified are referred to as Strategic Access Management and Monitoring (SAMMs). As these do not include the allocation of specific land, they are not classified as physical infrastructure, and are not included under the definition of infrastructure within Section 216 of the Planning Act 2008, meaning the pooling restrictions as set out under Regulation 123 of the CIL Regulations (2010) as amended, does not apply. It is common practice by many other authorities (for example Elmbridge) that contributions towards SAMMs are gathered through S106 planning obligations. This approach has also been confirmed within Counsel advice sought by the Council. As a contribution is required to make the development acceptable in planning terms, it is therefore in compliance with the tests under Regulation 122 of the CIL Regulations (2010) as amended"

The Councils Cabinet approved a reduction in the tariff from £1,275 to £871 as of the 10th April 2017.

Para 014 (Reference ID 23b-014-20160519) of the Planning Practice Guidance describes tariff style contributions. It clearly states that these consist of contributions to pooled funding 'pots' intended to fund the provision of general infrastructure in the wider area. The Council accepts that the Pagham Harbour contribution is based on a tariff. However, the contribution is required to fund strategic access management and monitoring measures (SAMMs) which are necessary to meet the requirements of European law (transposed into English law through the Conservation of Habitats and Species Regulations 2010). Essentially this requires the Council to maintain, if not improve, the existing condition of the site.

As these SAMMs do not include the allocation of specific land, they are not classified as physical infrastructure, and are not included under the definition of infrastructure within Section 216 of the Planning Act 2008, meaning that the pooling restrictions as set out under Regulation 123 of the CIL

Regulations (2010) as amended, do not apply.

Therefore the Council is able to seek these contributions despite the guidance in PPG Paragraph 031 (Reference ID: 23b-031-20160519009). This has been tested at appeal on several occasions. For example, APP/C3810/W/16/3146804 which concerned a single dwelling in nearby Aldwick.

To meet the requirements, you need to make a financial contribution towards the provision of accessible natural open green spaces to serve the area. A contribution of £871 per new residential unit was agreed by the Councils Cabinet on 10 April 2017. This will need to be secured through a section 106 legal agreement.

Please note the section on the Council's website entitled "Planning Obligations" (specifically the "Contribution for Access Management at Pagham Harbour" section): <http://www.arun.gov.uk/planning-obligations>.

It may be necessary for the LPA to carry out an Appropriate Assessment given the proximity to Pagham Harbour.

Policy DM3 (Pagham Harbour) of the emerging Pagham Neighbourhood Plan is also relevant.

OTHER CONSIDERATIONS

ARUN DISTRICT COUNCIL COMMUNITY INFRASTRUCTURE LEVY (2020)

On 15 January 2020, Arun District Full Council approved the Arun CIL Charging Schedule. The CIL Charging Schedule and the Planning Policy Sub-Committee report (17 December 2019), which sets out the modifications made to the Draft Charging Schedule as recommended by the CIL Examiner. The Arun CIL Charging Schedule and the Instalments Policy came into effect from 01 April 2020.

A development is liable for CIL if it:

- creates a new dwelling of any size; or
- creates 100sqm or more of gross internal floorspace (new build), before making deductions for existing floorspace that is to be demolished; and
- involves new buildings or floorspace into which people normally go.

Further, self-build exemptions will also apply. Should the development not fall within exemptions, it would be subject to the above Levy in the 'under 10 units or less' category within CIL Charging Zone 4.

Should an application be forthcoming then completed CIL forms should be submitted.

Useful links:

https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy
<https://www.gov.uk/guidance/community-infrastructure-levy>
<https://www1.arun.gov.uk/webapps/wml/Map.aspx?MapName=CIL2019>

CONCLUSION

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be recommended for refusal by officers for the following reasons:-

- The proposed development fails to respect the surrounding character and appearance of the area, would detract from the rhythm of an existing pattern of development and would appear visually intrusive within an established street-scene.
- The proposal would result in harmful overbearing, overlooking/loss of privacy, loss of outlook to neighbouring properties and discomfort to the future occupiers.
- The proposal would fail to provide outdoor amenity spaces of an appropriate size and shape.

The proposed development would therefore conflict with policies D SP1, D DM1 of the Arun District Local Plan, policies ES1, HDQ5 and HDQ6 of the Bersted Neighbourhood Development Plan, the requirement of the Arun Design Guide and Para 127 of the NPPF .

FOLLOW UP MEETING

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request together with the appropriate fee made payable to Arun District Council if not already included in the fee you have already paid.

MAKING AN APPLICATION

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

- Fully completed and signed Application Form with full description of the proposal.
- Ownership Certificate and Agricultural Land Declaration
- Design and Access Statement
- Correct Fee
- Location Plan (1:1250)
- Site / Block Plan (1:500)
- Elevations (Existing and Proposed)
- Floor Plans (Existing and Proposed)
- Roof Plans
- Environmental Impact Statement

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked though the Local Validation Requirements List, I would suggest that the following additional documents will be required:

- Biodiversity Survey and Report
- Foul and Surface Water Drainage Statement
- Landscaping Strategy
- Bin Storage and Collection Provision
- Parking Plan
- Planning Application Summary
- Street Scene
- Tree Survey and Arboricultural Report
- Pagham Harbour Access Management Contribution Legal Agreement.

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made

on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations or ordinary watercourse consents. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely

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

Neil Crowther
Group Head of Planning