

Recommendation Report for Planning Permission

REF NO: BE/16/20/PL

LOCATION: Rear of Rookery Farm
113 North Bersted Street
Bersted
PO22 9AG

PROPOSAL: Demolition of storage buildings & erection of 1 No 3-bed cottage. This application affects the setting of listed buildings & affects the character & appearance of the North Bersted Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for the demolition of storage buildings & erection of 1 No 3-bed cottage. This application affects the setting of listed buildings & affects the character & appearance of the North Bersted Conservation Area. The dwelling would be a 1 1/2 storied building with a brick ground floor and the first floor would have a timber frame with white painted render infill sections. The lower northern element will be clad in oak and the roof will be finished with plain clay tiles. The application for a detached house represents further development to the rear of the street, in a style similar to a number of recent planning applications. It is to be accessed by the existing access road from North Bersted Street.
SITE AREA	0.0393 Hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	25 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the development.
BOUNDARY TREATMENT	The site is well screened with hedgerow and some trees.
SITE CHARACTERISTICS	The site is in the built up area boundary and not part of the strategic gap. The site is outside, but adjacent to the North Bersted Conservation Area. The site has a backland position which is not readily visible from the street. At present the site is in a poor state and contains what appears to be elements of its former use. The access road from North Bersted Street is within the Conservation Area. The site comprises part of a large area historically used for commercial purposes - originally as a works and over the last 20 or so years for storage. The land comprises 'Previously

CHARACTER OF LOCALITY

Developed Land'.

Semi rural location, with fields to the north and dwellings to the south. Just to the west is a site with recent permission for a bungalow (BE/133/16/PL) now under construction.

The nearby Conservation area has strong historical links with farming/agriculture; It retains a country feel, partly as a result of the presence of many fine examples of 16th, 17th and 18th Century farmhouses, as well as a general informality in the street layout of the street.

The Conservation Area contains a number of listed and locally listed buildings. The closest ones to the site being, but not limited to #101, 109, 111 North Bersted Street.

No relevant history for the site.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bersted Parish Council

No objection - outside of the North Bersted Conservation Area

Arun District Area Advisory Panel- No objections

1 Letter of representation has been received in support of the proposal.

COMMENTS ON REPRESENTATIONS RECEIVED:

This will be discussed in the Conclusions section.

CONSULTATIONS

Arboriculturist

Engineering Services Manager

Engineers (Drainage)

Conservation Officer

Ecology Advisor

Natural England

WSCC Strategic Planning

Environmental Health

CONSULTATION RESPONSES RECEIVED:

WSCC Highways - No objections subject to imposition of a number of conditions. Do not consider this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (paragraph 109), and that there are no transport grounds to resist the proposal.

District Engineers- No objections.

Conservation Officer- No objection. On balance the proposal will have a neutral impact on the various heritage assets and their settings. As a consequence it is considered to not cause harm to the significance of the heritage assets or their setting and it should be determined in accordance with the relevant policies in the Development Plan, along with these comments. You will need to take into account the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Environmental Health - No objection subject to the imposition of a number of conditions.

Natural England- No objections

Environmental Officer - No objections subject to a number of recommendations and ecological enhancement should permission be granted.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary;
Bersted Neighbourhood Plan Area
Class C Road;
Affecting the setting of the North Bersted Conservation Area;
Pagham Harbour Access Management Zone B.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
ENVSP1	ENV SP1 Natural Environment
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
WMDM1	WM DM1 Waste Management
WSP1	W SP1 Water
DSP1	D SP1 Design
ENVDM2	ENV DM2 Pagham Harbour
ENVDM5	ENV DM5 Development and biodiversity
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
QEDM2	QE DM2 Light pollution
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 ES5	Building design
Bersted Neighbourhood Plan 2014 Policy ES7	Development outside of the Built Up Area Boundary
Bersted Neighbourhood Plan 2014 Policy HDQ3	Windfall sites
Bersted Neighbourhood Plan 2014 Policy HDQ5	Design of new housing development
Bersted Neighbourhood Plan 2014 Policy HDQ6	Outdoor space
Bersted Neighbourhood Plan 2014 Policy HDQ7	Attention to detail
Bersted Neighbourhood Plan 2014 Policy HDQ8	Car parking

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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POLICY COMMENTARY

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

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

Policies in the Bersted Neighbourhood Plan are relevant in the determination of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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

The proposal would comply with other relevant Development Plan policies in that it would be located in the Built-Up Area Boundary, would maintain the residential amenity of neighbouring and future occupants of the new dwelling and would comply with internal space standards and provide an adequately sized and useable private garden area. Subject to conditions it provides sufficient on-site car and cycle parking, bin storage provision and surface water drainage, in accordance with policies SD SP1, SD SP2, H SP1, D DM1, QE SP1, D DM2, WM DM1, T SP1, W DM1, W DM2, W DM3, HER SP1 & HER DM1 of the Arun Local Plan and policies HDQ3, ES1, HDQ2, HDQ5, HDQ6, HDQ7 AND ES3 of the Bersted Neighbourhood Plan (BNP).

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Principle

The site is in the built up area boundary and abuts a Conservation Area. Development is acceptable in principle, subject to normal development control criteria and being sensitive to the surrounding character. In this case the key policies are deemed to be D DDM1 and D SP1 of the Local Plan.

Policy SD SP1 of the Arun Local Plan states: "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)."

Policy SD SP2 of the Arun Local Plan states that development should be focused within the BUAB and will be permitted, subject to consideration against other policies of this Local Plan.

Policy HDQ3 (windfall sites) of the BNPlan states permission will be granted for small residential development on infill and redevelopment sites subject to the policies of the Plan being met.

Para 118(d) of the NPPF states: "Planning policies and decisions should: promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing".

The siting of the dwelling is considered to be acceptable in principle subject to normal development control criteria which in this case includes impact on heritage assets, character, residential amenity, ecology, space standards, highway safety and parking. It is noted the NPPF supports the effective and efficient use of land for sites in the built up area but advises that new housing should be well integrated with and should complement neighbouring buildings and the local area in terms of scale, density, layout and access.

DESIGN, CHARACTER & HERITAGE ASSETS:

Policy D DM1 of the Local Plan requires the Council seek to make the best possible use of land by reflecting or improving upon the character of the site and the surrounding area. It requires the Council to consider scale, massing, aspect, siting, layout, density, building materials, landscaping, and design features. It is necessary that development demonstrates a high standard of architectural principles, use of building materials and hard and soft landscaping to reflect the local area. In terms of density, D DM1 requires housing makes efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. The policy requires the scale of development keep within the general confines of the overall character of a locality. ALP policy D SP1 "Design" requires development to make an efficient use of land and also reflect local character.

Para 127 of the NPPF states: "Planning policies and decisions should ensure that developments: (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)." In addition, paragraphs 122, 130 and 131 are all relevant.

Para 122 states planning decisions should support development that makes efficient use of land but that the desirability of maintaining an area's prevailing character and setting should be taken into account. Para 130 states that planning permission should be refused for development that fails to take the

opportunities available for improving the character and quality of an area and the way it functions. Para 131 states that great weight should be given to innovation, high standards of design and sustainability measures so long as they fit in with the overall form and layout of their surroundings.

In terms of density, D DM1 requires housing makes efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. The policy requires the scale of development to keep within the general confines of the overall character of a locality.

BNP policies ES1, HDQ2 and HDQ5 are relevant. ES1 states: "New development which would have an effect on the appearance or character of the surrounding area should be of a high quality design and should contribute to local character by creating a sense of place appropriate to it's location". HDQ2 states "Proposals for new housing must ensure that the new homes are well connected to the surrounding area and visually integrated with their surroundings." HDQ5 requires new housing is of a high quality and is designed to reflect the local character.

The buildings and other development are in the setting of nearby listed buildings #101, 109, 111 North Bersted Street. The proposal will affect the setting of this listed building.

Relevant Local Plan policies are HER SP1 (The Historic Environment) and HER DM1 (Listed Buildings). HER SP1 states listed buildings and their settings will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. Also development likely to prejudice their setting will be refused and any proposals for development will be required to comply with all other relevant policies. HER DM1 requires that proposals protect and, where possible, enhance the setting of Listed Buildings.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

It is necessary to consider policy guidance in the NPPF which sets out several steps when considering impact on heritage assets. Para 189 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. Para 190 requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that may be affected by a proposal. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'. It is then necessary to counterbalance harm with the level of public benefits associated with the proposal (as set out in paras 193-196).

The site lies around 30m from the edge of the defined North Bersted Conservation Area and has the potential to affect the setting of nearby designated heritage assets. Although the Conservation Officer had raised no objection a condition regarding boundary treatment is suggested to aid the transition of the building into the surrounding countryside.

Regard should be had to the approval of a dwelling on land to the rear of 85-91 North Bersted Street (BE/53/15/PL) and (BE/133/16/PL) 95-99 North Bersted Street just to the west which is broadly on the same building line as the proposed. The Conservation Officer raised no objection to these applications and it was considered to be in keeping with the character & appearance of the Conservation Area.

Proposed materials are brick, a timber frame, oak cladding and plain clay tiles which is considered

positive, but a condition is also recommended to ensure the suitability of these materials along with a condition regarding joinery to ensure that they reflect the character of the locality

Although the proposal seeks to introduce new development on land to the rear of existing houses and is a form of backland development, regard should be had to the character of the wider area on this side of North Bersted Street. Although the majority of dwellings front onto North Bersted Street, there are many that are set back from it (such as Blackberry House, no. 99 and no. 105). Permission has been granted for new dwellings west of the site on land to the rear of 85-91 North Bersted Street and there are other buildings in the landscape which are located back from the street. The proposal is a single storey building with a simple rural appearance and as such will have limited visibility within the landscape and a neutral impact on nearby heritage assets.

The proposal complies with NPPF guidance and with policies D DM1, D SP1, HER DM1, HER DM3 of the ALP and with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RESIDENTIAL AMENITY:

Arun Local Plan policy D DM1 requires the LPA to have regard to certain aspects when considering new development including:

None of the PNDP policies specifically refer to residential amenity issues. However, one of the 'core planning principles' of the NPPF is to always seek to secure a high standard of amenity for all existing and future users (paragraph 127).

QE SP1 of the Arun District Local Plan states: "The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District."

The dwelling would be centrally located on the site with sufficient distance to each boundary. There would then be a distance of approx. 25m to the closest elevation of no. 105 North Bersted Street. This distance is more than adequate to protect the residential amenities of the neighbouring property. It is noted the dwelling is a chalet bungalow in a well screened site. Due to separation distances and boundary conditions the proposal would not lead to significant overlooking or loss of privacy.

The proposal is considered to comply with Policy D DM1, QE SP1 of the Arun Local Plan and paragraph 127 of the NPPF.

HIGHWAY SAFETY, CONVENIENCE & PARKING

Policy T SP1 of the Arun Local Plan supports development which incorporates appropriate levels of parking in line with the West Sussex County Council guidance on parking provision.

Arun District Council has recently adopted its own Parking Standards SPD.

Paragraph 32 of the NPPF is clear in that although safe and suitable access for all people should be achieved, development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. The Council has no technical expertise of its own in respect of highway matters and is advised by WSCC Highways. As such, it would not be considered sustainable, despite the concerns of local objections, to determine the application against the advice of the highways authority.

WSCC Highways raise no objection to the slight intensification of the access. Furthermore, in respect of access to the site by emergency & refuse vehicles, they raise no concerns and state that:

"Given the distance of the proposed dwelling away from the public highway the site would likely be considered non-complaint with regard to Building Regulation B5 (2000) requirements for Access and Facilities for the Fire Service' Section 17. While not strictly a planning matter the application should be prepared to install sprinklers to mitigate against anticipated longer response times.

A refuse collection point has been indicated at a point in close proximity to North Bersted Street. It is anticipated that refuse collection will take place from on street and there will be no need for a refuse vehicle to enter the site. No highway concerns would be raised to the principle of this arrangement, through the applicant should be aware that this would result in a waste carry distance of circa 90m for future residents of the dwelling. This is well in excess of the 30m as detailed within Part H of the Building Regulations (2000)."

It is acknowledged that the treatment plan will need to be serviced but it is considered a smaller vehicle could accomplish this task and there would not be a need for a large lorry to drive up the access track to service the plant.

The agent confirmed in an email on 19th March the cycle storage would be provided within the integral garage to avoid the proliferation of outbuildings with the garden area.

According to the Arun District Council Parking SPD 2020 this 3 bed dwelling requires 2 on site car parking spaces and 1 bicycle space. 2 parking spaces are provided as well as internal bicycle storage.

The proposal is considered to comply with Policy T SP1 of the Arun Local Plan and the Arun Parking Standards SPD 2020.

ECOLOGY:

National Planning Policy indicates developments should aim to maintain and enhance, restore or add to biodiversity and geological resources of the area.

Local Plan policy ENV DM5 states development shall seek to achieve a net gain in biodiversity and protect existing habitats on site.

This is a semi-rural site which is bordered by what is effectively countryside. The site contains buildings which may be suitable for bats and there are ditches & ponds in the immediate and wider landscape. The applicant provided an ecological appraisal supplemented with analysis of the potential of the site to support Great Crested Newts/Water Voles. These have been checked by the Councils ecology adviser and no objections are raised subject to recommendations and enhancements.

The proposal is considered to comply with Arun Local Plan policy ENV DM5.

INTERNAL & EXTERNAL SPACE STANDARDS:

It is necessary to assess the proposal against internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard). The requirement for a chalet bungalow, 3 bedroom, 6 person dwelling is 95m² but the dwelling easily exceeds this. Therefore, the proposal complies with the stated standard.

Arun Design Guide (H.04) includes guidance on external space standards, and the need for planning

applications to have regard to include adequate provision of private external space.

Regard should be had to paragraph 127 of the NPPF which states "Planning policies and decisions should ensure that developments (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users".

Policy HDQ6 of the BNP advises a private outdoor garden amenity space must be provided for all dwellings, and this should be commensurate to the size and type of dwelling and character of the area.

In respect of residential amenity the proposal would have a large garden area which would meet the needs of occupants.

The proposal would accord with Arun Local Plan policies D DM1 & D DM2, the Arun Design Guide and Bersted Neighbourhood Plan policy HDQ6 with regard to internal and external space standards.

BIN STORAGE

Policy WM DM1 of the Arun Local Plan advises that all new residential development, including flat conversions, will be permitted provided that:

(a) it is designed to ensure that kerbside collection is possible for municipal waste vehicles

Development proposals must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. 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.

Policy HDQ7 of the Bersted Neighbourhood Plan states that items such as bin storage should be considered early in the design process and integrated into the overall scheme. Bin stores and recycling facilities should be designed to be screened from public view, be easily accessible to residents, and placed in a position to meet ADC and WSCC standards.

It is anticipated refuse collection will take place on street and there will be no need for a refuse vehicle to enter the site but a condition will be added for further details regarding bin storage size and location.

The proposal accord with Local Plan policy WM DM1 and BNP policy HDQ7 in respect of bin storage.

DRAINAGE

As set out in the NPPF 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, making it safe without increasing flood risk elsewhere. There are requirements regarding the submission of a Flood Risk Assessment and Sequential test documentation. The relevant requirements for these are dependent upon the designated flood zone the site is located in and the Technical Guidance to the NPPF provides more details on this. Local Plan policy W DM2 provides policy on areas at risk of flooding.

The site is located in Environment Agency Flood Zone 1 (lowest risk of flooding) and development is acceptable in this location in this respect and does not require a Flood Risk Assessment (FRA) nor flood mitigation measures.

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.

Policy ES3 of the BNP states that new development should aim to reduce the overall flood risk in the area and support the use of SUDs where suitable.

The plans indicate the installation of new surface water drainage system to new soakaways. In terms of foul water drainage the nearest foul drain is in North Bersted Street and it is stated in the drainage statement that if the required fall is not possible foul water will be piped to a new treatment plant which will be approved by the EA and building control. The exact type will be decided when it has been determined whether the required fall is achievable. Drainage have no objections to the proposal and it is considered the proposal complies with Policy W DM2 of the Arun Local Plan.

PAGHAM HARBOUR:

Policy ENV DM2 requires that 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 Councils Cabinet subsequently approved a reduction in the tariff from £1,275 to £871 as of the 10th April 2017.

The site is partially sited in designated Zone B and it was necessary to apply this requirement. The net increase in 1 dwelling results in a requirement for a contribution of £871 and it is this that should be paid upfront or after the decision but be secured by the signed legal agreement. The applicant has failed to submit a signed legal agreement to make this financial contribution, and as such has failed this requirement and does not comply with Local Plan policy ENV DM2.

SUMMARY:

The proposal complies with some relevant Development Plan policies in that it would be located in the Built-Up Area Boundary, would not affect the setting of nearby heritage assets or character of the Conservation Area, maintains the residential amenity of neighbouring and future occupants of the new dwelling and would comply with internal space standards and provide an adequately sized and useable private garden area. Subject to conditions, it would provide sufficient on-site car and cycle parking, bin storage provision and surface water drainage, in accordance with policies SD SP1, SD SP2, H SP1, D DM1, QE SP1, D DM2, WM DM1, T SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan and policies HDQ3, ES1, HDQ2, HDQ5, HDQ6, HDQ7 AND ES3 of the Bersted Neighbourhood Plan.

It is recommended permission be granted in accordance with conditions and the signed s106 legal agreement.

HUMAN RIGHTS ACT

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

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

property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

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

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

SECTION 106 DETAILS

This decision has been granted in conjunction with a Section 106 legal agreement relating to a contribution towards the mitigation of the Pagham Harbour Special Protection Area (£871).

CIL DETAILS

The Council has recently adopted a new Community Infrastructure Levy on 1st April 2020.

Details of the charging schedule can be found here:

<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n14676.pdf&ver=15027>

The proposal is CIL liable.

RECOMMENDATION

APPROVE CONDITIONALLY

- 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:

Proposed Site Plan 3A
Proposed Block Plan Drg 2
Tree Protection Plan Drg 8
Proposed Floor Plans Drg 5
Proposed Elevations Drg 6
Location Plan 1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the building have

been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

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 a scheme outlining how all boundaries are to be planted has been submitted to and approved by the Local Planning Authority. These boundaries are to consist of native hedgerows and shall be installed prior to the end of the first planting season after occupation.

Reason: To protect the amenity of neighbouring dwellings and ease the transition to the open countryside in accordance with Policy D DM1 of the Arun Local Plan.

- 5 No part of the development shall be first occupied until the vehicle turning space has been constructed within the site in accordance with the approved site plan. This space shall thereafter be retained at all times for their designated use.

Reason: In the interests of road safety and Policy T SP1 of the Arun Local Plan.

- 6 No construction 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 noisy working activities on Sunday or Bank or Public Holidays.

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

- 7 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Arun Local Plan.

- 8 Prior to occupation of the dwelling a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be 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.

- 9 Noise from any pumping station shall not exceed 45dB LAeq (15mins) with no tonal components evident at the boundary of the nearest noise sensitive property. When assessed

by a competent acoustic engineer, the Vibration Dose Value (VDV) shall not exceed the applicable 'low probability of adverse comment' level for the test environment in question (i.e. residential buildings, offices, workshops) contained within BS 6472-1:2008 (Guide to evaluation of human exposure to vibration in buildings - Part 1: Vibration sources other than blasting) inside the nearest property. A test or prediction of the noise levels and a test or estimation of the expected vibration environment to demonstrate compliance with the levels shall be undertaken within 3 months of the development being implemented.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan 2011 - 2031.

- 10 Prior to occupation of the dwelling details for the storage of waste shall be submitted to and approved in writing by the Local Planning Authority and once agreed, implemented in full accordance with the agreed upon plans/designs and retained in perpetuity.

Reason: To protect the amenities of nearby residents in accordance with Arun Local Plan policy WM DM1.

- 11 No development above damp proof course level (DPC) shall take place until details of all joinery work (i.e. wooden windows on plans) shall be submitted to and approved in writing by the Local Planning Authority and once agreed, implemented in full accordance with the agreed upon plans/designs.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with D DM1 of the Arun Local Plan and the NPPF.

- 12 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and to be in accordance with T SP1 of the Arun Local Plan.

- 13 The recommendations and enhancements requested by the Council's Ecologist shall be implemented in full prior to the completion of the development and be retained thereafter.

Bats

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

Non bitumen coated roofing membranes should be avoided.

Three bat bricks shall be integrated into the building onsite facing south/south westerly positioned 3-5m above ground.

Nesting Birds

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).

A bird box must be installed on the building/and or tree within the garden of the property.

Enhancements

A number of enhancements must be incorporated within the scheme and shown with the landscaping strategy. These include;

- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow planting used.
- Filling any gaps in tree lines or hedgerows with native species
- Grassland areas managed to benefit reptiles.
- Log piles onsite
- Gaps are included at the bottom of the fences to allow movement of small mammals across the site
- Hedgehog nesting boxes included on the site

Reason: To ensure the acceptable management of the landscaping on the site in accordance with Policy D DM1 of the Arun Local Plan.

- 14 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.