

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO:	BN/18/21/RES
LOCATION:	GTR land east of Fontwell Avenue Arundel Road Arundel BN18 0SB
PROPOSAL:	5000 sq m of light industrial floor space (ClassB1 (b)/(c) following grant of outline planning permission WA/22/15/OUT (resubmission following BN/57/19/RES). This site is in CIL Zone 1 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks approval of reserved matters following the grant of outline planning permission (WA/22/15/OUT) by the Secretary of State on the 13th July 2017. Reserved matters approval is sought in regards to the appearance, landscaping, layout and scale of the light industrial (Class B1(b)/(c)) element of the outline approval. The application does not related to the residential, retail, community or public open space elements of the development. This application is a resubmission following the approval of the previous application under reference BN/57/19/RES.
SITE AREA	Approximately 1.48 hectares.
TOPOGRAPHY	The land falls in a south-westerly direction from 30m above ordnance datum (AOD) in the north-eastern corner to 24m AOD in the south-western corner.
TREES	The north-western corner of the site features a number of trees consisting of Sycamore (x22), Field Maple (x6), Holly (x2), Holm Oak (x1), Hawthorn (x7), Elderberry (x4), Ash (x3), Monterey Pine (x1), Scots Pine (x1) and Corsican Pine (x5) trees. There is also an individual Corsican Pine tree located towards the centre of the site. These trees are the subject of a Tree Preservation Order (TPO/EG/1/14). Most of the trees are proposed to be retained and incorporated in the development. Some would be lost to facilitate safe vehicular access to the site from Arundel Road, as approved at the outline stage.
BOUNDARY TREATMENT	The western and northern boundaries of the site are characterised by well established trees and vegetation. There is a hedgerow adjacent to the first residential property on the south side of Arundel Road. The eastern boundary continues southward across an open field, but it is not defined by any

physical feature on the ground. Similarly, the southern boundary crosses an open field and is not defined by any physical feature on the ground.

SITE CHARACTERISTICS

The site lies to the east of the Fontwell Park racecourse, Travelodge and Fontwell Avenue, to the south of the A27 Fontwell Services and Arundel Road, to the west of Fontwell village and to the north of fields that have been allocated for housing development and is the subject of both outline (WA/22/15/OUT) as well as Reserved Matters approval (WA/48/19/RES) for 400 dwellings.

CHARACTER OF LOCALITY

To the north of the site lies the A27 Fontwell Services and Arundel Road. The service area includes fast food restaurants, a motel and a petrol filling station with a small supermarket. To the east lies Fontwell village. There are currently open fields to the south, which are being developed for housing. To the west lies Fontwell Park racecourse, Fontwell Park Travelodge and a public house/restaurant, all on the opposite side of Fontwell Avenue.

The South Downs National Park (SDNP) is located to the north, beyond Fontwell Services, on the other side of the A27. The Sussex coast lies approximately 7.24km (4.5 miles) to the south.

RELEVANT SITE HISTORY

BN/57/19/RES	Approval of reserved matters for 3785sqm of light industrial floorspace (Class B1 (b)/(c)) following the grant of WA/22/15/OUT.	ApproveConditionally 14-10-20
WA/48/19/RES	Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.	ApproveConditionally 11-12-20
WA/1/19/PL	Variation of condition 24 following the grant of WA/22/15/OUT (APP/C3810/V/16/3143095) to read 'No more than 150 units hereby permitted shall be occupied for more than two years lapse from the date of first occupation of the development (whichever is sooner) until the completion of the improvements to the A/27/A29 Fontwell Roundabout shown on Drawing Number 1186-	ApproveConditionally 10-04-19

05 REV A - Proposed Roundabout Improvements'. This application also lies within the parish of Eastergate.

WA/22/15/OUT	Outline application with some matters reserved to provide up to 400 No. new dwellings, up to 500 sqm of non-residential floorspace (A1, A2, A3, D1 and/or D2), 5000 sqm of light industrial floorspace (B1 (b)/(c)) & associated works including access, internal road network, highway works, landscaping, selected tree removal, informal & formal open space & play areas, pedestrian & cyclist infrastructure utilities, drainage infrastructure, car & cycle parking & waste storage. This application is a departure from the Development Plan & also lies within the parish of Eastergate.	Called In by DCLG/SD 20-01-16
		Appeal: Allowed+Conditions 13-07-17

WA/22/15/OUT - Outline planning permission was granted by the Secretary of State subject to a S106 agreement and 27 conditions.

Condition 1 required details of the layout, scale, appearance and landscaping (the reserved matters) to be submitted to and approved in writing by the local planning authority before any development begins and the development to be carried out as approved. These details, as they relate to the light industrial (Class B1(b)/(c)) element of the development, are the subject of this application. Access was considered previously as part of the outline application and was approved by the Secretary of State.

BN/57/19/RES - Reserved matters approval was granted on the 14th October 2020 for 3,785sqm of light industrial floor space.

REPRESENTATIONS

Barnham Parish Council

Whilst the committee is not making a formal objection they would like to reiterate the comments made previously as follows;

1. The aesthetics and design of the building which they feel is too high and not at all an attractive design even for an industrial unit and hope that something can be done to improve this aspect of the application.
2. The Committee need to receive categorical assurances that the use of chemicals within the factory setting will not be able to find its way into the local water supply.

There are concerns over the proposed lighting scheme due to the presence of bats in this location.

Walberton Parish Council - Objection

The design and access statement refer to, alternately, an eaves height of 8.5m (para 3) and 7.5m (para 3.6). The height shown on plan (WM/688/P11 - there does not appear to be a plan for Block B) identifies a roof height of 9.45m with a 4 roof pitch. The distinction between the eaves height which is not identified on the plans and the total height of the roof is negligible.

There is therefore a lack of clarity over the heights to be considered and conflict between the documents. In the opinion of the Parish Council the building, immediately adjacent to the existing and future residential properties, despite the gentle fall of the land is too high and not in keeping with the local area.

1 No. letter of objection:

Which repeats the concerns raised by Walberton Parish Council.

COMMENTS ON REPRESENTATIONS RECEIVED:

No comments.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ECOLOGY: Although the landscaping and planting plan has been provided, there does not appear to be an Ecological Impact Appraisal or extended Phase 1 Habitat Survey submitted with this application. If this information was provided for a previous application, provided the information is still up-to-date it needs to be resubmitted with this application so the impact of the proposals on protected species can be assessed.

ENVIRONMENTAL HEALTH: No comments.

ECONOMIC DEVELOPMENT: GTR are a long established Arun company with an enviable international reputation for their innovation and the work they do. They provide high numbers of quality jobs to local people and businesses such as GTR and others of a similar nature have an important part to play in the future of the district's economy.

The recently adopted Arun Economic Strategy aims to provide jobs locally and to support growing businesses that are already located within the District. This application supports those aims.

Economic development fully supported the previous application and out support for this application remains.

WSCC HIGHWAYS: No objection raised subject to conditions concerning car parking, electric vehicle charging and cycle parking.

NATURAL ENGLAND: No comments.

WSCC FIRE AND RESCUE: Condition recommended for the provision of additional fire hydrant(s) for the proposed development. This is to ensure that the new light industrial units comply with the requirements of approved document B, Volume 2, 2019 edition: B5 Section 16.

SOUTHERN WATER: Southern Water have requested the inclusion of a condition requiring that occupation of the development is phased and implemented to align with the delivery of any sewerage network reinforcement required.

GREENSPACE: Recommended approval of hard and soft landscaping details contained within this application following the grant of outline planning permission WA/22/15/OUT.

ENGINEERS (DRAINAGE): The application documents include detailed surface water drainage layout plans, please ensure that if this reserved matters application is approved that these plans are not included on any approval.

We have no objections to this reserved matters application. Surface water drainage details must be submitted under a separate discharge of conditions (DOC) application. Given the proximity of the development to the Portsmouth Water abstraction point, it is likely that we will need to carefully review the proposed surface water drainage proposals in consultations with the EA and Portsmouth Water.

At DOC we will need to see surface water drainage pipes labelled with fall and construction details will be required. Full details of our requirements for discharging surface water drainage conditions can be found in our checklist on our website.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Policy H SP2c Fontwell (SD6) Strategic Allocation

Built-up Area Boundary

Sharp Sand and Gravels Minerals Safeguarding Area (MSA)

Lidsey Waste Water Treatment Works Catchment Area

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
LANDM1	LAN DM1 Protection of landscape character
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
SDSP1A	SD SP1a Strategic Approach
TDM1	T DM1 Sustainable Travel and Public Rights of Way
WDM3	W DM3 Sustainable Urban Drainage Systems

[Barnham & Eastergate Neighbourhood Plan 2014](#) Support for new commercial uses

[POLICY EE3](#)

Barnham & Eastergate Neighbourhood Plan 2014 Trees and hedgerows
POLICY ES10

Barnham & Eastergate Neighbourhood Plan 2014 Quality of design
POLICY ES5

Barnham & Eastergate Neighbourhood Plan 2014 Parking and new development
POLICY GA4

PLANNING POLICY GUIDANCE:

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

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

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

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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

The proposal is considered to comply with relevant Development Plan policies in that the site forms part of a strategic housing and employment allocation within the built-up area boundary.

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

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

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS**PRINCIPLE**

The principle of the proposed development has been established by virtue of the outline approval granted under reference WA/22/15/OUT by the Secretary of State on the 13th July 2017 following an appeal. The outline permission allowed for the construction of 5,000 sqm of light industrial floorspace (B1 (b)/(c)) which is the total amount of floor space proposed by this application.

A previous reserved matters application for 3,785sqm of light industrial floorspace (Class B1 (b)/(c)) was approved by the Council on the 14th October 2020 under reference BN/57/19/RES. This application seeks to revise the previously approved details through the amendment of the design and scale of the units and an increase in the total light industrial floor area of approximately 1,215sqm.

LAYOUT

The previous reserved matters application (BN/57/19/RES) proposed the construction of two no.

buildings a larger L-shaped structure sited towards the northern boundary of the site with a smaller square structure situated towards the southern end of the site. Hard surfacing was proposed around the two buildings with a linear car park along the eastern boundary of the site with a further two parking areas located in the north-western and south-western corners of the site.

Through this application the parking arrangements remain largely unchanged whilst the hard standing is re-orientated with the lorry turning area previously proposed to the west of the structures removed. The two buildings remain in similar positions to those previously approved but the northern structure is proposed to be a U-shaped building (building A) features a first floor mezzanine and basement with a combined internal floor area of approximately 3,530m². The southernmost building (building B) will be rectangular in shape and will again feature a mezzanine floor resulting in an internal floor area of approximately 1,445m².

The built form is orientated primarily towards the eastern portion of the site with a large area of amenity lawn proposed to the west of the proposed buildings. Enhanced planting is proposed along the eastern, southern and western boundaries of the site with ornamental planting proposed around the proposed parking and buildings. Cycle parking is proposed as part of the north-western parking area in close proximity to the building with each of the three parking areas containing electric vehicle charging bays.

Similarly, to the previously approved scheme the pedestrian/cycle link between the employment use and neighbouring residential development that was shown on the illustrative masterplan has not been carried forward. This was previously accepted by the Council on the basis that it compromised security and site safety and it was deemed that the proposed pedestrian and cycle link onto Arundel Road was sited within 60m of the proposed site access ensuring adequate sustainable links from the residential development and proposed employment use.

APPEARANCE

Policy D DM1 of the Arun Local Plan 2011-2031 requires proposals to "demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area". Similarly, policies ES5 and ES6 of the Barnham & Eastergate Neighbourhood Development Plan require all new development to be of a high-quality design and to make a positive contribution to the character of the area.

The National Design Guide states that well-designed places contribute to local distinctiveness by:

- adopting typical building forms, features, materials and details of an area;
- drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings;
- using local building, landscape or topographical features, materials or planting types;
- introducing built form and appearance that adds new character and difference to places;
- creating a positive and coherent identity that residents and local communities can identify with.

The Arun District Design Guide SPD C also contains guidance on building design. Section J.01 deals with form and character. Its overall objective is to "respect the existing landscape and townscape by creating buildings with a form and character that reflects and enhances the distinctive architectural qualities of the surrounding area".

The previously approved details for the industrial units proposed two buildings clad largely in multi-stock bricks which included plum and purple hues with a medium grey coloured insulated panel system above. The proposed window and door frames were proposed to be in the same medium grey colour. The roof of the previously approved buildings featured anthracite grey coloured panels. The previous proposals appeared similar in appearance to any number of industrial estates and similar developments.

The proposed scheme has been amended from that previously proposed not only in terms of the total floor area and shape of the building but also in terms of its elevational details. The revised building A incorporates significant glazing on the northern, western and southern elevations. Whilst, the eastern elevation of the building will feature windows and glazing towards the northern elevation of the building but will primarily consist of grey cladding. The northern elevation features an asymmetrical canopy which provides some visual interest on the primary entrance to the building with this feature being incorporated as part of building B to provide additional design features between the two buildings. Building B is far simpler in design featuring windows with the elevations consisting primarily of grey cladding.

Concerns have been raised by Walberton and Barnham Parish Council's in regards to the design of the proposed buildings and their detrimental impact upon the established character of the locality. However, in this case it is considered that the proposed buildings are an enhancement beyond those previously approved by the Authority. Additional, visual interest has been added to the elevations whilst the extensive glazing for Building A helps to reduce the sense of bulk and mass of the structure despite its greater floor area.

It is also considered that the proposed glazing reflects the extensive glazing present on the grandstand at Fontwell racecourse to the west of the application site better reflecting the wider context of the site. The proposed design of Building B is far simpler and will be sited behind Building A when entering the site from Arundel Road. This simplified design will result in a structure that appears subservient to the primary industrial unit and as such is deemed to be acceptable.

The proposed buildings are intended to be clad in light and dark grey which is considered to be acceptable and will reflect the materials that were previously deemed acceptable by the Council in the determination of BN/57/19/RES.

Therefore, it is considered that the proposed development accords with policy D DM1 of the Arun Local Plan and ES5 and ES6 of the Barnham and Eastergate Neighbourhood Plan.

SCALE

Policy D DM1 (14) of the Arun Local Plan 2011-2031 states: "The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement".

The buildings as previously approved measured between 7.55m and 10.58m in height by virtue of the varied topography of the site. The revised design will increase this to between 9.55m and 12.48m in height. Concerns were raised by the Parish Council's in regards to the height of the building's previously approved under reference BN/57/19/RES and these concerns have been reiterated in regards to the revised proposals. However, in this case the scale of the development is acceptable by virtue of the developments location with similar scale of buildings present at Fontwell Racecourse to the west and the apartment buildings on the adjacent housing. The site is also well screened by mature trees with further boundary planting proposed and as such this will further limit the presence of the development within the street scene. As such it is considered that the proposals will accord with Policy D DM1 (14).

LANDSCAPING

Condition 8 imposed on the outline planning permission (WA/22/15/OUT) states: "The landscape details referred to in Condition 1 shall include a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas other than privately owned domestic gardens. The landscape management plan shall be implemented in accordance with the approved details."

As with the previous application the scheme is accompanied by a landscape management plan which includes objectives and management and maintenance details as required by Condition 8 of planning approval WA/22/15/OUT.

The landscaping arrangements around the boundaries of the site and around the parking areas remains largely unchanged from those previously approved under reference BN/57/19/RES. The area of the site where landscaping will be changed is between the two buildings with the area of hardstanding located to the west of the buildings through the previously reserved matters application located to the east as part of these proposals. Therefore, the landscaping has been relocated further to the west and is incorporated as part of the amenity lawn.

Through the determination of the previous reserved matters application (BN/57/19/RES) it was identified that there would be an encroachment of Building B into the root protection area (RPA) of an English Oak. However, it was identified that the buildings size was dictated by its use and as such could not be reduced whilst it could not be located further to the south due to the need to provide vehicular access. As a result of this encroachment it was identified as unlikely that the tree would reach full maturity but it was concluded that with a cyclical regime of minor pruning the tree could be retained as one that is prominent and of character. It was also identified that oak trees could be planted within the site to the east of the attenuation basin and that these trees would reach maturity without pruning.

The incursion within the RPA of the English Oak remains with this revised proposal and is identified through the Arboricultural Method Statement (AMS) with measures identified to minimise impacts of construction upon the tree. The Landscaping proposals also incorporate the three no. Oak Trees as was previously approved.

PARKING

The scheme includes 116 car parking spaces, 21 of which feature electric vehicle (EV) charging and 5 of which are wheelchair accessible spaces (2 of which feature EV charging). A total of 36 cycle spaces are provided in cycle shelters next to the north-western car park closest to the main entrance.

West Sussex County Council as Local Highway Authority (LHA) have been consulted and advised that the total number of EV charging points has reduced by 5 from the previously approved scheme and recommended that this is checked against the Arun Parking Standards SPD (January 2020).

The Arun Parking Standards SPD identifies through table 2.2 that 20% of all parking spaces should be provided with active EV charging points. Therefore, on the basis of the 116 parking spaces proposed through this application this would equate to a need for 23 EV charging spaces. Originally, the proposal had underprovided by a total of 2 EV charging points but a revised plan has been submitted showing a total of 23 no. charging points in accordance with the requirements of the Arun Parking Standards SPD.

The Arun Parking Standards SPD under table 4.1 that for development falling within use class B1 a parking space should be provided for every 30sqm of floor space. In this case the development proposed is 5,000 sqm in area and as such this would generate a parking demand of 166 spaces which would generate a need for 32 EV charging points. Therefore, the development as proposed under provides by a total of 50 car parking spaces. Paragraph 4.1 of the Arun Parking Standards SPD states that the requirements contained within table 4.1 should be used as a guide and the total provision should be informed by site specific assessment.

A written statement has been submitted in support of the application concerning the proposed parking provision at the site. This statement identifies that GTR only intend to employ a maximum of 100 specialist employees on site and that the level of parking proposed in conjunction with the sustainable travel measures means that the number of spaces will be more than adequate to meet the needs

generated by the occupiers. It is also identified that approximately 1,000 sqm of floor space will be given over to storage associated with the use and as such the remaining floor area would generate a demand for 133 spaces resulting in a shortfall of 17 spaces.

It should be noted that this is not a personal permission and as such parking provision should be appropriate to meet the needs of this occupier or any future occupier of the site. However, in this case the parking provision as proposed allows for the delivery of a landscape scheme that makes a positive contribution to the character of the site as well as providing a significant area of amenity lawn to the west of the building. It should also be noted that the site is deemed to be located within a sustainable location with access to local bus services within 250m of the site and Barnham train station located 2.5 miles away. Therefore, in this case it is considered that the parking provision as proposed, whilst falling short of the requirements identified through the Arun District Council Parking SPD is adequate to address the needs of the use as proposed.

It is also considered that were an alternative occupier to take up use of the site, sufficient land remains available to allow for the expansion of parking provision on the site without adversely impacting upon the landscape or character of the site or wider locality.

DECENTRALISED ENERGY

Condition 22 of the outline planning permission (WA/22/15/OUT) requires at least 10% of the energy supply of the development to be secured from decentralised and renewable or low-carbon energy sources. The condition requires that this information is provided in support of any reserved matters application.

The roof plans (drawing no's WM/688/23 and WM/688/P14) show a total of 692 solar panels (412 on Unit A and 280 on Unit B). The application has been accompanied by a Decentralised Energy Statement which identifies that the site will have an estimated electrical requirement of 500kva (kilo-volt-ampere). The statement goes on to identify that the proposed 692 solar panels would generate approximately 276.8kW which would equate to approximately 69.2% of the energy demands of the business (assuming a power factor of 80%).

Therefore, the proposed development would accord with the requirements of Condition 22.

ECOLOGY

Condition 17 of the outline planning permission deals with the submission and approval of a detailed ecological enhancement scheme. An Ecological Mitigation and Enhancement Scheme, dated February 2020, was considered and approved under application WA/25/20/DOC. The scheme takes account of the presence of protected species, mentioned in the representations above.

Condition 20(d) of the outline planning permission requires details of all lighting fitments within the commercial area of the development to be submitted to and approved in writing by the local planning authority prior to construction. The potential impact on bats will be taken into consideration when assessing the application to discharge that condition.

The Council's Ecologist had raised concerns in regards to the absence of an Ecological Impact Assessment and extended Phase 1 habitat survey. However, as identified above details pertaining to ecology were previously approved through the discharge of condition 17 under reference WA/25/20/DOC.

These documents have been considered by the Council's ecological consultant who has confirmed that subject to Ecological Mitigation and Enhancement Scheme being implemented in its entirety then no objection would be raised in regards to the proposals. Therefore, in line with the details previously

approved the revised layout is deemed to be acceptable and accord with relevant development plan policies.

TRAFFIC GENERATION

This application is for reserve matters and as such the traffic generation associated with the development hereby proposed was the subject of full consideration through the determination of the original outline application (WA/22/15/OUT). Therefore, traffic and the impact of this upon the operation of the highways network is not a matter for consideration through the determination of this reserved matters application.

NOISE

Condition 21 of the outline planning permission requires a scheme to be submitted to and approved in writing by the local planning authority for the control of noise emanating from the commercial area of the development, prior to the commencement of the commercial part of the development.

SUMMARY

The proposed development will see an increase in the light industrial floor space provision on site, which remains in line with the 5,000 sqm originally allowed at outline stage. The proposal has been considered and the scale, appearance, layout and landscaping of the development is deemed to be acceptable and an enhancement beyond the scheme previously permitted. A shortfall in parking provision has been identified but in this case it is considered that given the sites sustainable location and intended operation that the shortfall in parking is acceptable in this case. Therefore, it is recommended that the reserved matters application is approved subject to the below conditions.

HUMAN RIGHTS ACT

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

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

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

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

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

RECOMMENDATION

APPROVE CONDITIONALLY

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

- Location Plan - WM/688/125
- Block Plan - WM/688/P500 - Rev 4

- Hard & Soft Landscape General Arrangements - LLD1773-LAN-DDWG-100 Rev 11
- Detailed Planting Plan Infrastructure Planting - LLD1773-LAN-DWG-200 Rev 08
- Detailed Planting Plan Ornamental Planting - LLD1773-LAN-DWG-202 Rev 05
- Detailed Planting Plan Ornamental Planting - LLD1773-LAN-DWG-201 Rev 06
- Detailed Plant Schedule and Specification - LLD1773-LAN-SCH-001 Rev 08
- Landscape Management Plan - LLD1773-LAN-REP-001 Rev 00

- Unit A Roof Plan - WM/688/P14
- Unit A Elevations - WM/688/P12 Rev 1
- Unit A Plan and Section - WM/688/P11 Rev 1
- Unit B Roof Plan - WM/688/23
- Unit B Elevations - WM/688/P22
- Unit B Floor Plans and Section - WM/688/P21
- Street Scene (North) - WM/688/SS

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.

- 2 Prior to any construction works taking place, details showing the proposed location of 1 No. fire hydrant or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. No industrial building shall be occupied unless and until the approved hydrant or storage facility has been installed and connected to a water supply that is appropriate in terms of both pressure and volume for the purposes of firefighting.

Reason: In the interests of safety and amenity and in accordance with policy INF SP1 of the Arun Local Plan 2011-2031. It is considered necessary for the condition to be pre-commencement to ensure that it is possible to install associated infrastructure during development to ensure the hydrant is provided in an appropriate location.

- 3 No part of the light industrial development shall be first occupied until the car parking provision and electric vehicle charging points have been constructed in accordance with the approved block plan (WM/688/P500 - Rev 4). These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways in accordance with policies D DM1 and T SP1 of the Arun Local Plan 2011-2031.

- 4 No part of the light industrial development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans.

Reason: To provide alternative travel options to the use of the car in accordance with policies T SP1 and T DM1 of the Arun Local Plan 2011-2031.