

Recommendation Report for Outline Consent**REF NO:** BN/32/15/OUT**LOCATION:** Rear of The Lillies
Yapton Road
Barnham**PROPOSAL:** Outline application with all matters reserved for the erection of 38 No. dwellings including open space, landscaping & new access. This application is a Departure from the Development Plan.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This is an outline application with all matters reserved for the erection of 38 No. dwellings including open space, landscaping and new access.
SITE AREA	1.2 hectare.
RESIDENTIAL DEVELOPMENT DENSITY	32 dwellings per hectare.
TOPOGRAPHY	The site is predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	High hedging on three sides of the application site with a small number of trees within.
SITE CHARACTERISTICS	Tourist accommodation, consisting of log cabins, static caravans and touring caravan births. Hard-standing through-out the site with central service block. Existing structures are single storey, with the exception of the dwelling on the Yapton Road frontage. The static caravan have now been removed and the site is vacant and derelict.
CHARACTER OF LOCALITY	It is south east of Barnham village along Yapton Road. The area around the application site comprises many horticultural uses and there are also a number of residential dwellings to the north and east of the application site.

RELEVANT SITE HISTORY

BN/27/07/	Change of use of land to allow for the siting of Refused one timber lodge for use as permanent accommodation by a manager or site warden.	17-10-2007	<i>Appealed</i>
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		Appeal: Dismissed 25 04 2008
BN/6/10/	Outline application with some matters reserved for 36 no. houses. (This application is a departure from the development plan)	Refused 26-04-2010 <i>Appealed</i> Appeal: Withdrawn 16 08 2010
BN/17/11/	Renewal of unimplemented planning permission BN/13/08/ for relocation of existing access to the Lillies Caravan Park. Alteration of existing access & new hedge planting & new 1.2m high timber fence to Yapton Road Boundary	ApproveConditionally 04-08-2011

BN/3/13/: This was a full application seeking permission for the construction of 38 homes, 11 of these would be affordable homes, a new access into the site, 275sqm of public open space and an on-site sewage pumping station. The planning application was refused permission and the Appeal against the Council's refusal was dismissed.

REPRESENTATIONS

Representations received:

Barnham Parish Council

The Parish Council has not any objection to this development.

Comments on Representations received:

The Comments of the Parish Council is noted.

CONSULTATIONS

Southern Water Planning
Engineering Services Manager
Engineers (Fluvial Flooding)
Environment Agency
Environmental Health
WSCC Strategic Planning
Highways England
Planning and Housing Strategy
NHS Coastal West Sussex CCG

Consultations responses received:

WSCC HIGHWAYS

The LHA offers no objection to the principle of the proposed development at this outline stage. The site is well located with regards to Barnham village centre, with good opportunities for sustainable travel provided for walking, cycling and bus/train travel. Whilst Barnham is a small village with limited amenities, the site is considered a sustainable location given the proximity to the bus stop/ railway station which provide links to a wider range of services at Bognor Regis and Littlehampton.

They advice that the applicant will needs to address the following matters at Reserved stage to

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be deemed acceptable:

- The geometries of the proposed access and tracking to demonstrate two cars manoeuvring the access (in-out arrangement) will need to be demonstrated.
- A Stage 1 Road Safety Audit will need to demonstrate the suitability of the access, including in relation to pedestrian safety.
- The geometries of the existing access 'adaption' will need to be provided.
- A more clear site layout will need to be provided, demonstrating car and cycle parking relative to each plot.
- 88 car parking spaces are to be provided, with both long and short stay cycle parking.
- Refuse vehicle carry distances are to be provided in line with MfS requirements.
- Extent of adoption plans (if applicable) will need to be provided.

HIGHWAY ENGLAND

No objection

ENVIRONMENT AGENCY

No objections to the proposed development, but advise in respect of the following in terms of Foul Drainage: Barnham falls within the Lidsey wastewater treatment works (WwTW) catchment. Whilst there is headroom at the works, the sewer network is subject to surface water and groundwater entering the system especially at times of high rainfall and when groundwater levels are high. This overloads the sewers, causing sewage to surcharge and cause pollution. The additional flows may also affect the ability of the Lidsey WwTW to cope.

The applicant will need to consult with Southern Water as to whether Lidsey Wastewater Treatment Works and the sewer network, is able to accommodate the additional flows produced by this development.

WSCC FLOOD RISK MANAGEMENT

The modelled surface water flood risk is assessed as LOW

The modelled Ground Water Flood Risk is assessed as MODERATE

Soakaway tests by the developer have shown that the general geology may not be suitable for infiltration/soakaways.

No record of historical flooding

Add conditions that require a 5m easement from watercourses and a SUDS condition.

SOUTHERN WATER

Initial investigation shows that currently there is inadequate capacity in the local network to provide full sewage disposal to service the proposed development. The proposed development would result in increased flows to the public sewerage system and existing properties and land may be subject to greater risk of flooding as a result. Additional off-site sewer or improvements to existing sewers will be required to provide sufficient capacity to service development.

Initial investigations also indicates that there are no public surface water sewers in the area to serve this development. Alternative means of surface water drainage must be sought and this should not involve disposal to a public foul sewer.

Request that if permission is granted, conditions and an informative is included on permission

requiring the developer to enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure to service this development.

ADC Engineer (DRAINAGE)

The applicant states that surface water will be discharged to the ditch system. Infiltration must be investigated and utilised where possible. This should prioritise the use of infiltration and the drainage design should consider peak groundwater levels and soil percolation rates. Controlled discharge of surface water to the ditch must be considered once infiltration of the ground has been investigated and ruled out as suitable. The ditch requires clearance and possible regrading, including beyond the application site boundaries. There are known flooding issues from this system at Hill Lane, and it would be beneficial to undertake work over a significant section of this ditch to allay fears about increased flooding here.

A SUDS/drainage maintenance manual will be required for the site detailing responsibility, type of maintenance and frequency of maintenance for all unadopted drainage. Any SUD or soakway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design.

The standard conditions ENGD2A, ENGD4A and ENGD6A should be applied.

EHO

No Objections

Part of the site will be exposed to road traffic noise. Conditions will be required to adequately protect against noise from Yapton Road affecting the frontage properties.

Conditions EHN4 (adapted for road noise) and EHN6.

WSCC Infrastructure

Developer contributions will be required for:

Primary Education £93,985

Secondary Education £101,149

6th Form £23,696

Libraries £8,428

Fire £892

Housing Strategy and Enabling Manager

The latest application now provides an acceptable level of affordable housing with dwelling types and tenures that are now supported.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

DEV17

GEN7

GEN12

GEN14

GEN15

GEN18

Affordable Housing

The Form of New Development

Parking in New Development

Public Transport

Cycling and Walking

Crime Prevention

Publication Version of the Local Plan (October 2014):	<u>GEN2</u>	Built-up Area Boundary
	<u>GEN20</u>	Provision of Public Open Space within New Development
	<u>GEN25</u>	Water Resources
	<u>GEN3</u>	Protection of the Countryside
	<u>GEN8</u>	Development and the Provision of Infrastructure
	<u>GEN9</u>	Foul and Surface Water Drainage
		D DM1 Aspects of Form and Design Quality
		H DM1 Housing Mix
		H SP2 Affordable Housing
		INF SP1 Infrastructure provision and implementation
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES1		OSR DM1 Open Space, Sport and Recreation
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES5		SD SP1 Sustainable Development
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES8		Applications for new development must meet the local drainage requirements
Barnham & Eastergate Neighbourhood Plan 2014 POLICY GA4		Quality of design
Barnham & Eastergate Neighbourhood Plan 2014 POLICY H4		Buildings should be designed to reflect the three-dimensional qualities of traditional buildings
Barnham & Eastergate Neighbourhood Plan 2014 POLICY H5		Parking and new development
Barnham & Eastergate Neighbourhood Plan 2014 POLICY H6		Integration of new housing into surroundings
		Outdoor space
		Attention to detail

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

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

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton.

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 not considered to comply with relevant Development Plan policies in that it is located outside of the defined built up area boundaries within the development plan. However, there are significant material considerations that would weigh in favour of the proposals and the policies within the development plan that relate to the supply of housing are out of date.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Assessment

The 1.2ha site comprises a former caravan and camping site. It is located on the south side of Yapton Road, Barnham. Current access to the site is directly from Yapton Road, immediately to the east of No.47. The proposal is for outline planning permission to redevelop this brownfield site for residential use. The indicative layout provides for 38 dwellings (11 will be affordable housing units).

The site lies outside the Barnham Settlement Boundary and is therefore classified as being within open countryside. There is a small car park adjacent to the site entrance and next to the former site office/reception. To the rear of no. 47 there is a large timber building which does not form part of the application site.

The site is accepted as previously developed land as set out in Annex 2 of the NPPF. The lawful use of the site is for Tourist Accommodation - Use Class C1. There are no seasonal restrictions on the occupancy.

Most of the site has now been cleared of the mobile homes and cabins that appear in the photographs included with the application submission. Some remain and one may be occupied as there was a car parked adjacent, but not abandoned. Toilet blocks are still in situ.

PRINCIPLE

Planning policy sets out a presumption against development outside the settlement boundary. However, it is now accepted that because housing policies only related to housing provision up to 2011, the weight afforded to them is significantly reduced. This application site has been subject to a planning appeal where the decision was to dismiss the proposal for 38 dwellings, decision dated 7 April 2014. However in the determination the Inspector confirmed that the principle of development on land outside the defined built up boundary can be accepted in certain cases.

The council accepts that it does not have an adequate 5 year housing land supply. The NPPF is clear that where such a supply cannot be demonstrated relevant policies cannot be considered as being up to date (para. 49 NPPF).

Paragraph 14 of the NPPF indicates that "where the development plan is absent, silent or relevant policies are out of date" decisions makers should grant permission "unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against policies in the framework taken as a whole".

The Planning Inspector considered that the principle of development of the Lillies Site, outside the built up area, was acceptable. He deemed "that the scale of the proposals is in keeping with its surroundings; that the site is in a sustainable location; that the proposed density; the housing designs; private amenity provision and the relationship of the dwellings to each other are all acceptable".

Paragraph 29 of the Inspectors decision letter states:

'If for any reason the Angel's and Hyde Nursery site development did not proceed, then clearly the west side of the appeal site would be more open and would be seen as being more closely related to the open countryside. This could result in a slightly adverse impact on the character and appearance of this site between the urban areas of Barnham and Yapton. However, in my view, this adverse impact in relation to the general appearance of housing on the site would still be significantly and demonstrably outweighed by the benefits when assessed against the policies of the NPPF and having taken into account all of the other material considerations.'

With an absence of an adequate supply of housing land in accordance with the NPPF and a Local Plan that is not adopted, the principle of residential development on the site has been accepted at this time.

In the conclusion of the appeal decision, the Inspector found that the scheme was acceptable in terms of encroachment into the countryside. It provides significant benefits - the addition of 38 dwelling (11 of which are affordable) to a housing land supply shortfall and on previously developed land; no issues relating to ecological or biodiversity impacts; no highways or traffic issues; no objections to house designs; no flood or insurmountable drainage issues; no objections to the loss of tourism use and there are positive benefits from the s106 financial contributions. The Inspector also agreed that the reduced area of open space plus a financial contribution would be acceptable in principle.

DESIGN AND ACCESS

The current development proposal is in outline and, as a result, all of these determining factors have been considered at appeal and there is no material change of policy affecting these development considerations.

The appeal was dismissed on the basis of a lack of public open space and the development layout at that time. The current application includes an indicative layout and this is more acceptable in planning design and the criteria contained in Policy GEN7 - the Form of New Development. The Planning Design and Access Statement that accompanied the application provides details of the various design layouts that have been considered in the lead up to this submission. The Inspector was highly critical of the 2013 layout. The layout submitted at pre-application has been amended to take account of the specific design points which covered siting of units and proximity to the adjoining boundary.

The proposal would create a continuation of the urban built up form providing a close relationship with the Angels Nursery site and new built development at the community centre.

The proposed access does not use the current caravan park access. The access is moved to a more central position on the Yapton Road site boundary and the Local Highway Authority has no objections to the revised access, subject to standard conditions.

As the character of Yapton Road is characterised by residential properties in close proximity to and facing Yapton Road, this could have implications for residents of the frontage plots in terms of some road noise. The EHO has requested that standard conditions be added to ensure that the frontage properties on Yapton Road are protected from noise and vibration.

Neighbour Amenity

To the north is a residential site for 44 dwellings that was granted on appeal. To the immediate east is the Angels Nursery residential site which was also granted planning permission at appeal for up to 95 dwellings. It also provides a layout that has properties located along the Yapton Road frontage. To the south of the site there are various nurseries with greenhouses along Hill Lane. To the east lies number 47 Yapton Road to the front of the site. It appears to have been part of the caravan park reception and office in the past. To the rear there is an extensive rear garden with a timber building on the boundary. To the south of no.47 there is a significant hedgerow separating the application site from the green houses at Fleurie Nursery.

There would be no unacceptable loss of amenity caused by the development of the site for residential use.

AFFORDABLE HOUSING

The proposal includes a 30% affordable housing contribution where 6 x 2 bed flats and 5 x 2 bed houses will be provided. The tenure and mix of units provided has been agreed with the Housing Strategy and Enabling Manager.

FLOOD RISK AND DRAINAGE

There is currently inadequate capacity in the local network to provide foul sewage disposal to service the development. The developer will be required to discuss the provision of foul sewage disposal directly with Southern Water in order that provision is made.

Southern Water have also advised that there is a foul sewer that crosses the site, the exact location of which will need to be determined. The layout must take account of the sewer and provide a 3m easement either side of the rising main and foul sewer.

The surface water flood risk is 'low risk' and the ground water flood risk is 'moderate'. No objections have been received from either County Flooding or Arun Council's surface water drainage engineer. Conditions are proposed requiring a full investigation of how surface water will be addressed.

PUBLIC OPEN SPACE

The development can only make a 50% contribution to the required amount of public open space on site. This is illustrated as a grassed area that would form part of a shared open space between this application site and the adjoining Angels Nursery residential permission. This type of arrangement would need to be addressed in the reserved matters.

In addition there would be a requirement to provide a £1,000 open space infrastructure payment per unit, so that additional play equipment could be provided off-site. This would be one of the developer contributions included in the s106 agreement.

SUMMARY

The development proposal is, subject to conditions, acceptable in terms of encroachment into the countryside. It provides a number of benefits which have already been listed by the Planning Inspector in the determination of the 2013 proposal for a similar 38 units. These benefits are the addition of 38 dwellings (11 of which are affordable) to a housing land supply shortfall and on previously developed land; no issues relating to ecological or biodiversity impacts; no highways or traffic issues; no objections to house designs; no flood or insurmountable drainage issues; no objections to the loss of tourism use and there are positive benefits from the s106 financial contributions. The Inspector also agreed that the reduced area of open space plus a financial contribution would be acceptable in principle. The previous application had been dismissed on the basis that the layout would be harmful to the character and appearance of this part of Arun District. The applicant has sought to address this with a layout which, although illustrative indicated a scheme that would be acceptable in planning terms and would compliment the existing and proposed residential developments nearby and positively contribute to Barnham village.

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 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 neutral 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).

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 2 years beginning with the date of this permission:-

- (a) Layout;
- (b) Scale;
- (c) Appearance;
- (d) Landscaping.

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

- 2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

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

409.000.01 - Site Location Plan
409.200.03 - Proposed Site Layout
15192-BT1 - Tree protection Plan

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

- 4 Development shall not begin until a scheme for protecting the proposed dwellings from noise from road traffic adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Authority.

Reason: To safeguard the amenities of residents in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 5 Each dwelling shall be provided with a garden area which has a predicted noise level of less than or equal to LAeq, 55 dB (measured over any 1 hour period) within the first 5 metres from the building facade.

Reason: To safeguard the amenities of residents in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 6 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

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

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 7 The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site.

Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 8 Development shall not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the SuDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure the efficient maintenance and on going operation of the SuDs system and to ensure the best practice in line with guidance set out in 'The SuDs Manual' CIRIA publication ref: C697 Chapter 22.

- 9 The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority.

No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason: To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion.

- 10 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage designs should demonstrate that the surface water runoff generated up to and including the 100 year, plus 30% for climate change, critical storm will not exceed the greenfield runoff from the current site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

Details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and ensure future maintenance of these in accordance with Arun Development Plan Policies GEN7 and GEN11.

- 11 A Rising Main and foul sewer crosses the site. Development shall not begin until the exact position of the rising main and foul sewer is determined on site before the layout of the proposed development is finalised.

- No development or new tree planting should be located within 3m either side of the centreline of the rising main and foul sewer.
- No new soakaways should be located within 5m of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Reason: To protect the drainage apparatus and infrastructure.

- 12 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 13 The existing trees/bushes/hedges shall be/retained/protected in a manner to be agreed with the Local Planning Authority before the development commences for the duration of the development and shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being seriously damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

Reason: To ensure the retention of vegetation important to the visual amenity, /the ecological quality/and for the environment of the area in accordance with policy GEN7 of the Arun District Local Plan.

- 14 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls (and roofs) of the proposed building(s)/extension 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/extension.

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

- 15 Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management/maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Local Plan.

- 16 Prior to the commencement of construction works on each phase of the development of any preparatory works a detailed ecological enhancement scheme (which shall include the installation of bat boxes throughout the site) shall be submitted to the LPA for approval and will be based on the recommendations within the supporting ecological

statement and as appropriate. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy GEN23 and GEN29 of the Arun District Local Plan (2003).

- 17 No vehicles shall be operated on the site except between the hours of:

7.00 and 19.00 on Mondays to Fridays inclusive

7.00 and 13.00 on Saturday

Not at any time on Sundays or Public Holidays

Reason: In the interests of amenity in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 18 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.

Reason: In the interest of amenity and the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 19 No residential development shall take place until details of laying out, timetable for provision and future maintenance of Public Open Spaces has been submitted to and approved by the local planning authority. The layout details submitted in compliance with Condition 1 shall define the boundaries of such areas, their proposed use, the items of equipment, means of enclosure and all other structures to be installed. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the informal open space, which is considered a necessary part of the development, is provided to an acceptable standard within an agreed timescale in accordance with policies GEN7 and GEN8 of the Arun District Local Plan.

- 20 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources or equivalent fabric first standards that would secure a 10% reduction in energy use. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: In order to seek to achieve high levels of energy efficiency in accordance with the aims of the NPPF.

- 21 No Part of the development shall be first occupied until a scheme is submitted to and approved in writing by the local planning authority that provides for covered and secure cycle parking spaces for each property within the development.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

- 22 No development shall take place, including any works of demolition, until a construction management plan (CMP) has been submitted to and approved in writing by the local planning authority. Thereafter the approved CMP shall be implemented and adhered to throughout the entire construction period. The CMP shall provide details as appropriate but not necessarily be restricted to the following matters, the anticipated number, frequency and types of vehicles used during construction.

- the method of access and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development;
- the erection and maintenance of security hoarding;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction vehicles upon the public highway (including the provision of temporary Traffic Regulation Orders);
- measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security;
- details of public engagement both prior to and during construction works; and
- Confirmation that no burning of materials will take place on site.

Reason: In the interest of highway safety and the amenities of the area.

- 23 No development shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and no dwelling shall be occupied until such screen walls and/or fences associated with them have been erected.

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

- 24 INFORMATIVE: The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewage infrastructure required to service this development.

- 25 INFORMATIVE: The reserved matters application must address the following:

- The geometries of the proposed access and tracking to demonstrate two cars manoeuvring the access (in-out arrangement) will need to be demonstrated.
- A Stage 1 Road Safety Audit will need to demonstrate the suitability of the access, including in relation to pedestrian safety.
- The geometries of the existing access 'adaption' will need to be provided.
- A more clear site layout will need to be provided, demonstrating car and cycle parking relative to each plot.
- 88 car parking spaces are to be provided, with both long and short stay cycle parking.
- Refuse vehicle carry distances are to be provided in line with Manual for Streets requirements.
- Extent of adoption plans (if applicable) will need to be provided.

- 26 INFORMATIVE

BN/32/15/OUT

Please note that related to this permission there is an agreement under Section 106 of the Town & Country Planning Act 1990.