

REPORT UPDATE

Application No: FG/74/19/PL

Reason for the Update / Changes

Reason for Update:

An additional condition (no 9) is proposed requiring precise details of the materials to be submitted to the Local Planning Authority for consideration.

Consultation response received from County Highways:

No Objection - Comments are advisory. Given the access is already in situ WSCC raise no issues with the existing visibility or width of the access and there is enough space for a car to enter and exit the site from safely.

Pedestrians can access the site from the southern footway along Littlehampton Road via an informal crossing which has a pedestrian refuge island in the middle of the carriageway. This provides access into the footway network of Ferring and access to the Asda superstore.

WSCC has consulted the TRICS database which reveals a B1/B8 use class with 414sqm would generate in the region of 18 trips a day which equates to 2 in the morning peak and 2 in the afternoon peak, which would not cause any significant highway capacity issues.

Car parking is provided for 11 cars which are 2.4m x 4.8m and cycle storage is also provided although no showers are proposed. Using the WSCC car parking calculator as a guide the provision of 11 spaces would be in line with standards.

A Construction Management Plan should be conditioned (no 7).

Officers Comment:

An additional pre commencement construction management plan condition has been added to the recommendation. The agent has agreed to its imposition.

Note: The changes to recommendation conditions are attached on the amended replacement recommendation sheet.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Planning Permission

REF NO: FG/74/19/PL

LOCATION: Highdown Industrial Park
Littlehampton Road
Ferring
BN12 6PG

PROPOSAL: 2 No. commercial B1/B8 use buildings with associated car parking, access & refuse storage This application is a Departure from the Development Plan.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal seeks the redevelopment of land and buildings at Highdown Industrial Estate to allow for the provision of two new commercial units comprising B1/B8 employment floorspace.

Both Units numbered 3 and 4 on the submitted site plan have floor areas of 207 sqm. The buildings have a ridge heights of 5.8m and eaves heights of 4m. Three rooflights are also proposed on each unit, in addition to high level windows.

The layout utilises existing previously developed land and redundant building footprint. The design of the commercial units will reflect a typical commercial building design providing functionality through the use buff brick plinth and grey metal cladding.

SITE AREA

0.09 hectares.

TOPOGRAPHY

The site slopes down from north to south, with approximately 3 meters difference in levels.

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

Boundary treatments are a mix of hedgerows, brick walls and timber/metal fences.

SITE CHARACTERISTICS

The application site comprises car parking, unused land and a portacabin.

The portacabin is clad in grey metal and has a flat roof.

The site is primarily covered with loose aggregate surface with a portion of asphalt laid to the southeast for vehicle parking.

The existing commercial building to the north and outside the application site displays a buff blockwork plinth with light blue metal cladding and pitched roof.

The site and its immediate surroundings consist of a former horticultural nursery (McIntyre Nursery) which has now been subdivided into several commercial uses.

Immediately to the east of the site is an open sports field, including a football pitch and north of this is Highdown a Listed Building part of a Conservation Area located within Worthing Borough.

CHARACTER OF LOCALITY

The surrounding area to the north and east lies adjacent to the National Park. The sites are former nurseries and now include a variety of commercial uses including storage, distribution and offices. There are various other business uses in the locality including a fencing contractors yard to the north.

RELEVANT SITE HISTORY

FG/33/18/PL	Demolition of polytunnels, use of land for Class B8 container self-storage & the siting of 42 No. single-stacked storage containers, an office/toilet portable building, new fencing, gates, CCTV, lighting & alterations to the entrance. This application is a Departure from the Development Plan.	ApproveConditionally 03-10-18
ENF/6/12/	Alleged unauthorised car sales	No Further Actn Appeal: E.N. Upheld Var 07-02-14

The site is located in an area where recent industrial uses have been granted these include the following:

- FG/56/18/PL - Change of use & conversion of existing grain silo (Sui Generis) to office space (B1(a) Business) with associated parking Old Grain Silo Former McIntyre Nursery. Approved Conditionally 12/11/18.
- FG/33/18/PL - Demolition of polytunnels, use of land for Class B8 container self-storage & the siting of 42 No. single-stacked storage containers, an office/toilet portable building, new fencing, gates, CCTV, lighting & alterations to the entrance. Land at former McIntyre Nursery. Approved Conditionally 05/10/18.
- FG/59/10 - Change of use from former agricultural nursery to B8 storage and wholesale supply of fencing and associated materials. Approved, Land North of McIntyres Nursery. Approved Conditionally 15/09/10.
- FG/160/05/ Change of use of redundant horticultural packhouse to B1/B8 (Business/Storage/Distribution) use. Approved Conditionally. 15/03/06.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Ferring Parish Council

Objection:

- Permissions have not historically been given for industrial uses as a result of the sites sensitivity, potential impacts on local environment and amenity for local residents, visitors and wildlife.
- The name of the site given on the application form is misleading.
- The site is accessed by an unnamed track, and commercial distribution from the site would raise safety issues if there were to be frequent uses of vehicle uses.
- Insufficient parking within the site.
- The opening hours and days are not specified.
- There has been no justification for the use of the site as B1, other than potential B1a.
- Categories B1b and B1c must be excluded from any permissions granted within the area.
- The application would erode the principles of the Neighbourhood Plan and the Local Plan.

13 objections from 11 householders and Ferring Conservation Group:

- The name given on the application form is inaccurate, in that there has not been a historically approved industrial use of the site.
- More commercial buildings within the locality would further compromise the rural environment adjacent to the National Park.
- More traffic would compromise the amenity and safety of the lane.
- The area is not an industrial park.
- The development would give rise to more traffic on the A259.
- The development would be harmful to the National Park.
- The development would result in additional noise.
- Increase in risk of accidents on the A259.
- Harmful visual impact on the surrounding area.
- The current buildings and usage have been carried out without permission.
- Development should be moved elsewhere.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. Where the comments made raise material planning considerations they are addressed in the Conclusions section of the report.

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)
South Downs National Park
Environmental Health
Economic Regeneration
WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

Economic Development- Support:

- There is a lack of the type of business premises proposed within the District and the proposal would create 10 additional jobs.

South Downs National Park - No Objection:

- If permission is granted, request a condition controlling the use of external lighting (in order to safeguard the landscape character and dark night skies of the adjacent National Park) and agreeing planting (to ensure that the species used are appropriate for the landscape context).

Environmental Health - No Objection:

- Conditions requested relating to hours of operation and contamination.

Drainage Engineer - No Objection:

- Request imposition of standard condition and informative.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
 Outside the built up area boundary.
 Angmering to Worthing Gap Between Settlements.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
SDSP1	SD SP1 Sustainable Development
QEDM4	QE DM4 Contaminated Land
TSP1	T SP1 Transport and Development
DSP1	D SP1 Design
EMPDM1	EMP DM1 Employment Land: Development Management
LANDM1	LAN DM1 Protection of landscape character
HERDM3	HER DM3 Conservation Areas
SDSP3	SD SP3 Gaps Between Settlements
WSP1	W SP1 Water
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

Ferring Neighbourhood Plan 2014 Policy 7

Land north of Littlehampton Road, encouraging of existing rural businesses

Ferring Neighbourhood Plan 2014 Policy 1A

A Spatial Plan for the Parish

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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 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.

The relevant policies in the Ferring Neighbourhood Plan have been taken into account in the consideration 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 is considered to comply with relevant Development Plan policies in that although it would be development outside of the defined built up area boundary and within a defined Settlement Gap it would enhance an existing employment site.

Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant permission for development which affects the setting of a listed building, the Local Planning Authority 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."

Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal does not affect the character or the setting of the Grade II Listed Building or the character or appearance of the Conservation Area.

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 located outside the built-up area (policy C SP1) where the countryside protection policies of the Local Plan seek to control development to that justified under particular circumstances. One of the exceptions (f) is that the proposal accords with other policies in the Plan which refer to a specific use. In this case policy EMP DM1 of the Arun Local Plan applies since the proposal would create 11 full time jobs and represents acceptable economic growth outside the built up area boundary.

Policy EMP DM1 sets out the development management criteria applicable to new economic development outside the built-up area. The proposal would provide 2 new commercial buildings in an area where B1 uses have already been approved and would provide employment for 11 people. The policy states planning permission will be granted for appropriate sized extensions of an existing employment site, if it would not result in an unacceptable intensification of use of the public access and considers landscape context and neighbouring residential properties. It also refers to being accessible by public transport and a satisfactory relationship with neighbouring uses and the surrounding area. In this case the proposal is not in conflict with this policy as the proposal is considered to have an acceptable impact on the landscape context, neighbouring residential properties and its relationship with other neighbouring uses is also found to be acceptable. It is also accessible by public transport.

The proposal is for B1 and B8 uses which includes offices, research and development, laboratories and light industrial storage and distribution. These uses are acceptable in this location and would accord with the other permitted uses on adjoining sites and would have no adverse impact on the character of the area.

The site is within the 'Angmering to Worthing' Gap between Settlements, as defined by policy SD SP3.

As a result, development would only be permitted if it were not to undermine the physical and/or visual separation of settlements, would not compromise the integrity of the Gap, whether individually or cumulatively with other existing or proposed development, cannot be located elsewhere and it maintains the character of the undeveloped coast or if it is specifically allocated in a Neighbourhood Plan. The aim of this policy is to designate certain land in the District that prevents the amalgamation of settlements, promotes individual identities and retains the general open and undeveloped nature of these gaps. The policy does not serve as a landscape designation.

Given the proposals close proximity to the South Downs National Park (approx 30m to the east and 300m to the north) policy LAN DM1 is relevant. Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects in this regard.

Ferring Neighbourhood Plan in policy 1A states that 'Proposals for development located outside of the built up area boundary that do not accord with development plan policies in respect of the control of development in the countryside will be resisted.' This is consistent with Arun Local plan Policy C SP1.

The Ferring Neighbourhood Plan (FGNP) in policy 7 'will resist any proposals for a change of use from an established agricultural, horticultural or equine use or any other unrelated uses.' There is currently no established agricultural use. The application form and planning statement submitted with the application confirm the site and its immediate surroundings consist of a former horticultural nursery (McIntyre Nursery) which has now been subdivided into several commercial uses. The site is therefore surrounded by commercial buildings such as a timber merchants yard located to the north of the site. The wider site contains an existing B8/B1 use commercial building used by the company PHS for storage and distribution of washroom products.

The remainder of policy 7 requires that:

- Any development shall minimise visual impacts on the surrounding countryside.
- All new buildings are located as part of the existing clusters of buildings to ensure existing patterns of development are maintained and to avoid significant incursions into open countryside, wherever possible unless details show an improved siting.
- Suitable measures are proposed to improve the setting and/or screening of the development within its wider setting of the National Park.

The landscape and visual amenity section below also demonstrates that the impact on the landscape context, which includes the setting of the Highdown Conservation Area and National Park, and the Angmering to Worthing Gap will be acceptable.

Paragraph 83 of the NPPF states that sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings will be supported and that the development and diversification of agricultural and other land-based rural businesses will be promoted.

DESIGN AND VISUAL AMENITY

The proposal seeks to deliver additional B1/B8 employment floor space, which will seek to complement the existing commercial uses present in the area. The planning history set out in the immediate area bears this character out.

The application site is located within a Settlement Gap which seeks to prevent the coalescence of the settlements of Angmering and Worthing. The application site however is located within an existing industrial yard surrounded by commercial buildings/uses. The proposal will therefore not have an impact

on the Settlement Gap, and will make use of commercial land whilst not undermining the surrounding open character of the landscape.

The Ferring Neighbourhood Plan supports rural business development in land north of Littlehampton Road, subject to not impacting on the wider landscape. The proposal is located within the land located to the north of Littlehampton Road and will provide additional rural employment space supporting the rural vitality and viability of the area. It would not represent encroachment into open countryside and would provide 2 new units within the established cluster of buildings retaining the existing pattern of development. Policy 7 of FGNP requires suitable measures to be made to improve screening within the setting of the National Park. Boundary planting is indicated and a condition is suggested to require submission of a landscaping scheme. The proposed development will therefore have a limited and acceptable impact on the setting of the South Downs National Park and the area generally.

With regards to the design approach, the proposed buildings will be commensurate in height to the surrounding commercial buildings where the new units will be single storey and the overall height across the site is generally consistent.

The proposal is considered to be appropriately scaled and would be in keeping with the existing building design. The position of the buildings respects the setting and amenity of surrounding properties by maintaining distances to the boundaries and pitching away from them in a sensitive manner.

The materials present in the area generally comprise a varied mixture of corrugated metal, cladding panels, brickwork and polycarbonate, with design incorporating barrel, pitched and flat roofs. The proposed shallow pitched corrugated metal roofs would be in keeping with this palette of materials. It is therefore considered that the proposal complies with policies LAN DM1 of the Arun Local Plan.

The site is located in an area of mixed commercial use with a large building in storage use by the horticultural pack house company PHS All Clear immediately south of the application site. Further south is a B1 office building known as Highdown House. Towards the entrance to the service road are three residential dwellings known as The Chalet (a former horticultural nursery with a large expanse of greenhouses), Millwood House and Whiteways Cottage. In character terms, therefore, the immediate site surroundings cannot be considered to be 'rural' in nature where the proposed development could be said to be out of character in this context. The proposal will have little impact on the character of the area in accordance with policy D DM1 of the Arun Local Plan.

The proposal will not lead to a coalescence of the Angmering to Worthing settlements or compromise the overall integrity of this gap in compliance with policy SD SP3 of the Arun Local Plan.

Views from the east and towards this section of the National Park and the Highdown Conservation Area are prevented due to the significant distance involved and dense tree/vegetation screening that is present along the whole side of the service road that is accessed off the A259. The siting of the new units will therefore not harm important views into, out of the Conservation Area. In addition the development is more than 200m from the Listed Building Highdown Towers and 60m from the boundary with its garden. It is separated from the garden and building by intervening screening. It does not abut the boundary of the garden or the Conservation Area and has no impact on the setting of either the Conservation Area or the Listed Building. Since the proposal would conserve the setting of both the Listed Building and its garden it would not result in any harm and the requirements of Paragraph 193 of the National Planning Policy Framework are met (consideration under Paragraph 196 is not relevant).

RESIDENTIAL AMENITY

The proposed development is over 120m from the nearest residential property so there is no material harm from overbearing or overlooking impacts. Whilst there will be a slight increase in vehicular

movements as a result of the development, it will not significantly add to that which already exists for the area from all the other uses and what has historically been the case for the area which would have included farm machinery and larger/ heavier vehicles. The proposed change of use is therefore not considered to give rise to any significant harm on neighbouring residential amenity by way of noise and disturbance.

ACCESS, HIGHWAY SAFETY & PARKING

The proposed units will be accessed to the east off the existing vehicle access route through the industrial park. The proposed buildings will be orientated to allow continuation of the general existing vehicle access approach. Employers and visitors parking is proposed along the eastern side of the site to allow safe and suitable car parking and turning space.

The application site is already used for existing B1/B8 uses and the proposal will not cause a significant additional amount of vehicle congestion or traffic resulting from the traffic generated by the proposed development. Overall there are no unacceptable highway or transport impacts as a result of the proposed development.

The proposal will provide 11 car parking spaces in line with County Highways standards. The proposal is also within close walking distance to existing Bus Stops and other sustainable transport modes. In addition cycle storage is proposed. The proposal would therefore be compliant with policy TSP1 of Arun Local Plan.

LIGHTING

It is noted that no details regarding the lighting of the development are included with this application. If lighting was to be introduced at a later date were this application to be approved, consent would be required.

SUMMARY

The proposed works and its proposed future commercial use are in compliance with policy C SP1 of the Arun Local Plan for the reasons set out above. It is therefore recommended that the proposal is approved subject to the following 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 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:

Site Plan Plan - Location Plan 01 C
Proposed Elevations 1 02 A
Proposed Elevations 2 03A

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 The car parking layout indicated on drawing 01 C shall be constructed prior to occupation of the Units. The car parking area must be retained for its designated parking use in perpetuity.

Reason: To provide car-parking space for the use in accordance with policy T SP1 of the Arun Local Plan.
- 4 No development above damp proof course (DPC) level 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 D DM1 of the Arun District Local Plan.
- 5 Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended 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 W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

6 Prior to the commencement of development the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification report providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a 'long-term monitoring and maintenance plan' for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

7 No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,

- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy TSP1 of the Arun Local Plan. It is considered necessary for this to be a pre commencement condition because the purpose of the condition is to mitigate the impact of construction

- 8 Hours of operation of the units shall be restricted to between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no work on Sunday or Bank Holidays.

Reason: In the interests of amenity in accordance with Arun Local Plan policies QE SP1 and QE DM1.

- 9 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 proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

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 Arun Local Plan.

- 10 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.

- 11 INFORMATIVE: It is noted that the application makes no proposals for the lighting of the building. You are reminded that if lighting was to be applied then consent would be required given the buildings proximity to the National Park and its dark skies.

- 12 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here

<https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.