

£33,000 for the provision of offsite play/leisure improvement
 £450,000 Affordable housing contribution
 £80,187 for Primary Education towards the cost of building a new school on site
 £86,302 for Secondary Education towards expanding Felpham Community College
 £20,217 6th Form Education towards expanding Felpham Community College Sixth Form
 £9,369 Libraries towards Tier 7 Libraries for Felpham
 £763 Fire and Rescue - to be used towards supply and installation of additional fire safety equipment/smoke alarms to vulnerable persons homes in West Sussex Fire Rescue Services Southern Area serving Felpham
 £97,358 for healthcare costs

Total = £777,196

RECOMMENDATION

APPROVE CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT

- 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:

Location Plan PLAN/LOC/PH5.E/15091/LP
 Single Garage. Type 1 Plan and Elevations SG1/PH5.E/150914/AB-EP
 House Type 431 - Shenton.1 (SHE.1) Elevations SHE/PH5.E/150914/HT-EL
 House Type 431 - Shenton.1 (SHE.1) Floor Plans SHE/PH5.E/150914/HT-FP
 House Type Washington (WAS) Elevations WAS/PH5.E/150914/HT-EL
 House Type Washington (WAS) Floor Plans WAS/PH5.E/150914/HT-FP
 House Type Winstone (WIN) Elevations WIN/PH5.E/150914/HT-EL
 House Type Winstone (WIN) Floor Plans WIN/PH5.E/150914/HT-FP
 House Type Alverton.1 (ALV.1) Elevations ALV.1/PH5.E/150914/HT-EL
 House Type Alverton.1 (ALV.1) Floor Plans ALV.1/PH5.E/150914/HT-FP
 House Type Alverton.2 (ALV.2) Elevations ALV.2/PH5.E/150914/HT-EL
 House Type Alverton.2 (ALV.2) Floor Plans ALV.2/PH5.E/150914/HT-FP
 House Type Alverton (ALV) Elevations ALV/PH5.E/150914/HT-EL
 House Type Alverton (ALV) Floor Plans ALV/PH5.E/150914/HT-FP
 House Type Aylton (AYL) Elevations AYL/PH5.E/150914/HT-EL
 House Type Aylton (AYL) Floor Plans AYL/PH5.E/150914/HT-FP
 House Type Cornell. 1 (COR.1) Elevations COR.1/PH5.E/150914/HT-EL
 House Type Cornell. 1 (COR.1) Floor Plans COR.1/PH5.E/150914/HT-FP
 Double Garage. Type 1 Plan and Elevations DG1/PH5.E/150914/AB-EP
 Double Garage. Type 6 Plan and Elevations DG6/PH5.E/150914/AB-EP
 House Type Ennerdale. 1 (ENN.1) Elevations ENN.1/PH5.E/150914/HT-EL
 House Type Ennerdale. 1 (ENN.1) Floor Plans ENN.1/PH5.E/150914/HT-FP
 House Type Ennerdale. 2 (ENN.2) Elevations MOR.2/PH5.E/150914/HT-EL

House Type Ennerdale. 2 (ENN.2) Floor Plans MOR.2/PH5.E/150914/HT-FP
 House Type Ennerdale (ENN) Elevations ENN/PH5.E/150914/HT-EL
 House Type Ennerdale (ENN) Floor Plans ENN/PH5.E/150914/HT-FP
 House Type Maidstone (MAI) Elevations MAI/PH5.E/150914/HT-EL
 House Type Maidstone (MAI) Floor Plans MAI/PH5.E/150914/HT-FP
 House Type Palmerston (PAL) Elevations PAL/PH5.E/150914/HT-EL
 House Type Palmerston (PAL) Floor Plans PAL/PH5.E/150914/HT-FP
 House Type 404- Irving (IRV) Elevations IRV/PH5.E/150914/HT-EL
 House Type 404- Irving (IRV) Floor Plans IRV/PH5.E/150914/HT-FP
 House Type 436.3 Layton.3 (LAY.3) Elevations LAY.3/PH5.E/150914/HT-EL
 House Type 436.3 Layton.3 (LAY.3) Floor Plans LAY.3/PH5.E/150914/HT-FP
 House Type Folkstone (FOL) Floor Plans FOL/PH5.E/150914/HT-FP
 House Type Folkstone (FOL) Elevations FOL/PH5.E/150914/HT-EL
 House Type 431 - Shenton (SHE) Elevations SHE/PH5.E/150914/HT-EL
 House Type 431 - Shenton (SHE) Floor Plans SHE/PH5.E/150914/HT-FP
 House Type Richmond (RIC) Elevations RIC/PH5.E/150914/HT-EL Rev A
 House Type Richmond (RIC) Floor Plans RIC/PH5.E/150914/HT-FP
 Phase 5E Replan Materials Plan PLAN-MAT/PH5.E/150914
 Levels Plan 4347:70 Rev A
 Tracking Plan 4347:73
 Boundary Detail Close Board Fence 150914/CBF DETAIL
 Phase 5 E Replan Site Layout Approved Overlay PLAN-LAY/PH5E/150914/AO Rev C
 Phase 5 E Replan Site Layout Colour PLAN-LAY/PH5E/150914/CSL Rev C
 Phase 5 Replan Site Layout PLAN-LAY/PH5E/150914/SL Rev Q
 Street Scenes Rear Elevations PH5/E/150205/SS/03 Rev A
 Previous Planning Overlay 4347:74 Rev A
 Cross Sections Southern Border 4347:900 Rev A
 Phase 5E Land Drain Section and Details 4347:901 Rev B
 Drainage Strategy 4347:71 Rev C
 Longitudinal Sections 4347:72

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.

- 3 The development shall not commence until full details of the proposed foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. (Including details of its routing, design, and subsequent management / maintenance).

No building shall be occupied until the foul water drainage scheme has been implemented in accordance with the approved details and the details so approved shall be retained 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.

- 4 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.

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.

- 5 Prior to commencement of development the Construction Environment Management Plan (CEMP) submitted to and received by the Local Planning Authority on 28th May 2008 within FP/205/10 shall be updated, 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.

Reason: To ensure that development adheres to the Environmental Statement which formed part of the outline permission, planning reference FP/92/04 which the current application is intended to support and in the interests of highway safety and the amenities of the area.

- 6 Prior to commencement of development a crime prevention statement shall be submitted to and agreed in writing by the Local Planning Authority to explain how means of enclosure and gates are to be designed to minimise risk of crime. Details of any changes, to means of enclosure and gates, and the inclusion of lighting and signage to parking courtyards where needed in order to minimise risk of crime, shall be included with the statement with any appropriate plans and drawings. The development shall be carried out in accordance with the details thus approved.

Reason: In the interests of visual amenity and minimising risk of crime in accordance with GEN18 of the Arun District Local Plan.

- 7 All garages, (including any integral garages), parking spaces and cycle parking facilities shown on Phase 5E Replan Site Layout PLAN-LAY/PH5E/150914/SL Rev Q shall be provided prior to the occupation of the dwelling(s) which they are intended to serve. The parking spaces and garages shall be allocated to the dwellings according to the number which appears at each plot on the aforementioned drawing. Thereafter garages, parking spaces and facilities shall be permanently retained for vehicle and cycle parking purposes unless the Local Planning Authority gives prior written approval for any variation.

Reason: In the interests of highway safety and to ensure that facilities are provided and retained for a range of transport modes and in the interests of clarity to ensure that parking is allocated to numbered plots. To accord with policies GEN7 & SITE6 of the Arun District Local Plan.

- 8 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 (including the hedgerow planting detailed on plan BDWS20444 12 outside the application site outlined in red but outlined in blue on Location Plan

PLAN/LOC/PH5.E/15091/LP) 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.

- 9 The ground floor level of all buildings on the site shall be at least 3.5 metres AOD.

Reason: In accordance with NPPF and policies GEN11 and SITE6 of the Local Plan.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) or any Order revoking or re-enacting that Order, there shall be no additional window or other such opening (other than those shown on the plans hereby approved) at first floor level or above in the rear elevations of the dwellings at the following plots without the prior permission of the Local Planning Authority on an application on that behalf:

Plots 137 - 165

Reason: To protect the amenities of adjoining residential properties in accordance with policy GEN7 of the Arun District Plan.

- 11 Prior to any development commencing in respect of this consent a 1.8 metre high close boarded timber fence shall be constructed along the southern boundary in accordance with approved plan no. 'Boundary Detail Close Board Fence 150914/CBF DETAIL'.

Reason: To afford appropriate separation and to accord with policy GEN7 of the Arun District Local Plan.

- 12 The windows of all non-habitable rooms in the rear (southern) elevations of plots 137 - 165 shall at all times be glazed with obscure glass and maintained as such thereafter.

Reason: To protect the privacy and amenities of adjoining property in accordance with GEN7 of the Arun District Local Plan.

- 13 No development above slab level shall take place until details of external lighting to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed, maintained and operated in accordance with the approved details.

Reason: To protect the amenity of future residents, create an appropriate public realm and to minimise the impact of lighting levels on nocturnal species in accordance with the NPPF and Policy D SP1 of the Arun District Local Plan Publication Version.

- 14 Prior to the commencement of the development hereby approved, a detailed level survey of the site including existing and resulting ground levels and the slab levels of the building the subject of this approval, shall be submitted to and approved by the Local Planning Authority.

The development shall proceed only in accordance with the details thus approved and there shall be no subsequent raising of levels without prior written approval of the Local Planning Authority.

Reason: In order to safeguard the amenities of the area and neighbouring residents in accordance with policy GEN7 of the Arun District Local Plan.

- 15 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.

- 16 No trees/or bushes/growing/and to be retained/on the site shall be damaged, uprooted, felled, topped or lopped without the prior written consent of the Local Planning Authority until 2 years after completion of the development hereby permitted. Any trees removed without such consent or being severely damaged or becoming seriously diseased or dying before the end of that period shall be replaced 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 development in accordance with policy GEN7 of the Arun District Local Plan.

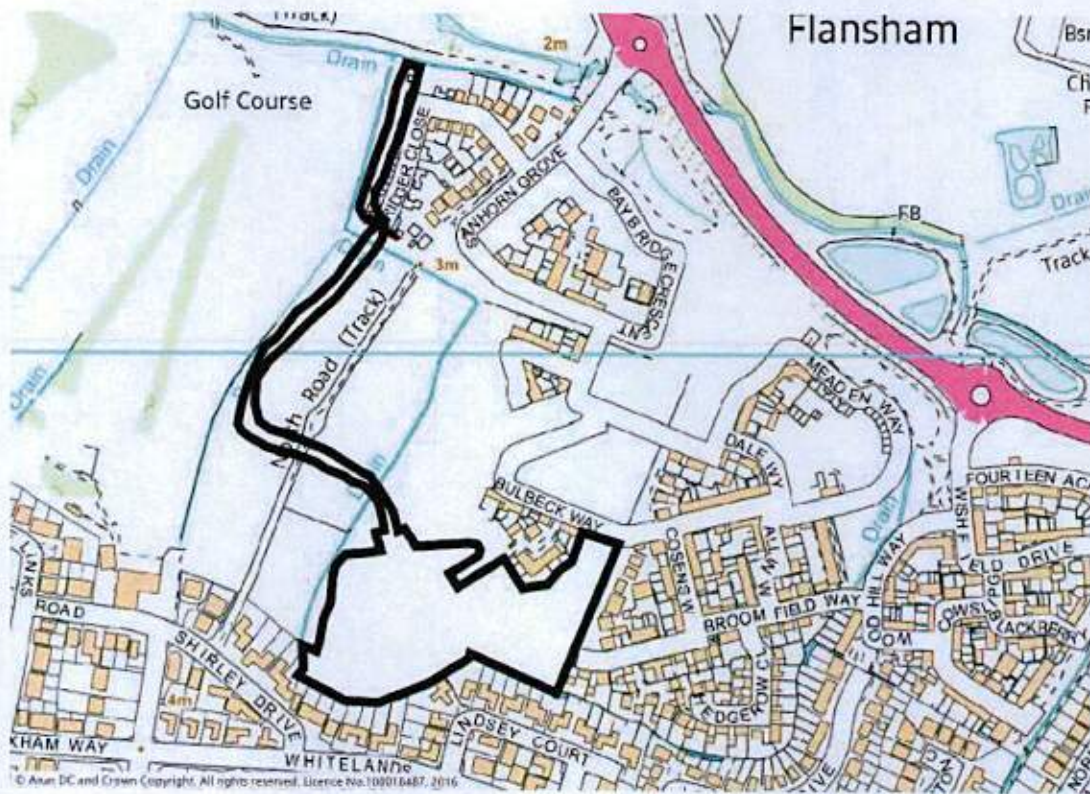
- 17 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 18 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.
- 19 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from

FP/102/16/PL

Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

FP/102/16/PL Indicative Location Plan
(Do not Scale or Copy)

(All plans face north unless otherwise indicated with a north point)



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