

REPORT UPDATE

Application No: F/5/18/RES

Reason for the Update / Changes

Reason for Update/Changes:

1] An additional condition has been included as part of the recommendation concerning the height of the walls adjacent to the 'village green' and the parking spaces associated with plots 17, 18, 21, 22 and 23.

2] An additional condition, which was originally requested by Greenspace, has been included as part of the recommendation requiring the submission of details relating to the locally equipped area for play (LEAP).

3] The condition proposed by Greenspace in relation to management and maintenance of open space has not been included as part of the recommendation as this information has been secured as part of the s106 agreement originally agreed and signed under reference F/7/15/OUT.

4] The deed of variation submitted under reference F/2/18/PO has been recommended for approval and will be determined under delegated authority. As identified within the report this will secure the provision of 13 no. intermediate homes on site. The original s106 agreement signed under reference F/7/15/OUT identified the following definition of intermediate housing under paragraph 2.24 and this definition remains unchanged;

"means homes for sale and rent provided at a cost above social rent, but below market levels including shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing."

This definition aligns with that included in the National Planning Policy Framework. The Council's Housing Strategy and Enabling Manager has also secured an agreement with the provider that the sales and marketing of the intermediate homes will prioritise local persons who have a live/work connection to the Ford/Yapton area for a period of 3 months.

5] Two conditions have been included restricting the erection of fences, walls, gates and other means of enclose and hard standings forward of the primary and side elevations of the dwellings in order to protect the visual and residential amenities of future occupiers and maintain the character and layout of the development.

6] Additional consultation response received from the Council's Drainage Engineers (dated 05/06/2018);

- The use of a tank rather than pond was agreed as the only way forwards, the tank is to be positioned outside of the play area to ensure that it can be accessed for maintenance.
- I also requested the use of more permeable paving so that further treatment of road water could occur. However, southern water does not adopt sewers under permeable pavement, and the developer is therefore not willing to provide these in areas. There are other ways to ensure sufficient treatment occurs from the site, and I will ensure these are pursued at DOC stage.
- The applicant has agreed to complete works to surrounding ditches to remove vegetation and silt and restore them to an appropriate condition.

7] 1 No. letter of support provided by former objector (dated 6th June 2018);

"Following the amendment to the surface water drainage published on the 4th June I would like to formally remove my previous objection to this planning application. I now fully support this well designed proposed development".

8] An additional condition has been included requiring submission of details relating to the design of the pumping station.

Officers Comment:

1] Please see condition no. 5 on the amended recommendation sheet.

2] Please see condition no. 4 on the amended recommendation sheet.

3] No comments.

4] No comments.

5] Please see conditions no. 6 and 7 on the amended recommendation sheet.

6] Comments are noted. It is considered that this additional consultation response does not conflict with the recommendation.

7] No comments.

8] Please see condition no. 3 on the amended recommendation sheet.

Note: The changes to recommendation, conditions and/or reasons 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 Approval of Reserved Matters Following Outline Approval

REF NO: F/5/18/RES

LOCATION: Land South of Burndell Road
Yapton
BN18 0HR

PROPOSAL: Approval of reserved matters following outline consent F/7/15/OUT relating to appearance, landscaping, layout & scale for residential development comprising of 45No. dwellings. This application also lies within the parish of Yapton.
Resubmission of F/23/16/RES

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks approval of reserved matters in relation
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	to appearance, landscaping, layout & scale following the granting of outline permission under reference F/7/15/OUT for the construction of 45 residential dwellings.
SITE AREA	The site has an area of approximately 2.4 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	The development will have a gross density of approximately 19 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The northern boundary of the site adjoins the residential properties which front Burndell Road, the boundary consists of domestic fencing of varying heights. Most of the boundaries are supplemented by hedging or trees. There is wire fencing, hedging and five bar gate to highway boundary in Burndell Road. The southern, eastern and western boundaries are enclosed by mature hedgerows, 3-4 metres in height with intermittent trees of varying maturity.
SITE CHARACTERISTICS	The site is located to the south of nine residential properties fronting Burndell Road with a narrow road frontage. The site largely comprises open grassland, and would appear to have been used as grazing land. Access to the site from Burndell Road is provided between the properties 'Kyrie' and 1 Northwood Cottages.
CHARACTER OF LOCALITY	Residential properties are situated to the north of the application site with agricultural land situated to the south and east of the application site.

RELEVANT SITE HISTORY

F/7/15/OUT	Outline application for residential development comprising 45 dwellings. Formation of access onto Burndell Road (Resubmission following F/9/14/PL) - This application also lies within the parish of Yapton. This application is a Departure from the Development Plan.	App Cond with S106 10-03-16
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Outline consent for the construction of 45 residential dwellings was granted under reference F/7/15/OUT.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Ford Parish Council

OBJECTION

- Open pond and play area should be included at the site.
- One property should be provided for a very disabled resident of Ford and this was agreed by the site promoters.

- The agreement to build one property for a very disabled resident of Ford must be honoured.
- Housing mix should deliver a range of house types and tenures including bungalows, sheltered accommodation, self build and shared equity.
- Policy H2 of the Ford Neighbourhood Plan has been ignored.
- This development was about meeting the needs of local people in high quality imaginative design houses and a site to include larger areas of natural and semi-natural greenspace and amenity space.

YAPTON PARISH COUNCIL

No Objection.

1 No. letter of objection:

- Objection to the proposed drainage scheme.
- The drainage provision would have approximately half the whole sites surface water entering a ditch that I jointly own with the site.

2 No. letters of support:

- I support this application which is now in agreement with the s106 agreement already in place.
- We support the application, even though the development backs on to us, because we recognise and accept that there is a need for some further housing locally.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and will be considered further in the conclusion to this report.

CONSULTATIONS

Highways England
WSCC Strategic Planning
Surface Water Drainage Team
Parks and Landscapes
Southern Water Planning
Sussex Police-Community Safety
Planning and Housing Strategy
Environmental Health
Engineering Services Manager
Engineers (Drainage)
NHS Coastal West Sussex CCG
NHS Coastal West Sussex CCG
Arboriculturist

CONSULTATION RESPONSES RECEIVED:

ENGINEERS (DRAINAGE)

- Our preference is for the use of detention ponds over tanks as they are easier to maintain and provide amenity.
- Further details of the ground water monitoring and percolation tests described within the drainage provision will need to be provided to ensure there is sufficient evidence of percolation tests undertaken in the winter period and at the location and depth of the proposed structures.

HOUSING STRATEGY AND ENABLING MANAGER

No objection

HIGHWAYS ENGLAND

No objection

WSCC (HIGHWAYS)

- The new vehicular access onto Burndell Road has been approved as part of the Outline planning application F/7/15/OUT.
- In terms of layout the proposals remain comparable to the indicative site plan submitted as part of the 2015 application.
- The internal carriageway will be 4.8m in width. Visibility splays have been demonstrated satisfactorily and in accordance with Manual for Streets parameters. The LHA are satisfied with the specifications of the internal carriageway.
- Footways will be provided within the site. No specific dimensions have been provided but a 2.0m minimum is considered acceptable and in accordance with Manual for Streets.
- A total of 101 car parking spaces will be provided on site. The proposed provision does not exceed the requirement generated by the Parking Demand Calculator (PDC).
- A swept path analysis diagram has been provided to demonstrate that a refuse vehicle can turn within the site.

SUSSEX POLICE

No objection

SOUTHERN WATER

No objection

GREENSPACE

I confirm that I would recommend no objection on landscape grounds to the details contained within this application.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Outside built up area boundary

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

DEV17	Affordable Housing
GEN12	Parking in New Development
GEN2	Built-up Area Boundary
GEN20	Provision of Public Open Space within New Development
GEN3	Protection of the Countryside
GEN7	The Form of New Development
GEN8	Development and the Provision of Infrastructure

GEN9 Foul and Surface Water Drainage

Publication Version of the Local Plan (October 2014):

D DM1 Aspects of Form and Design Quality
 D DM2 Internal Space Standards
 D SP1 Design
 H DM1 Housing Mix
 AH SP2 Affordable Housing
 HWB SP1 Health & Wellbeing
 OSR DM1 Open Space, Sport & Recreation
 T DM1 Sustainable Travel and Public Rights of Way
 T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

XXX6 Interim Affordable Housing Policy

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.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account. The examination into the proposed Plan modifications took place in September 2017.

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: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

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).

Ford Neighbourhood Plan has reached reg. 18 stage but the examination has been suspended on the 18th September 2017 until the Inspectors report on the Arun District Local Plan has been issued. The site lies outside of the Yapton Neighbourhood Plan area.

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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding 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 principle of development and the site access has been established through the approval of planning application F/7/15/OUT. The application therefore seeks approval for the outstanding reserved matters (landscaping, appearance, layout and scale).

LAYOUT, SCALE AND APPEARANCE

Saved policy GEN7 considers the form of new development and requires that new development responds positively to the identified characteristics of a particular site and creates a development which respects those characteristics.

Emerging policies D SP1, D DM1, D DM2 and D DM3 consider design, aspects of form and design quality, internal space standards and external space standards respectively. New housing development should consider a wide range of elements including character, appearance/attractiveness, impact, layout movement, layout legibility, density and scale, designed in a way that reduces/prevents crime. Policy SA2 'Burndell Road' of the draft FNP sets out specific requirements to be addressed as part of any proposal for the site in relation to the design, layout, drainage, open space, landscaping and affordable

housing provision.

The site as proposed would be laid out around the principle of a road which loops around the edge of the development. A central 'village green' would run through the centre of the site with some of the dwellings facing out onto this area of greenspace. The layout is similar in appearance to that originally proposed at outline stage which was incorporated into the s106 agreement. A footpath runs around the edge of the site with a LEAP situated in the southern most corner of the site.

The Affordable Housing is situated adjacent to the western boundary of the site. Whilst, the Affordable Units are situated in close proximity to one another it is considered that by virtue of the layout proposed the affordable units would be well integrated with the market housing on site and would accord with policy AH SP2 of the eALP.

The dwellings hereby proposed would accord with the Nationally Described Space Standards (NDSS) in terms of the internal floor areas and as such the proposal would accord with policy D DM2 of the eALP.

The materials and finished proposed for the housing includes 2 different roofing materials (Plain Tiles and Slate Effect Tiles); facing brick; flint walls and reconstituted stone. Condition 11 of F/7/15/OUT requires the submission of a schedule of materials prior to the commencement of development on site.

The proposed dwellings are traditional in design and are predominantly two storey with some bungalows and chalet bungalows present on the site. Therefore, it is considered that the proposed dwellings will reflect the established character of existing nearby development. The properties are varied in design with architectural features consisting of differing brick detailing, brick arches above windows and doors and stone cills. Dwellings in prominent locations on the site feature additional architectural detailing consisting of brick quoins or flint elevations. Therefore, it is considered that the design of the buildings would accord with policy GEN7 of the ALP, Policies SA2 and H1 of the FNP and Policy D DM1 of the modified eALP.

Consideration has been given to crime prevention through the design and layout of the site. The number of properties with side and back garden fencing adjacent to the roads has been minimised and rear access to plots would have lockable gates enclosed by 1.8 - 2m high fences or walls. The play areas and open spaces have good natural surveillance and overall the proposals comply with Policy D DM1 of the modified eALP through providing security measures to make the place feel safer.

The density of development at the site is 19 dwellings per hectare and it is considered the proposal makes efficient use of the land while providing a mix of dwelling types and taking into account the character of the surrounding area (which has a broad mix of dwelling types, sizes and densities). Therefore, the proposed development is deemed to accord with policy D SP1 of the emerging Arun District Local Plan.

RESIDENTIAL AMENITY

The proposed site plan demonstrates sufficient separation between the proposed dwellings to avoid any unacceptable adverse overlooking, overshadowing or overbearing impacts. By virtue of the layout adequate separation distances will be retained from the boundaries of the site and it is considered that the proposal will not give rise to any adverse impacts upon properties neighbouring the application site. Therefore, the proposed development is deemed to accord with policy GEN7(iv) of the Arun District Local Plan and D DM1 of the emerging Arun District Local Plan.

AFFORDABLE HOUSING AND HOUSING MIX

A deed of variation application has been submitted (under reference F/2/18/PO) in order to amend the affordable housing provision at the site. It is proposed that the affordable housing provision will be

amended to consist of 13 intermediate tenure dwellings. This variation to the tenure mix is due to assessment of the deliverability of the affordable housing mix identifying that no provider would take on the 6 no. affordable rented units in this location. Therefore the Council's Housing Strategy and Delivery Manager has agreed to this amendment to the affordable housing provision on site.

It should be noted that the 2 no. affordable bungalows identified in the original s106 agreement remain part of the proposed scheme.

The objection from Ford Parish Council has identified that at outline stage the previous site promoter had identified that an affordable dwelling would be made available for a severely disabled resident of Ford. However, no such provision was included as part of the previous outline application, approval or s106 agreement. Therefore, no mechanism exists by which the Local Planning Authority can secure the provision of this dwelling and as such it does not form justification for the refusal of the application.

It has also been identified in the consultation response from Ford Parish Council that the proposed application fails to accord with policy H2 of the Ford Neighbourhood Plan (FNP). The Neighbourhood Plan is currently unmade and has been suspended until the Inspectors report on the Arun District Local Plan has been issued. Therefore, at this time minimal weight can be attributed to policy H2 of the FNP.

The proposed development will provide 13 no. affordable units which equates to a 30% provision on site in accordance with policy H2 of the Ford Neighbourhood Plan and AH SP2 of the emerging Arun Local Plan. The FNP and policy AH SP2 also consider housing mix. The scheme consists of the following mix of dwellings;

Dwelling type	Number of units	Percentage
2 bed	11	24.5%
3 bed	23	51%
4 bed	11	24.5%

Policy H DM1 seeks a mix of dwelling types and sizes and for developments over 11 units a balanced mix based on the most up to date SHMA. The latest housing need evidence (GL Hearn 2016) recommends the following housing mix for all dwellings;

1 bed	20%
2 bed	40%
3 bed	30%
4 bed	10%

This scheme would provide a significantly higher proportion of 4 bedroom dwellings and significantly lower proportion of 2 bed dwellings than the recommended housing mix with no 1 bedroom properties provided. No justification for the difference has been provided in support of the application. Therefore the site does not provide a balanced mix of dwellings in accordance with the latest evidence, as required by Policy H DM1, but this is not considered to outweigh the benefits of the scheme when considered as a whole.

In terms of the housing mix of the affordable housing provision on site this is currently the subject of a deed of variation under reference F/2/18/PO which seeks to amend the s106 to provide 100% intermediate housing. The affordable housing provision on site is identified as consisting of 5 x 2 bedroom properties and 8 x 3 bedroom properties in accordance with policy H2.1 of the FNP. This includes the provision of 2 no. bungalows. Therefore, it is considered that whilst a mixture of tenures have not been provided, a range of house types including bungalows have been provided in accordance with policy H2 of the FNP.

Policy AH SP2 seeks for the provision of the following housing mix;

1 bed	35 - 40%
2 bed	35 - 40%
3 bed	15 - 20%
4+ bed	5-10%

However, the application has been the subject of consultation with the Council's Housing Strategy and Delivery Manager who has raised no objection to the affordable housing mix.

LANDSCAPING AND OPEN SPACE PROVISION

Policy GEN28 of the ALP protects trees with a TPO unless the removal of the tree would be in the interests of good arboricultural practice or the benefits of the proposal outweigh the amenity value of the protected trees. The policy also seeks equivalent replacement trees.

Emerging Local Plan policies LAN DM1, SO DM1 and ENV DM4 consider protection of landscape character, soils and protection of trees.

Arun District Council's Open Space and Recreation Standards Supplementary Planning Guidance (SPG) advises on the amount of public open space to be provided by new development. It advises that a well designed scheme could incorporate areas of open space, existing landscape features such as mature trees and hedgerows, appropriate new planting, provision of children's play areas and car parking and a mechanism for long-term management of the developing landscape. The general criteria stipulates that large usable blocks of open space should be provided and land allocated for public open space should be done so in addition to that required for the purposes of the Highway Authority.

The proposed development incorporates 6,070sqm of open space which exceeds the minimum requirements in accordance with fields in trust by approximately 2,614sqm. The level of open space provision was set originally secured as part of the s106 agreement signed under reference F/7/15/OUT. This s106 agreement also secured the provision of a landscaped public amenity space; an open space area; an area of open space looping around the perimeter of the development; a children's playground; and a village green. The proposed layout is considered to have met the requirements of the s106 agreement and is deemed to result in a high quality open space provision.

The Council's Greenspace team have been consulted in relation to this application and it has been confirmed that the detailed landscape scheme, includes detail of species choice, density, quantities and size at time of planting. The scheme is identified as appropriate for the site and suitable for location. Therefore, no objection has been raised in relation to the proposed development.

Conditions have been requested for the submission of detail regarding the play offer proposed as part of the LEAP as well as fencing and connectivity to pathways. These conditions have been incorporated as part of this recommendation report.

PARKING AND HIGHWAY ISSUES

Policy GEN12 of the ALP refers to the need to provide sufficient off-street parking. However, the standards within the appendices to the Local Plan which it refers to have been superseded by the West Sussex (Residential) Parking Demand Calculator.

Parking provision for the proposed dwellings is in accordance with WSCC Parking Demand Calculator for the size of dwellings proposed and visitor parking is provided throughout the development. Therefore, the parking provision at the site is considered acceptable.

DRAINAGE

The Council's Drainage Engineers have been consulted in relation to this development and in their consultation response have advised that the preference is the use of detention ponds over tanks as they are easier to maintain as well as providing amenity. It has also been identified that further details of groundwater monitoring and percolation tests will need to be provided to ensure there is sufficient evidence of percolation tests undertaken in the winter period and at the location and depth of the proposed structures.

However, whilst additional detail concerning the drainage provision at the site has been provided the developer will still need to submit detailed information to discharge conditions 4, 5 and 6 (drainage) imposed under reference F/7/15/OUT prior to the commencement of development on site. Therefore, it is considered that the additional information and concerns identified by the Council's Drainage Engineers will be resolved as part of the discharge of conditions process.

SUMMARY

The reserved matters application seeks approval for appearance, layout, landscaping and scale. It is considered that the detail submitted is acceptable and accords with relevant development plan policies. Therefore, it is recommended that the 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 - dwg no. 18-1012-001
 Site Plan - dwg no. 18-1012-006-A
 Garages and Garden Store Plans - dwg no. 18-1012-052-1st
 Boundary Wall and Fence Details - dwg no. 18-1012-051-1st
 Massing and Active Frontages Plan - dwg no. 18-1012-007
 Site Sections - ddwg no. 18-1012-050-1s
 Plot 1 - Floor Plans & Elevations - 18-1012-020-B
 Plot 2 & 31 - Floor Plans & Elevations - 18-1012-021-B
 Plot 3 - Floor Plans & Elevations - 18-1012-022-B
 Plot 4 & 5 - Floor Plans & Elevations - 18-1012-023-B
 Plot 6, 7 & 37 - Floor Plans & Elevations - 18-1012-024-B
 Plot 8 - Floor Plans & Elevations - 18-1012-025-B
 Plot 9 & 10 - Floor Plans & Elevations - 18-1012-026-B
 Plot 11, 12, 29 & 30 - Floor Plans & Elevations - 18-1012-027-B
 Plot 13 - 16 - Floor Plans & Elevations - 18-1012-028-A
 Plot 17 - Floor Plans & Elevations - 18-1012-029-B
 Plot 18-19 - Floor Plans & Elevations - 18-1012-030-B
 Plot 20-21 - Floor Plans & Elevations - 18-1012-031-B
 Plot 22-24 - Floor Plans & Elevations - 18-1012-032-A
 Plot 25-28 - Floor Plans & Elevations - 18-1012-033-B
 Plot 34 - Floor Plans & Elevations - 18-1012-036-B
 Plot 33 - Floor Plans & Elevations - 18-1012-035-B
 Plot 32 - Floor Plans & Elevations - 18-1012-034-B
 Plot 35 - Floor Plans & Elevations - 18-1012-037-B
 Plot 36 - Floor Plans & Elevations - 18-1012-038-B
 Plots 38, 39, 40 & 41 - Floor Plans & Elevations - 18-1012-039-B
 Plots 42 & 43 - Floor Plans & Elevations - 18-1012-040-1st
 Plots 44 & 45 - Floor Plans & Elevations - 18-1012-041-B

Landscape General Arrangements (Sheet 1 of 4) dwg. 1938-1001 P04
 Landscape General Arrangements (Sheet 2 of 4) dwg. 1938-1001 P04
 Landscape General Arrangements (Sheet 3 of 4) dwg. 1938-1001 P04
 Landscape General Arrangements (Sheet 4 of 4) dwg. 1938-1001 P04
 Soft Landscape Proposals (Sheet 1 of 4) dwg. 1938-3001-P01
 Soft Landscape Proposals (Sheet 2 of 4) dwg. 1938-3002-P01
 Soft Landscape Proposals (Sheet 3 of 4) dwg. 1938-3003-P01
 Soft Landscape Proposals (Sheet 4 of 4) dwg. 1938-3004-P01

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.

- 2 No dwelling shall be occupied until the parking spaces, turning facilities and garages for that dwelling shown on the approved plans have been provided and constructed for the dwelling to which they relate. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy GEN7 of the Arun District Local Plan.

- 3 Full details of the pumping station's design, including elevations and floor plans, if required,

shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of residential and visual amenity in accordance with policy with Policy GEN7 of the Arun District Local Plan

- 4 Prior to the occupation of the first dwelling details of the LEAP, including equipment, fencing and connectivity to pathways shall be submitted to and approved in writing by the Local Planning Authority.

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

- 5 The walls situated between the parking spaces associated with plots 17, 18, 21, 22 and 23 and the public open space shall measure a maximum height of 1m.

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

- 6 Notwithstanding the provisions of Schedule 2, Part 2, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no fences, walls, gates or other means of enclosure (other than those specified on the approved plans) shall be erected on land forward of the primary or side elevations of the dwellings, unless permission is granted by the Local Planning Authority on an application in that behalf.

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

- 7 Notwithstanding the provisions of Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no hardstanding shall be created on land forward of the principal or side elevation of the dwelling, unless permission is granted by the Local Planning Authority on an application in that behalf.

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

- 8 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.

- 9 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 for which work is planned, you should take further advice from 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.

- 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.