

Recommendation Report for Outline Consent

REF NO: LU/146/21/OUT

LOCATION: Flint Acre
Toddington Lane
Littlehampton
BN17 7PN

PROPOSAL: Outline application with some matters reserved (appearance & landscaping) for 1 No detached dwelling. This application may affect the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is for a detached 3 bedroom dwelling in outline form. Access, layout and scale are included as part of the proposal. Landscaping and appearance are reserved, although indicative elevations and indicative floor plans have been included to demonstrate the type of dwelling that could be appropriate for the site. The proposal includes 3 parking spaces.
SITE AREA	1291sqm
RESIDENTIAL DEVELOPMENT DENSITY	7.8 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the development.
BOUNDARY TREATMENT	Landscaping to the south boundary. The dwelling is set back 20m from Toddington Lane. The east boundary has a tree belt 6-8m in height located 60m from the main east facing rear elevation of the property. Between the lane and the application site lies a ditch which is banked on its north side and contains hedgerow shrubs.
SITE CHARACTERISTICS	The site is part of the garden to the dwelling which comprises a large detached single/1½ storey dwelling in flint, render and timber boarding located on the west side of its large landscaped plot including a pond 0.58 hectares in size. The site is located towards the front of the site, adjacent to the road, to the south east of the existing dwelling and south of the pond.
CHARACTER OF LOCALITY	A residential area of large detached dwellings set in former countryside. The area is one of very mixed character and is undergoing further rapid change. The cluster of buildings to the west of the application site are semi-rural in character with two listed buildings constructed in flint with flint boundary walls and mature landscaping. The property immediately to west of the site, is single storey and rendered whilst there are modern dwellings on the south side of the lane, three of which are

recently constructed. There are recent residential developments further to the west both north and south of Toddington Lane and the glasshouse buildings associated with the nurseries to the east have been demolished in preparation for more residential development as part of the strategic allocation.

RELEVANT SITE HISTORY

LU/42/13/	Construction of a 5 bedroom detached dwelling and detached garage. Departure from the Development Plan.	App Cond with S106 19-09-13
LU/43/13/	Construction of 4 no bedroom detached dwelling and detached garage - This is a Departure from the Development Plan	Refused 19-09-13

LU/43/13/PL was a refusal for a dwelling on this site. The reasons related to the height and position of the dwelling on the site and to the principle of residential development in this location. There has been a material change in circumstances since that application was determined with the adoption of the Arun Local Plan in 2018 which extended the built-up area boundary to include the surrounding area as a strategic housing site. The site now falls within this defined built-up area.

This application proposes an alternative layout and scale of development to that previously refused and the form of development now proposed is more appropriate to its context.

LU/42/13/PL granted planning permission for a dwelling north of the application site in 2013 but this has not been implemented.

REPRESENTATIONS

Littlehampton Town Council - No Objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Drainage Engineer - No Objection.

Environmental Health - No Objection.

Imposition of contamination conditions and Construction Management Plan conditions requested.

County Highways - No Objection

In terms of access there is no evidence to suggest the existing accesses are operating unsafely or that the proposal would exacerbate an existing safety concern.

The applicant proposes 3 car parking spaces, in the form of a single-car garage and driveway with two parking spaces. According to Arun Parking Standards, a dwelling of this size in this location should provide at least two car parking spaces. Therefore, the parking provision is sufficient. The applicant has demonstrated a turning head, which allows cars to turn and exit the site in a forward gear. The garage internal dimensions of 2.85m x 5.4m falls short of the minimum internal specifications for garages of 3m x 6m set out in Manual for Streets (MfS). Therefore the garage cannot be considered for vehicular parking provision. Notwithstanding this, adequate parking is available on-site.

The applicant proposes a cycle store, in accordance with Arun Parking Standards. The inclusion of secure and covered cycle parking helps promote the use of sustainable transport methods.

The site is in a location in walking/cycle distance of local services, such as shops and schools. Public transport connections are within cycle distance of the site, with Littlehampton Train Station situated approximately 2.3km south of the site. The nearest bus stops are situated on Lyminster Road and Worthing Road, both approximately 1km from the site.

Conditions requested regarding cycle and parking spaces and EV charging points.

Conservation Officer - No Objection.

The site is towards the front of the site, adjacent to the road, and to the south east of the existing dwelling and south of the pond. There is a good level of screening to the site boundary, and I am of the opinion that this should remain and could be enhanced. The cluster of traditional buildings to the west of the site are semi-rural in character with vernacular materials used along with flint boundary walls and mature landscaping.

The presence of vegetation to the front of the site, along with existing flint walls and shrubs etc mean that the dwelling should not be clearly seen in the context of the neighbouring listed buildings, when looking eastwards (in the lane to the front of the site) or westwards from the lane to the front of the heritage assets.

The settings of the listed buildings have already been impacted upon as a result of the extensive existing/emerging development that is currently taking place in the immediate locality. It is thought that, subject to the retention (and potential enhancement) of the existing boundary screening, it will cause no further harm to the settings of the assets.

The design of the dwelling could be such that it carefully considers the local vernacular/elements of the listed buildings, which could ensure that it has a positive impact. Careful consideration is therefore required at the detailed design stage

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The environmental health officer's request for a CMP condition is unduly onerous in relation to development of one dwelling therefore the requested condition has not been imposed.

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary
Strategic Housing Allocation

Adjacent to Listed Buildings
Archaeological Interest Area

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
WDM3	W DM3 Sustainable Urban Drainage Systems
DSP1	D SP1 Design
SDSP1	SD SP1 Sustainable Development
HSP2	H SP2 Strategic Site Allocations
QESP1	QE SP1 Quality of the Environment
TSP1	T SP1 Transport and Development
HERDM1	HER DM1 Listed Buildings
ENVDM5	ENV DM5 Development and biodiversity

Littlehampton Neighbourhood Plan 2014 Policy 1 The Presumption in Favour of Sustainable Development

Littlehampton Neighbourhood Plan 2014 Policy 2 A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

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

POLICY COMMENTARY

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

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

The Littlehampton Neighbourhood Plan has been made and policies 1 and 2 are considered relevant to the determination 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 there would be no materially adverse effect on the character and visual amenities of the area or residential amenity or the setting of the adjacent listed buildings.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

PRINCIPLE

The site is part of the garden of Flint Acre. Before this part of Toddington Lane was allocated as a strategic housing site it occupied a countryside location. The adjoining land is being developed for housing and this site has been included in the Strategic Housing Allocation and is now in the Built Up Area Boundary. In principle residential development accords with local plan policies in terms of the supply of housing and is sustainably located given the neighbouring residential sites under construction and the proximity of essential services.

Littlehampton Neighbourhood Plan contains the following policies relevant to principle considerations:

Policy 1 - The Presumption in Favour of Sustainable Development states planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise. There are no policies in the Neighbourhood Plan specifically relating to this site other than a reference to the area as a strategic housing site in policy 2. The proposal would therefore accord with this policy.

Policy 2 - 'Spatial Plan for the Town' refers to the site (Toddington North of the Railway Line) which states :

The Neighbourhood Plan concentrates future housing, economic and community-related development within the built up area of Littlehampton and especially the Fitzalan Corridor connecting the strategic housing allocations at North Littlehampton (Toddington- north of the railway) and at Courtwick Park with the Littlehampton Academy, the Town Centre and the Community Hub and the Green. The proposal accords with this policy.

CHARACTER, DESIGN AND VISUAL AMENITY

Policy D DM1 of the Arun Local Plan (ALP) requires that the Council have regard to certain aspects including (1) Character - seeking that development reflects or improves upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features. (2) Appearance/attractiveness - requiring development to demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area; (13) Density - This should make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. (14) Scale - This requires the scale of development to keep within the general confines of the overall character of a locality. (15) Aspects of Form and Quality - This requires development to accord with the Arun Design Guide.

Policy D SP1 seeks good quality development that demonstrates a high quality of design based on a site analysis and context appraisal, adherence to objectives informing sustainable design and the influence of these objectives have on the form of the development.

It is necessary to consider the guidance in the Arun Design Guide and National Planning Policy Framework. Section 12 states that high quality buildings and places are fundamental to the planning process. Paragraph 127 sets out 6 design criteria against which development proposals will be assessed including the need to be visually attractive and sympathetic to local character.

The character of the area is very mixed but Flint Acre and the properties to the west retain a relatively spacious layout compared to the new development opposite and in the general locality. As a result, the pattern of development is informal, with some backland development, but nevertheless it is a cluster of dwellings, in close proximity to one another, now situated within the built-up area. Flint Acre is well related to the adjoining properties but its large curtilage extends eastwards and has a more spacious setting than adjoining dwellings. The site is capable of accommodating additional development to make more efficient and effective use of the land in accordance with the NPPF.

The development is acceptable by reason of compliance with the above policies by virtue of the plot size being in accordance with others nearby in the locality. The density of the proposal at 8 dwellings per hectare is much less than in the wider area, but is in keeping with the more spacious character of the host dwelling. The infill site in Toddington Lane at Directors Cottage LU/249/17/PL had a density of 36 dwellings per hectare (dph) approval LU/116/13/ for 63 dwellings had a density of 37dph and the development of 3 properties at Knightscroft (LU/131/16/PL) had a density of 30 dph.

The application proposes the siting of one dwelling to reflect the form of development on the north side of the lane. Whilst at the front of the site, it will have a spacious setting whilst retaining an adequate separation to Flint Acre itself and to the road frontage. At its closest point the dwelling is 3.8m from the boundary, but if the ditch and landscaped bank are included it is 9.6m from the road frontage. The dwellings opposite are set back 7.2m from the road frontage. The dwelling will address the road frontage with sufficient space for parking and turning to its west side and private amenity space to the east. The garden will have a side garden depth of 19m exceeding the minimum guidelines set out in the Arun Design Guide.

The scale of the dwelling is a chalet style with a height of 6.7m. This reflects the scale and form of Flint Acre and Old Byrne House, both of which have chalet elements with dormers within the roof slope. The illustrative front elevation demonstrates that a dwelling can be designed to complement local vernacular and be in keeping with the existing properties on the north side of the lane.

The previous proposal was refused on its prominent form and positioning on site. This proposal is more modest in its scale and is located further from Flint Acre maintaining the spacious character of this part of the lane. The scale and layout of the dwelling has been reconsidered to ensure that it reflects the characteristics of the site and surrounding area in accordance with Policy D SP1 and the principles set out in the Arun Design Guide for infill development. Although there is little space to the rear boundary and the dwelling is between the existing dwelling and the road the proposal achieves an acceptable balance between the efficient use of land and local character which is at the heart of sustainable development.

The Arun Design Guide part P requires infill development to respond positively to the character, appearance and layout of surrounding buildings to provide high quality infill development which enhances amenity for surrounding and new residents. The guidance states that in most cases, new schemes should emulate the established pattern of building height, scale, plot width, boundary treatment and building line along the edge of the plot, and continue the rhythm of the street by repeating key elements such as windows, doors and walls. The proposal complies with this guidance in respect of plot size and building pattern, style and rhythm given the gap and set back position of the dwelling from the road and the gap to the existing dwelling.

The Guide recognises that infill schemes present a valuable opportunity to increase the efficiency of land use in existing urban and rural areas and provide new housing, but this should not lead to overdevelopment and over-intensification of building plots. Infill development should provide sufficient access to new dwellings and incorporate appropriate car and cycle parking as per the Arun District Parking Standards including space standards and inclusive design. These issues are discussed below.

This proposal retains sufficient space to the side boundaries and is appropriately positioned in respect of the existing dwelling and is in keeping with the character of the area and complements the appearance of the development as a whole and contributes to a sense of cohesion and unity. The dwelling is considered to comply with policies D SP1 and D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dwelling is predominantly single storey with accommodation within the roof space at first floor level served by dormer windows and roof lights. The indicative elevations show how a dwelling can be designed which addresses the road frontage but also avoids windows on the north elevation closest to Flint Acre to protect its residential amenities. The windows in the west elevation face over the driveway to Flint Acre which is open to view by the public in any case. The indicative floor plan shows a three-bedroom dwelling of 210 sqm. This internal floor area exceeds those specified within the Nationally Described Space Standards for a 3 no. bed five person two storey dwelling which should provide an internal floor area of 93m². The dwelling is considered to result in a good standard of amenity for future occupiers in accordance with Paragraph 17 of the NPPF.

The addition of windows in the rear elevation at first floor level is to be controlled by condition by taking away PD rights to ensure the privacy of Flint Acre is retained.

At its closest point corner to corner the proposed dwelling would be 11.7m from Flint Acre, but it is sited east of the dwelling. Whilst part of the rear elevation (6.4m in length) is only 1m from the northern boundary it would adjoin part of a large garden retained to serve Flint Acre and would not result in materially adverse overbearing impacts to the garden as a whole. By virtue of the separation distance the proposed dwelling will not give rise to any unacceptably adverse overbearing or overshadowing impacts upon neighbouring properties. Therefore the proposal will accord with policies D DM1 and DSP1 of the Arun Local Plan.

LISTED BUILDING

To the west of the site lies two listed buildings: Toddington Farmhouse (Grade II) and the Dovecote at Toddington (also Grade II). The Dovecote is part of the property immediately to the east (known as Old Byrne House) and lies on the far western side of the plot.

The NPPF requires Local Planning Authorities to identify and assess significance of a Heritage Asset that may be affected by proposals (paragraph 190). They should take the assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals. A Heritage Statement has been prepared to assess the impact the development has on the building .

Paragraphs 193 and 194 of the NPPF require the balancing of proposals which affect the significance of designated Heritage Assets and their settings, having regard to the scale of the harm. It is not considered that the proposal would cause harm to the significance of the Heritage Asset. Consequently, the balancing exercise required to be undertaken as part of these paragraph of the NPPF is not required.

The most significant buildings in the locality are the Farmhouse, Dovecot and to a lesser degree, the former farm buildings which together appear to have originally been part of a farmstead. The modern additions to Old Byrne House and to Flint Acre itself, have diminished the significance of the listed buildings and their setting as a cluster of historic agricultural buildings. The settings are further compromised by the modern surrounding developments of commercial property and modern housing. The application site lies to the east of this group and is sufficiently separated from the more significant

heritage assets and what remains of their setting, to avoid any harm. It is therefore concluded that the proposal does not affect the significance of the nearby designated heritage assets or their setting.

The proposals have sought to minimise the impact of the proposals on the significance of the designated Heritage Assets and make a positive contribution to local character as required by para192(c) of the NPPF which states Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

No objection has been received from the Conservation officer and the development is considered to be sensitively sited and with suitable detailing to be submitted at reserved matters stage would preserve and enhance the setting of the nearby Listed Buildings and therefore accords with policy HER DM1 of the Arun Local Plan.

PARKING & HIGHWAY SAFETY

Arun Local Plan Policy T SP1 seeks to ensure development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.

In respect of parking, it supports development which incorporates appropriate levels of parking in line with Arun Parking Standards and which considers the impact of development upon on-street parking.

Regard should also be had to paragraph 109 of the NPPF which refers to refusal on highways grounds only if there would be an unacceptable impact on highway safety.

The site is accessed by a private lane which meets the public highway at its junction with Toddington Lane. The lane is a public footpath (no. 3096). A parking and turning area is proposed on the west side of the dwelling in addition to an integral garage within the dwelling. County Highways have no objection to the proposal in terms of parking or access. The proposal includes 2 parking spaces and a garage with internal dimensions which do not meet the minimum internal standard dimensions to count towards parking provision. However, notwithstanding this the proposal would accord with Arun's parking standards which require 2 spaces per dwelling plus 20% for visitor parking.

Cycle parking standards are contained within Arun's parking standards and require 2 covered secure spaces per unit. These are detailed on the plans and provision is conditioned. The proposal is therefore compliant in this respect.

An electric vehicle charging point is required and is conditioned.

BIODIVERSITY

Policy ENV DM5 (Development and biodiversity) of Arun Local Plan requires developments to seek to achieve a net gain in biodiversity and incorporate a range of ecological enhancements. To ensure compliance with policy a condition has been imposed to incorporate enhancements within the scheme. The loss of habitats and appropriate mitigation would be considered at reserved matters as part of the landscaping proposals.

SUMMARY

The site is located in the centre of an area undergoing comprehensive residential re-development and will be able to utilise the new transport links and amenities being provided.

The proposed development is considered to accord with relevant development plan policy and as such is recommended for approval 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.

CIL DETAILS

This application is not CIL Liable therefore no developer contributions towards infrastructure will be required.

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 3 years beginning with the date of this permission:-

- (a) Appearance;
- (b) 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 insofar as this permission relates to matters being approved by the outline:

Location/Block and Site Plan 2.01 Rev A

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.

- 4 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 plan 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.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

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.

- 5 Prior to commencement of development,(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 the 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. It shall also include any plan (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 plan, and for the reporting of this to the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard 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.

- 6 No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of Arun Local Plan.

- 7 No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with the layout plan hereby approved. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use in accordance with policy T SP1 of Arun Local Plan.

- 8 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with details to be submitted to and approved by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

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

- 9 No part of the development shall be first occupied until an electric vehicle charging space has been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. These details shall thereafter be retained.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

- 10 No development above damp proof course (DPC) level shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and the dwelling shall not 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 D DM1 of the Arun Local Plan.

- 11 No windows shall be constructed at first floor in the north elevation of the dwelling hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.

- 12 Prior to occupation of the dwelling biodiversity enhancements shall be provided in accordance with details to be submitted to and approved by the Local Planning Authority. These enhancements shall thereafter be retained at all times.

Reason: To ensure the proposal provides biodiversity enhancements in accordance with policy ENV DM5 of Arun Local Plan.

- 13 **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.