

REPORT UPDATE

Application No: LU/249/17/PL

Reason for the Update / Changes

Reason for Update:

The Officer report incorrectly refers to the ridge height of the dwellings as 15m. This should read 7.5m.

There are no changes to the recommendation or conditions.

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.

LU/249/17/PL

Recommendation Report for Planning Permission

REF NO: LU/249/17/PL

LOCATION: Directors Cottage
Toddington Lane
Littlehampton

PROPOSAL: Demolition of the existing bungalow & redevelopment of the site with 5 No. detached houses. This application is a Departure from the Development Plan

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The proposal relates to the provision of 5 detached 3 bedroom houses of 2 different designs. Each dwelling has a garage and cycle store. A minimum gap of 2m between the properties would be provided. The dwellings would have pitched roofs with a ridge height of 15m. The materials would comprise concrete interlocking tiles, stock facing bricks, tile hanging and cladding.

SITE AREA

0.14 hectares

RESIDENTIAL DEVELOPMENT DENSITY

36 dwellings per hectare

TOPOGRAPHY

Predominantly flat.

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

1.8m high close boarded fencing to rear and side boundaries and ranch style fencing and hedging to site frontage.

report

SITE CHARACTERISTICS

Former nursery owners accommodation. Detached bungalow with garage comprising brick elevations and tiled roof.

CHARACTER OF LOCALITY

Predominantly residential. New dwellings recently completed to rear and opposite in Toddington Lane with smaller plot sizes. Some of the units opposite have used materials including cladding and tile hanging as proposed in this application.

RELEVANT SITE HISTORY

LU/46/15/PL	Application for the removal of condition 7 imposed under LU/113/64/ relating to agricultural occupancy.	ApproveConditionally 01-05-2015
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REPRESENTATIONS

Representations received:

Littlehampton Town Council

Objection - on the grounds of highways safety. Considering the comments from the Highways Authority, Members lamented the lack of pavement in the plans and considered that more could easily be introduced which would also improve safety for pedestrians. In view of the increasing residential occupation in the area and the subsequent increase in traffic together with the needs of public transport, it was considered appropriate that a contribution be sought from the developer towards the costs of a Traffic Regulation Order introducing restrictions on the highway to counter on street parking. It was considered that if these matters could be satisfactorily addressed through planning conditions, the Committee would be content to withdraw their objection.

Comments on Representations received:

There is footpath provision along this section of Toddington Lane on the opposite side of the road outside the recently completed new houses. County highways have not objected to the application on the basis of the lack of provision. The threshold for requesting any form of affordable housing/infrastructure financial contributions has not been met. Highways have confirmed that the proposed number of car parking spaces is in line with West Sussex County Council requirements.

Condition number 8 will ensure that these spaces will be provided before occupation of the dwellings takes place and will be protected for car parking purposes only.

CONSULTATIONS

WSCC Strategic Planning
Environmental Health
Economic Regeneration
Engineering Services Manager
Engineers (Drainage)
Parks and Landscapes

Consultations responses received:

ENVIRONMENTAL HEALTH - No Objection. Conditions suggested to include a construction management plan and hours of operation.

COUNTY HIGHWAYS - No Objection. The proposal would not have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and there are no transport grounds to resist the proposal. Full details of their comment are available on the web site.

DRAINAGE ENGINEER - No Objection. 2 standard conditions in relation to surface water drainage are proposed.

ECONOMIC DEVELOPMENT - No comment

Comments on Consultation responses:

Comments noted. Conditions requested by consultees have been included in the recommendation.

POLICY CONTEXT

Designation applicable to site
Outside Built Up area Boundary
Arundel and Littlehampton Strategic Gap
North of Littlehampton Strategic Housing Allocation

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN2	Built-up Area Boundary
	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	GEN9	Foul and Surface Water Drainage
	GEN12	Parking in New Development
	GEN20	Provision of Public Open Space within New Development
	AREA10	Strategic Gaps
		D SP1 Design
		SD SP1 Sustainable Development
		HER DM6 Sites of Archaeological Interest
Publication Version of the Local Plan (October 2014):		HOR DM1 Horticulture
		SD SP2 Built-Up Area Boundary
		C SP1 Countryside
		D DM1 Aspects of Form and Design Quality
		D DM2 Internal Space Standards
		D DM3 External Space Standards
		W DM3 Sustainable Urban Drainage Systems
		H SP1 Strategic housing, parish and town council allocations
		T SP1 Transport and Development
		The Presumption in Favour of Sustainable Development
Littlehampton Neighbourhood Plan 2014 Policy 1		

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

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

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

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 be afforded 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. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing

- The Council can demonstrate a three-year supply of deliverable housing sites

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).

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 it is within an allocated site in the Littlehampton Town Development Plan and 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 site was the managers accommodation for the former nursery in the area which is currently being redeveloped to provide new residential properties. At the time of the horticultural use of the area it occupied a countryside location where the principle of development would have been considered unacceptable. However the site has been included in the emerging Local Plan (2014) as a Strategic Housing Allocation. Whilst it does not accord with adopted local plan policies this plan is out of date in respect to the supply of housing. It does however comply with the emerging local plan and Neighbourhood Plan which supersede the 2003 Local Plan in terms of the supply of housing policies.

The made Littlehampton Neighbourhood Plan (2014) is the most up to date adopted plan for development control purposes and contains the following policies relevant to principle considerations:

Policy 1 - The Presumption in Favour of Sustainable Development

Policy 2 - Spatial Plan for the Town

Policy 1 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 refers to the site (Toddingtong 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 (Toddingtong- north of the railway) and at Courtwick Park with the Littlehampton Academy, the Town Centre and the Community Hub and the Green. The proposal therefore accords with this policy. As a more recent part of the development plan, the proposals are in accordance with the development plan.

The policies that relate to the supply of housing in the 2003 Local Plan are now only afforded very limited weight as they do not relate to development needs beyond 2011 and the current built-up area boundaries were drawn to accommodate a specific quantum of development in the period 2001 - 2011.

The Council has produced new evidence to support the emerging Local Plan which indicates that the objectively assessed housing need (OAHN) for the District equates to 919 dwellings per annum. The proposed modifications to the Local Plan result in a housing requirement of 20,000 dwellings over the Plan period between 2011 and 2031. The housing supply comprises completions, commitments, Neighbourhood Plan allocations, deliverable HELAA sites (within the Built-Up area boundary), non-strategic sites, windfall sites and strategic site allocations. This site falls within a strategic site allocation within the publication version of the Local Plan.

A Housing Implementation Strategy has been produced (March 2017) to support the modifications to the Local Plan housing policies and this document identifies the current five year housing land supply situation. The current housing land supply (with a 'policy off' position) is 2.09 years. A report to the Local Plan Sub-Committee recommended to Full Council that planning applications should be invited on sites identified as being 'deliverable' by the HELAA where they are considered sustainable and will not prejudice the emerging local plan and/or infrastructure delivery. This was due to the shortfall in housing land supply since the start of the plan period in 2011. The emerging Plan must ensure that an adequate supply of sites to provide for a rolling five year land supply over the course of the Plan period once the Plan is in place.

Once the Local Plan is adopted (expected to be in Spring 2018) and is able to carry significant weight, the policies will seek to exert a strict control over new development in the countryside to protect it for its own sake. Development will only be permitted in exceptional circumstances or where there is a strong justification for a countryside location. The Government's planning advice indicates that planning authorities should continue to ensure that the quality and character of the wider countryside is protected, and where possible enhanced.

In relation to the sustainability the location has previously been considered sustainable given the neighbouring residential sites under construction and the proximity of essential services.

CONCLUSION ON PRINCIPLE

Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the NPPF states that the presumption in favour of sustainable development requires the granting of planning permission, 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'. Furthermore, paragraph 49 states that:

"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered

up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites"

The site falls within the built area boundary as defined in the Publication Version of the Emerging Local Plan published in October 2014 and the built up area boundary as defined by Policy 2 of the Littlehampton Neighbourhood Plan which is the most up to date development plan.

It is recognised that there is an allocated housing site to the north and construction has begun on the North Littlehampton development and development to the South of Toddington Lane is under construction. The site would therefore have the appearance of being situated within the urban envelope.

Given compliance with the Littlehampton Town Neighbourhood Plan and the Publication version of the Local Plan and other more limited supporting material considerations it is considered that the proposed development would be acceptable in principle.

DESIGN AND VISUAL AMENITY

Planning Policies and Central Government Advice support the efficient and effective use of land. Section 7 of the NPPF states that good design is a key aspect of sustainable development (paragraph 56), and that developments should establish a strong sense of place and be visually attractive as a result of good architecture (paragraph 58). Paragraph 64 confirms that planning permission should be refused for poor design that fails to improve the character or quality of an area.

Policy GEN7(ii) of the Arun District Local Plan requires new development to respond positively to the identified characteristics of the site in order to create developments which respect local characteristics. Central Government Advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted.

Policy D SP1 'Design' of the Local Plan Publication Version seeks good quality and demonstration of 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

The proposal comprises 2 designs of 3 bedroom dwellinghouses which would be two storeys high and have the same ridge and eaves heights. They would also be set back a uniform distance from Toddington Lane to allow for provision of driveways in front of garages. They are sited further forward than the existing dwelling, but this existing set back depth is an anomaly to the emerging pattern of development and the proposal would accord with this. The final material finishes are to be conditioned so as to be in keeping. Soft landscaping which would soften the appearance of hard landscaped areas and buildings is conditioned.

The site comprises a detached dwelling which sits at odds with its new neighbours in that the dwelling and plot size are significantly larger than the new neighbouring dwellings to the north and south. The numbers proposed would result in a density of 36 dwellings per hectare (dph) which is not out of character with the locality given that approval LU/116/13/ to the south-west of the application site for 63 dwellings has a density of 37dph and the development of 3 properties at Knightscroft (LU/131/16/PL) had a density of 30 dwellings per hectare. It is considered the

proposed development does not constitute overdevelopment of the site and is in keeping with the established character and appearance of the locality. The site will be surrounded by a high density residential development to the south and north. The layout of the houses has been arranged to front Toddington Lane which will reflect the orientation of the existing dwelling and that to the east. Much of the new development is terraced and semi detached, but the detached dwellings proposed would not have significant gaps to the side boundary and would not therefore be discordant with the general pattern of development.

The scheme originally submitted related to 5 dwellings with brick elevations. The design of the properties has now been amended to incorporate additional detailing to the front elevations comprising a mix of tile hanging, weatherboarding and brick coursing. These changes ensure that the development more closely reflects the design of the dwellings opposite and that of the new wider development generally and are now considered to be in conformity with national relevant emerging and adopted local plan policy. Condition 17 will provide further control to ensure that the materials used and their design details harmonise with surrounding development.

HIGHWAY MATTERS

The proposal is to provide individual access from each plot onto Toddington Lane and each dwelling has either a detached or integral garage and driveway. The County Highways officer has no objection to the proposal in terms of parking provision, layout or highway safety.

RESIDENTIAL AMENITY

The nearest residential property to the east is 4.8m from the side elevation of the end plot and does not project significantly beyond its rear elevation. The dwellings to the north are 10m from the rear boundary and this combined with 8m - 10m gaps behind the rear elevations of the proposed dwellings and the boundary provides an acceptable distance to preclude any materially adverse overlooking or overbearing effects. The property to the west will side onto the proposed development and will be located 15m from the boundary. No primary habitable first floor windows are proposed at first floor level in the side elevations of the dwellings and therefore no materially adverse direct overlooking would result to dwellings to the east or west.

Any additional side facing windows proposed at first floor level on the side elevations of the dwellings on the site perimeter are recommended to be controlled by condition requiring them to be obscurely glazed and fixed shut.

Given the above it is considered that the 5 dwellings would not result in unacceptably adverse overlooking, overshadowing or overbearing impacts on neighbours and therefore are deemed to accord with policy GEN7(iv) of the Arun District Local Plan.

SPACE STANDARDS

The layout includes dwellings with rear gardens which with the exception of the most westerly plot, which is in accordance with the garden area required, measure at least 10m deep and generally achieve rear garden areas which exceed those identified within policy D DM3 of the Emerging Local Plan. The layout also provides dwellings which have an internal floor area which exceeds those specified within the Nationally Described Space Standards. The dwellings are considered to result in a good standard of amenity for future occupiers in accordance with Paragraph 17 of the NPPF.

HIGHWAYS

County Highways have no objection to the proposal in terms of parking or access.

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.

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 17/4430/5 received 23-10-2017
Type A Floor Plans 17/4430/1

Type A Elevations 17/4430/2 received 23-10-2017
Type B floor Plans 17/4430/3
Type B Elevations 17/4430/4 received 23-10-2017
Site Plan 17/4430/5 received 23-10-2017
Location , Street Scene and Externals 17/4430/6 received 23-10-2017
Type A, Plot 1 17/4430/7
Type A, Plot 3 17/4430/8
Type B, Plot 5 17/4430/9
Location, Street Scenes and Externals

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 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved by, The Local Planning Authority. The Approved Plan shall be adhered to throughout the construction period. The Plan shall provide for :
- a. An indicative programme for carrying out the works
 - b. The arrangements for public consultation and liaison during the construction works.
 - c. Measures to minimise the noise (including vibration) generated by the construction process to include, proposed method should foundation piling occur, the careful selection of plant and machinery and use of noise mitigation barriers.
 - d. Detail of any flood lighting, including location, height, type and direction.
 - e. The parking of site operatives and visitors
 - f. Loading and unloading of plant and materials
 - g. Storage of plant and materials used in construction and development
 - h. Wheel washing facilities
 - i. Measures to control the emission of dust and dirt during construction

Reason: In the interests of highway safety and the amenities of the area. It is considered necessary for this to be a pre-commencement condition because any works on the site could result in congestion or impede access which could compromise highway safety.

- 4 Whilst the site is under construction no machinery, vehicles or plant shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site except between the hours of 07:00 and 18:00 on Mondays to Fridays inclusive, 07:00 hours and 13:00 hours on Saturdays and not at any time at all on Sundays or Bank Holidays.

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

- 5 No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Toddington Lane in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and to accord with approved policy in accordance

with policy GEN7 of the Arun District Local Plan.

- 6 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.

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

- 7 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. 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 GEN7 of the Arun District 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 plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with policy GEN7 of the Arun District Local Plan.

- 9 The first floor windows on the west elevation of the most westerly plot and the east elevation of the most easterly plot of the proposed dwellings shall at all times be glazed with obscured glass and fixed to be permanently non-opening below 1.7m.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 10 No windows (other than those shown on the plans hereby approved) shall be constructed at first floor level in the west or east elevations of the dwellings 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 GEN7, DEV19 of the Arun District Local Plan.

- 11 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to Plot 1 shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

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

The design should follow the hierarchy of preference for different types of surface water

drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

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

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

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

- 13 Development shall not commence until full details of the maintenance and management of the SuDS system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include (a) details of financial management of the site including arrangements made in the event that the management company (or any subsequent management company) is no longer able to fulfil its duties; and (b) arrangements for the replacement of major components at the end of the manufacturers recommended design life.

Reason: To ensure the efficient maintenance and on-going operation of the SuDS system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32. 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.

- 14 Upon completed construction of the SuDS System but prior to occupation of any part of the scheme, the owner or management company shall either provide the local planning authority with an updated copy of the management manual incorporating any changes as a result of construction/implementation or confirm in writing that no changes are required to the manual.

No further changes shall be made to the approved SuDS Maintenance & Management Plan/Regime including the management company responsible or the financial arrangements between the owners of the dwellings & the management company other than with the written consent of the Local Planning Authority.

The owner or management company shall thereafter strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity.

Reason: To ensure the efficient maintenance and on-going operation of the SuDS system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32.

- 15 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 GEN7 of the Arun District Local Plan.

- 16 No development above damp proof course (DPC) level shall be carried out 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. A 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 17 **INFORMATIVE:** Drainage Engineers advise that 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 BRE 365, 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 30% 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 are also available on request.
- 18 **INFORMATIVE:** The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.
- 19 **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.