

Recommendation Report for Planning Permission

REF NO: LU/370/21/PL

LOCATION: Phase 3
Hampton Park
Toddington Lane
Littlehampton
BN17 7PL

PROPOSAL: Variation of Condition No.1 following grant of LU/305/19/RES - revised landscaping and ecology.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This is a Section 73 application to vary Condition 1 imposed on LU/305/19/RES for the development of 45 dwellings on Phase 3 at Hampton Park. Condition 1 comprises a list of the approved plans as part of the approved reserved matters including the Landscape Layout Plan, the Proposed Planting Plan and the plan of the design of the Locally Equipped Area of Play (the LEAP).
SITE AREA	Parcel A2 measures 1.06ha Parcel B6 measures 0.39ha Total site area measures 1.45ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	30 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is bounded to the north by Toddington Lane, beyond which are two completed housing developments (LU/347/14/RES) on Parcel A1 (Phase 1) and the Bovis Homes development (LU/117/15/RES) at Hampton Park. The eastern boundary of the site (land to the east of Parcel B6) is formed by an existing housing estate (comprising of Winterberry Way and Hollyacres). The western boundary of the site is formed by an existing housing estate on Empress Close. The site is bounded to the south by the south coast mainline railway and beyond by Crabtree Park Football Ground. The residential area of Toddington is located south of the railway and the separate village of Lyminster lies to the north.
SITE CHARACTERISTICS	The site was formerly occupied by Fairhaven Nursery. The two parcels of land that comprise the site (Parcels A2 and B6) are bisected by the southern section of the Lyminster Bypass

(LU/278/17/RES), which forms part of the planned new road running north / south from the A27 at Crossbush in the north to Littlehampton town centre in the south.

All of the houses and the apartment building on Parcel A2 have been constructed and completed; and all of the houses and some of the apartments are now occupied. Construction work has commenced on the houses and the apartment building on Parcel B6 which is located to the east of the Bypass.

The site comprises two of the Character Areas detailed within the approved Development Framework Document (DFD). The western part of the site (Parcel A2) falls within the Western Development Character Area, and the eastern part of the site (Parcel B6) falls in the Southern Quarter Character Area.

CHARACTER OF LOCALITY

The northern part of the residential area of Wick is situated to the west of Parcel A2, along Mill Lane. The A284, which is the main road serving Littlehampton from the A27, passes to the west of the site through Lyminster and Wick and then south to Littlehampton Town Centre.

RELEVANT SITE HISTORY

LU/346/14/PL	Application for variation of Conditions 11, 17, 18, 20 and 30 imposed under LU/47/11 relating to maintenance of watercourse, scheme for creation of central wetland area, scheme for details of bridges and buffer-zones to on-site watercourses, ecological management plan and scheme for hydrants.	ApproveConditionally 20-02-15
LU/91/20/DOC	Approval of details reserved by condition imposed under ref LU/305/19/RES relating to Condition No 2 - architectural detail	DOC Approved 21-04-20
LU/182/15/PL	Variation of conditions 4, 6, 7, 8, 39 & 42 imposed under planning reference LU/47/11/ relating to list of plans, illustrative masterplan, CHP plant building, Design Statement, bus stops & traffic improvements.	App Cond with S106 03-10-18
LU/278/17/RES	Approval of Reserved Matters following Outline Permission LU/47/11 for Construction of the southern section of the Lyminster Bypass, including northern and southern roundabouts, surface water drainage and landscaping. Departure from the Development Plan &	ApproveConditionally 04-10-18

affects a Public Right of Way.

LU/379/18/RES	Approval of reserved matters following outline consent LU/47/11/ for 50 No. dwellings. This application may affect the setting of a listed building.	Withdrawn 11-02-19
LU/305/19/RES	Application for Reserved Matters following outline permission LU/47/11 for 45 dwellings - this application may affect the setting of a Listed Building - This is a re-submission of LU/379/18/RES	App Cond with S106 06-04-20
LU/47/11/	Outline application with some matters reserved for mixed use development comprising: demolition of existing buildings and structures, up to 1,260 residential dwellings (out of a potential 1,460 dwelling masterplan), up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, community centre, youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, children's play areas, primary vehicular access from a new access from the A259 bridging over the railway line with additional access from Mill Lane & Toddington Lane. This application is the subject of an Environmental Impact Assessment & a departure from the development plan. This application affects a public right of way.	App Cond with S106 23-01-13

Parcel A2, located to the west of the approved route of the Lyminster Bypass was identified in Part 2 of the Section 106 Agreement for Hampton Park for the provision of a Youth Facility site, which is also shown on the Illustrative Masterplan and the Concept Plan which were approved alongside the outline planning permission. Part 2 of the Section 106 Agreement which accompanied the original outline planning permission LU/47/11 set out the details of the Youth Facility. The outline planning permission (LU/47/11), was amended by LU/182/15/PL and a Deed of Variation was signed and executed. The re-location of the Youth Facility from Parcel A2 to a site alongside the proposed school at Hampton Park is in the amended masterplan which accompanied LU/182/15/PL and in the amended Section 106 Agreement.

A previous reserved matters application (LU/379/18/RES) for the development of 50 units on this site (i.e. Phase 3) was withdrawn.

REPRESENTATIONS

LITTLEHAMPTON TOWN COUNCIL:

No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Planning related comments noted and addressed in the 'Conclusions' section below.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

LOCAL HIGHWAY AUTHORITY:

No objection.

The proposed tree planting does not affect the sight line/visibility splays at the access to the site. The replacement of an oak with a whitebeam adjacent to the gable-end of one of the new houses is acceptable. The 'log pile' that was proposed adjacent to the Bypass bridge has been removed from the plans as it could have been a fire hazard and posed an obstruction to maintenance vehicles.

ADC ECOLOGY:

No objection.

Planting of suitable trees to enable installation of bat boxes is acceptable; there would be no net loss of biodiversity.

ADC GREENSPACE:

No objection.

The proposed planting of 37 trees (Drawing No. A088461 LA300 Rev. X - Landscape Layout) is acceptable and is adequate mitigation for trees that have been removed. The replacement of an oak with a whitebeam is acceptable.

ADC ARBORICULTURE:

No consultation response was submitted.

COMMENTS ON CONSULTATION RESPONSES:

Planning related comments noted and addressed in the 'Conclusions' section below.

POLICY CONTEXT

Designation applicable to site:

Within the built-up area boundary (BUAB) in the Local Plan.

Within the North Littlehampton Strategic Development Area.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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 (NP) was made on 5th November 2014. Relevant Littlehampton NP policies have been taken into account and are addressed in the 'Conclusions' section of this report.

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."

Section 70(2) of TCPA provides that:-

- (2) In dealing with an application for planning permission the authority shall have regard to:
- (a) the provisions of the development plan, so far as material to the application, a post-examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

The proposed replacement tree planting would materially enhance the character and appearance of the site on Phase 3 (specifically on Parcel A2) at Hampton Park, creating a parkland setting when viewed from Toddington Lane development, and the proposal complies with the relevant landscaping policies in the Development Plan and the Development Framework Document.

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 residential development on Phase 3 (comprising Parcels A2 and B6) at Hampton Park was established when LU/47/11 was granted on 23rd January 2013, and this was amended by LU/346/14/PL and LU/182/15/PL. The reserved matters comprising appearance, landscaping, layout and scale were approved under LU/305/19/RES on 6th April 2020. The Development Framework Document which accompanied LU/182/15/PL ensures that the residential development on Phase 3 (Parcels A2 and B6) has continuity in design and landscaping with the future reserved matters applications that will be brought forward under the outline permission.

Policy 2 of the Littlehampton Neighbourhood Plan (NP) says: "The Neighbourhood Plan concentrates future housing, economic and community related development within the built up area boundary of Littlehampton and especially within 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, the Community Hub and 'the Green'".

VARIATION OF CONDITION 1

The Section 73 application is to vary Condition 1, which was imposed on LU/305/19/RES and lists all of the approved plans, including the Landscaping Plans and the Planting Plans. Amendments are proposed to the approved landscaping and ecology plans following the removal of trees and a line of hedgerow along the site frontage with Toddington Lane; and for the provision of replacement planting with more substantial trees that would be capable of taking bat and bird boxes to compensate for the loss of the trees and hedgerow and to provide a landscaped corridor along the site frontage with Toddington Lane.

The Landscape Layout Plan and the Planting Plans approved under Condition 1 do not include the removal of all of the existing trees and the hedgerow along the frontage of Parcel A2 with Toddington Lane. This application proposes to substitute the approved landscaping, planting and LEAP plans with the following revised plans:

- Drawing No. A088461 LA300 Rev. X - Parcel A2 & B6 - Landscape Layout.
- Drawing No. A088461 LA301 Rev. X - Parcel A2 & B6 - Proposed Planting: 1 of 2.
- Drawing No. A088461 LA302 Rev. X - Parcel A2 & B6 - Proposed Planting 2 of 2.
- Drawing No. A088461 LA303 Rev. X - Parcel A2 & B6 - LEAP Design.

An assessment of the proposed changes to the tree planting along the frontage of Parcel A2 in Phase 3 at Hampton Park is set out below.

SITE LAYOUT

The Development Framework Document says that all the individual development parcels will be appropriately landscaped to ensure that development blends in with both the immediate surroundings and the wider area. Creating a strong public realm will be key to achieving this successfully. Frontage and verge landscaping to dwellings will be important to the development of the character areas including a range of open verge areas which will provide opportunities for structural landscaping.

Detailed landscaping plans have been submitted with LU/370/21/PL, which propose strategic planting along Toddington Lane and across Parcel A2 in Phase 3; and there is a landscape buffer on either side of the Bypass covered by the reserved matters approval for the southern section of the Lyminster Bypass.

The plant schedule for the whole of Phase 3 comprises 54 trees including Field Maple, Norway Maple, Wild Cherry, Pear, English Oak and Whitebeam; and a Hornbeam Hedge. The girths of the trees range from 8cm to 30cm, and with heights up to 600cm; and the tree planting would provide a landscape corridor and parkland setting for Phase 3 at the entrance to Hampton Park.

Twenty two trees were approved for removal along the site frontage of Parcel A2; and a further thirteen

trees that were due to be retained were removed from the site frontage due to utility constraints, the delivery of the houses and the construction of the Local Equipped Area of Play (LEAP) on Parcel A2 in Phase 3 at Hampton Park.

It is proposed to replace the trees that have been removed with 37 trees as indicated on Drawing No. LA300 Rev. X - Landscape Layout. The submitted plans include the number of trees and the species that are being proposed to be planted along the site frontage of Phase 3, clearly showing where the trees were removed and the mitigation being proposed including the species, quantities and size of the mitigation species at time of planting for this area.

Large specimen nursery trees are proposed to be planted throughout Parcel A2, which would provide a sense of maturity. There would be frontage and verge planting within the residential developments on Parcel A2, which, would enhance the appearance of the Western Development Character Area. The amendments to the landscaping and planting plans would ensure that Parcel A2 would be appropriately landscaped to ensure that development blends in with both the immediate surroundings and the wider area, and that an attractive parkland setting is created along Toddington Lane.

As such, the amended landscaping scheme which includes the provision of replacement tree planting along the site frontage with Toddington Lane, within the LEAP and across Parcel A2, complies with Policy D DM1(1) and Policy D DM1(2) of the Local Plan, the Development Framework Document, the Arun Design Guide and the NPPF.

It is acknowledged that the layout (Drawing No. 544_PL_100 Rev. K - Planning Layout) of the residential development which was approved under LU/305/19/RES would remain unchanged, in accordance with Policy D DM1 and Policy D SP1 of the Local Plan.

BIODIVERSITY

The Ecological Mitigation and Management Plan (Final Document: Revision 5) November 2021, includes ecological enhancements including the provision of bat boxes; one Schwegler 1FF and one Schwegler 2F bat boxes would be installed on suitably mature trees on Parcel A2. The ecological enhancements which comprise biodiversity net gains are acceptable and achievable with the proposed replacement tree planting across Parcel A2, in accordance with Policy ENV DM5 of the Local Plan, the Development Framework Document and the NPPF.

CONDITION 2 IMPOSED ON LU/305/19/RES:

The statement of architectural detail required by Condition 2 imposed on LU/305/19/RES was approved and the condition was discharged (LU/91/20/DOC) on 21st April 2020; and the approved architectural details are listed in Condition 1 of this decision notice.

SUMMARY

This Section 73 application seeking the variation to Condition 1 of LU/305/19/RES to provide replacement planting with more substantial trees to compensate for the loss of the trees and hedgerow and to provide landscaping along the frontage of Parcel A2 is acceptable as it forms a visually attractive frontage to the development along Toddington Lane. As such, the proposal complies with Policy D DM1(1), Policy D SP1 and Policy ENV DM4 of the Local Plan, the Arun Design Guide, the Development Framework Document and the National Planning Policy Framework.

RECOMMENDATION

It is recommended that this Section 73 application is approved and that Condition 1 of LU/305/19/RES be varied.

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 drawings and submitted materials:

- Drawing No. 544_PL_001 Rev. A - Location Plan
- Drawing No. 544_PL_100 Rev. K - Planning Layout
- Drawing No. 544_PL_101 Rev. K - Planning Layout - COLOUR
- Drawing No. 544_PL_102 Rev. K - Tenure Plan
- Drawing No. 544_PL_103 Rev. K - Storey Heights Plan
- Drawing No. 544_PL_104 Rev. K - Unit Types Plan
- Drawing No. 544_PL_105 Rev. K - Parking Strategy Plan
- Drawing No. 544_PL_106 Rev. L - Roof Finishes Plan
- Drawing No. 544_PL_107 Rev. N - External Wall Finishes Plan
- Drawing No. 544_PL_108 Rev. K - Refuse & Fire Strategy Plan
- Drawing No. 544_PL_109 Rev. K - Character Areas Plan
- Drawing No. 544_PL_110 Rev. K - External Works Plan
- Drawing No. 544_PL_BCS_100 Rev. C - Bin & Cycle Store - Proposed Floor Plan & Elevations - Plots 28 - 33
- Drawing No. 544_PL_SS_100 Rev. G - Street Scenes
- Drawing No. 544_PL_ALN_100 Rev. C - Alnwick House Type - Proposed Floor Plans
- Drawing No. 544_PL_ALN_200 Rev. C - Alnwick House Type - Proposed Elevations - Brick
- Drawing No. 544_PL_ASH_100 - Ashworth House Type - Proposed Floor Plans

- Drawing No. 544_PL_ASH_200 - Ashworth House Type - Proposed Elevations - Brick & Flint
- Drawing No. 544_PL_ASH_202 - Ashworth House Type - Proposed Elevations - Brick
- Drawing No. 544_PL_CLA.CR_100 Rev. C - Clayton Corner House Type - Proposed Floor Plans
- Drawing No. 544_PL_CLA.CR_200 Rev. A - Clayton Corner House Type - Proposed Elevations - Brick
- Drawing No. 544_PL_CLA.CR_201 Rev. B - Clayton Corner House Type - Proposed Elevations - Brick & Flint
- Drawing No. 544_PL_CLA_100 Rev. C - Clayton House Type - Proposed Floor Plans
- Drawing No. 544_PL_CLA_201 Rev. B - Clayton House Type - Proposed Elevations - Tile Hanging
- Drawing No. 544_PL_HAN_100 Rev. C - Hanbury House Type - Proposed Floor Plans
- Drawing No. 544_PL_HAN_200 Rev. B - Hanbury House Type - Proposed Elevations - Brick
- Drawing No. 544_PL_HAN_201 Rev. C - Hanbury House Type - Proposed Elevations - Brick & Flint
- Drawing No. 544_PL_HAT_100 Rev. E - Hatfield House Type - Proposed Floor Plans
- Drawing No. 544_PL_HAT_200 Rev. C - Hatfield House Type - Proposed Elevations - Weatherboard
- Drawing No. 544_PL_HAT_201 Rev. D - Hatfield House Type - Proposed Elevations - Brick
- Drawing No. 544_PL_HAT_202 Rev. D - Hatfield House Type - Proposed Elevations - Weatherboard
- Drawing No. 544_PL_DER.CR_100 - Derwent Corner House Type - Proposed Floor Plans
- Drawing No. 544_PL_DER.CR_200 Rev. A - Derwent Corner House Type - Proposed Elevations - Brick
- Drawing No. 544_PL_3BCH_100 - 3 Bed Coach House, House Type - Proposed Floor Plans
- Drawing No. 544_PL_3BCH_200 - 3 Bed Coach House, House Type - Proposed Elevations - Weatherboard
- Drawing No. 544_PL_3BH_100 Rev. B - 3BH House Type - Proposed Floor Plans
- Drawing No. 544_PL_3BH_200 Rev. B - 3BH House Type - Proposed Elevations - Brick & Render
- Drawing No. 544_PL_BLK_B_100 Rev. B - Apartment Block B - Ground Floor Plan - Plots 36 - 39
- Drawing No. 544_PL_BLK_B_101 Rev. C - Apartment Block B - First Floor Plan - Plots 40 - 43
- Drawing No. 544_PL_BLK_B_102 Rev. B - Apartment Block B - Second Floor Plan - Plots 44 - 46
- Drawing No. 544_PL_BLK_B_200 Rev. B - Apartment Block B - Elevation - Plots 36 - 46
- Drawing No. 544_PL_BLK_B_201 Rev. B - Apartment Block B - Elevation - Plots 36 - 46
- Drawing No. 544_PL_BLK_B_202 Rev. B - Apartment Block B - Elevation - Plots 36 - 46
- Drawing No. 544_PL_BLK_B_203 Rev. B - Apartment Block B - Elevation - Plots 36 - 46
- Drawing No. 544_PL_BLK_A_100 Rev. B - Apartment Block A - Ground Floor Plan - Plots 25 - 26
- Drawing No. 544_PL_BLK_A101 Rev. C - Apartment Block A - First Floor Plan - Plots 27 -28
- Drawing No. 544_PL_BLK_A_102 Rev. C - Apartment Block A - Second Floor Plan - Plots 29 -30
- Drawing No. 544_PL_BLK_A_200 Rev. B - Apartment Block A - Elevation - Plots 25 - 30
- Drawing No. 544_PL_BLK_A_201 Rev. B - Apartment Block A - Elevation - Plots 25 - 30
- Drawing No. 544_PL_BLK_A_202 Rev. B - Apartment Block A - Elevation - Plots 25 - 30
- Drawing No. 544_PL_BLK_A_203 Rev. C - Apartment Block A - Elevation - Plots 25 - 30
- Drawing No. A088461 LA300 Rev. X - Parcel A2 & B6 - Landscape Layout
- Drawing No. A088461 LA301 Rev. X - Parcel A2 & B6 - Proposed Planting: 1 of 2
- Drawing No. A088461 LA302 Rev. X - Parcel A2 & B6 - Proposed Planting 2 of 2

- Drawing No. A088461 LA303 Rev. X - Parcel A2 & B6 - LEAP Design
- Drawing No. 544_PL_LEV_06 Rev. A - External Works Section & Levels Plan
- Drawing No. 544_PL_RMP - Rising Main Location Plan
- Materials Schedule (Revision A) - Littlehampton Phase 3 - Parcels A2 & B6.
- Drawing No. 544_DET_JB_01 - Juliette Balcony Details
- Drawing No. 544_PL_106 Rev. L - Materials Plan - Roof Finishes
- Drawing No. 544_PL_107 Rev. N - Materials Plan - External Wall Finishes.
- Drawing No. 544_WD_DET_0 - Splayed Stone Headers and Stone Cill Window Details.
- Drawing No. 544_WD_DET_01 - Tile Hanging Details
- Drawing No. 544_WD_DET_02 - Feature Plinth to Plots 1, 3, 5, 6, 7, 17, 18-22, 25-30, 36-45.
- Drawing No. 544_WD_DET_04 - Gable Fronted GRP Canopy with Brackets.
- Drawing No. 544_WD_DET_05 - GRP Open Lean-To Canopy & Brackets.
- Drawing No. 544_WD_DET_06 - Stone Surround in Brick
- Drawing No. GD-EAV-07 - Ventilated Boxed Eaves Detail
- Drawing No. GD-WALL-10 - Brick Quoin Detail
- Drawing No. Hardie Plank
- Drawing No. S4GD-CIL-01 Rev. A - 140mm Deep Reconstructed Stone Cill in Brick or Stone.
- Drawing No. S4GD-CIL-02 Rev. B - 140mm Deep Reconstructed Stone Cill in Render.
- Drawing No. S4GD-CIL-10 Rev. A - 215mm Brick Soldier Course Below Cill in Brick or Stone.
- Drawing No. S4GD-EAV-18 - Ventilated Boxed Eaves Detail
- Drawing No. S4GD-LIN-01 Rev. A - Brick Soldier Lintel Detail
- Drawing No. S4GD-WALL-09 Rev. A - Feature Brick Dentil Band (1)

Design & Access Statement, February 2020, Rev. C.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

- 2 No dwelling shall be occupied until the road(s), footways, and casual parking areas serving it have been constructed, surfaced and drained in accordance with the approved plans and details.

Reason: To secure satisfactory standards of access for the proposed development, in accordance with Policy D DM1 the Arun Local Plan.

- 3 Notwithstanding the provisions of Class A, A.1, (g) within 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 rear extensions to the dwelling houses shall be erected within the curtilage of the dwellings hereby permitted unless planning permission is first 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 D DM1 of the Arun Local Plan.

- 4 INFORMATIVE: The applicant is required to enter into a Section 59 Agreement under the 1980 Highways Act to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process. Note this is only required if HGV traffic exceeds 20 movements per working day.
- 5 INFORMATIVE: Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works if they affect the existing public highway. The applicant should contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

6 **INFORMATIVE: Section 38 Agreement of the 1980 Highways Act - Provision of Adoptable Highway**

The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant should to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

7 **INFORMATIVE: Temporary Works Required During Construction**

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

8 **INFORMATIVE: Temporary Developer Signage**

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

9 **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.**