

1. Details of the appearance, landscaping, layout, and scale (hereinafter called 'the reserved matters') shall be submitted to and be approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

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. Application for approval of the reserved matters shall be made to the Local Planning Authority no later than three years from the date of this permission.

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 permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved

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).

4. The planning permission relates to the following approved plans:

- Location Plan Dwg no. 21023-HNW-ZZ-00-DR-A-1002 Rev P01
- The broad accordance with the Design and Access Statement (Revised P04) April 2022.

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

Prior to, or in conjunction with the submission of any reserved matters application a design code masterplan and phasing plan shall be submitted to, and approved in writing, by the Local Planning Authority. This document shall demonstrate how the detailed proposals reflect the objectives of the submitted Design and Access Statement (Revised P04) – April 2022.

The design code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. The development shall be carried out in accordance with the approved design code.

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 D DM1 of the Arun Local Plan.

5. The details referred to in condition 1 shall include details of the materials and external finishes of the buildings, surfaces for roads/footpaths, means of enclosure and the parking of vehicles, and the provision of samples of such materials and finishes as required. Development shall be carried out in accordance with the approved details.

Reason: To enable to the Local Planning Authority to control the development in detail in the interests of amenity in accordance with Policy D DM1 of the Arun Local Plan.

6. The landscaping and layout particulars to be submitted in accordance with Condition 1 shall include:
 - i. Details of all existing trees and hedgerows on the land, showing which are to be retained and which removed;
 - ii. Details of the positions, height, design, materials and type of boundary treatment to be provided, including the planting of advanced nursery stock and semi-mature trees in the landscape buffer along the eastern boundary of the site and in the locations shown as 'proposed planting to screen views from the South Downs National Park' on the Landscape Strategy plan (page 22 of the Design and Access Statement (Revised));
 - iii. Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree;
 - iv. The detailed landscape design for the development including the layout and design of the public realm within the development;
 - v. Details of the play areas and public open spaces; and
 - vi. Details of the surfacing, lighting, and signage of all footpaths, cycle routes and phasing plan for their provision;

No hedge or tree shall be felled, uprooted or otherwise removed during or after the construction period except where removal is indicated on a plan approved by the Local Planning Authority.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.

7. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons 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 5 years from the completion of the 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.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.

8. No development shall commence until an acoustic assessment has been carried out to determine the impact of noise from nearby transport and commercial/ industrial related noise sources on the proposed development. The acoustic assessment shall demonstrate that noise levels within the habitable rooms of proposed residential units will conform to the 'Indoor ambient noise levels for dwellings guideline values as specified within Table 4, under Section 7.7.2 of BS 8233:2014, Guidance on Sound Insulation and Noise Reduction for Buildings and World Health Organised guidance: 2009; as well as guiding principles of ProPG: Planning & Noise, May 2017. The report shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings. It shall detail how the assessment has been carried out, the results and noise mitigation measures required for development. Such a scheme shall be submitted to and approved in writing by the Local Planning Authority. The

works specified in the approved scheme, shall be carried out in accordance with the approved details prior to occupation **of the dwellings to which the mitigation details relate and be retained thereafter.**

Reason: to protect the amenity of local residents in accordance with Policy Q DM1 of the Arun Local Plan.

Reason: to protect the amenity of residents in accordance with Policy QE DM1 of the Arun Local Plan.

9. Prior to the commencement of the development hereby approved, a scheme shall be prepared to demonstrate that the external noise level within the curtilage of residential units will conform to the "Design criteria for external noise" desirable guideline value of 50 Db $L_{Aeq, T}$ equivalent to a moderate level of disturbance, as specified within section 7.7.3.2 of BS 82233:2014

Reason: to protect the amenity of residents in accordance with Policy QE DM1 of the Arun Local Plan.

10. Prior to the commencement, a Construction Management Plan shall be submitted for approval in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- The anticipated number, frequency and types of vehicles used during construction,
- The method of access and routing of vehicles during construction,
- Full details of the construction compound,
- Soil resources plan,
- Dust mitigation measures,
- Noise reduction measures,
- The parking of vehicles by site operatives and visitors,
- The loading and unloading of plant, materials, and waste,
- The storage of plant and materials used in construction of the development,
- The erection and maintenance of security hoarding,
- The provision of effective wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including if necessary, the provision of temporary Traffic Regulation Orders),

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

11. The hours of operation for any noisy activities, including deliveries to / from the site, to be limited to 08:00 hours and 18:00 hours on Mondays to Fridays inclusive; 08:00 hours and 13:00 hours on Saturdays; not at any time on Sundays or Bank Holidays except without the express authority of the Local Planning Authority.

Reason: In order to safeguard the amenity of neighbouring residents and highway safety, in accordance with Policy D DM1 of the Arun Local Plan.

12. No dwelling shall be occupied until refuse and recycling bins have been provided and space has been laid out for their storage in relation to that dwelling in accordance

with details that shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall not be used for any purpose other than the storage of refuse and recycling bins.

Reason: In the interests of the amenity of occupiers of nearby properties in accordance with Policy D DM1 and Policy WM DM1 of the Arun Local Plan.

13. No dwelling shall be occupied until space for that dwelling has been laid out for the parking of cars, motorcycles and cycles in relation to that dwelling in accordance with a drawing and schedule to be submitted to and be approved in writing by the Local Planning Authority. These areas shall thereafter not be used for any purpose other than the parking of cars, motorcycles and cycles.

Reason: In the interests of road safety and to accord with approved policy in accordance with Policy D DM1 of the Arun Local Plan.

14. Prior to the first occupation for that phase, a residential phase a Travel Plan shall be submitted for approval to identify a strategy for the promotion of sustainable travel measures.

Reason: To encourage and promote sustainable transport, in accordance with Policy D DM1 and Policy T SP1 of the Arun Local Plan.

15. Garages provided on the site shall measure a minimum of 6 metres x 3 metres internally.

Reason: To ensure that adequate and satisfactory provision is made for the parking (and garaging) of vehicles clear of all highways in accordance with Policy D DM1 of the Arun Local Plan.

16. No phase of the development hereby permitted shall be commenced until a scheme for the location and installation of fire hydrants in that phase has been submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition the scheme shall be in accordance with the Guidance Note: The Provision of Fire Hydrants and an Adequate Water Supply for Fire Fighting as published by West Sussex Fire and Rescue Services (as amended from time to time). No dwelling hereby permitted shall be occupied until the fire hydrant(s) required to serve that phase of development have been installed in accordance with the approved scheme.

Reason: To provide adequate infrastructure for emergency services, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure the safety of residents on the site.

17. At least 10% of the energy supply of the development shall be secured from renewable or low carbon energy sources (as described in the glossary at Annex 2 of the National Planning Policy Framework). Details and a timetable of how this is to be achieved for each phase or sub phase of development, including details of physical works on site, shall be submitted to, and approved in writing by the Local Planning Authority before any development in that phase or sub phase begins. The development shall be implemented in accordance with the approved details and

timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure on site renewable energy in accordance with national planning policy, and in accordance with Policy ECC SP2 of the Arun Local Plan.

18. Prior to the commencement of development, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall consider the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for most potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: To safeguard the amenities of residents in accordance with Policy D DM1 and Policy TEL SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the provision of broadband needs to be incorporated into the design for the site.

19. Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October unless such works are approved by a qualified ecologist who will first review any works take place.

Reason: In the interests of amenity, in accordance with Policy D DM1 of the Arun Local Plan.

20. Prior to occupation of any of the dwellings within each phase, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings for the respective phase, shall be submitted to the Local Planning Authority for approval in writing and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework.

21. Development shall not commence with each phase, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme (including maintenance and management details) for that phase 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No dwelling shall be occupied until the complete surface water drainage system serving the respective phase 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 Policy D DM1 and Policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

22. Immediately following implementation of the approved surface water drainage system and prior to occupation of the respective phase of development, as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved details shall be submitted to the local planning authority. The agreed scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1 and Policy W DM3 of the Arun Local Plan.

23. The development shall not proceed until details for the respective phase have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling, or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy W DM1, Policy W DM2 and Policy W DM3 of the Arun Local Plan; and to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

24. Prior to the commencement of development details of a proposed foul drainage system for the respective phase, shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management / maintenance) and no dwelling within that phase shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To prevent pollution of water bodies and to ensure the satisfactory drainage of the site and to prevent flooding, in accordance with Policy W DM1 of the Arun

Local Plan. It is considered necessary for this to be a pre-commencement condition because the site drainage needs to be approved and implemented before the dwellings are occupied.

25. Prior to the first occupation of any phase, details of the proposed external lighting for that phase shall be submitted and approved in writing by the Local Planning Authority. The lighting details should include:

- a) Details of lighting luminaires (lux levels);
- b) Mitigation measures to minimise potential glare and spillage;
- c) Location of lighting columns;
- d) Design and appearance of lighting columns;
- e) Timings of lighting and
- f) Phasing for the implementation of the scheme.

The approved lighting system shall be implemented in accordance with approved details and be retained thereafter.

Reason: To reduce light pollution, in the interests of amenity and the environment and to satisfy minimum security requirements, in accordance with Policy D DM1 and Policy QE DM2 of the Arun Local Plan.

26. Prior to the commencement of development approved by this planning permission, 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:

- A. 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 and potentially unacceptable risks arising from contamination at the site.
- B. A site investigation scheme, based on (A) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- C. The site investigation results and the detailed risk assessment (B) 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.
- D. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (C) are complete and identify 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.

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 Policy D DM1 and Policy QE DM4 of the Arun Local Plan. This is required to be a pre-commencement condition because these details must be agreed and in place before any work commences.

27. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and

obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

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 Policy D DM1 and Policy QE DM4 of the Arun Local Plan.

28. No development shall commence within each phase until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls have been submitted to, and approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

29. The development shall be carried out in accordance with the submitted flood risk assessment (ref D190/FRA 1.4, October 2022, Bright Plan Civils) and the following mitigation measures it details:

- No raising of ground levels in Flood Zone 2 and 3
- All residential dwellings to be located in Flood Zone 1

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the schemes timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: to ensure that there are no detrimental impacts to flood storage or flood flow routes.

30. The works hereby approved, shall be carried out in accordance with submitted mitigation measures of the Ecological Impact Assessment (December 2021).

Reason: to secure adequate habitat enhancement and mitigation of potential impacts of the development.

31. No development within any phase or sub phase shall commence until details of an ecological management plan for the construction phase of that element of the development has been submitted to and approved in writing by the Local Planning Authority. The management plan shall be implemented in accordance with the approved plans.

Reasons: To secure adequate habitat enhancement and mitigation of potential impacts of the development.

32. The development shall not be commenced until such time as the vehicular access serving the development has been constructed generally in accordance with the details shown on Drawings 23104-02 Revision 'A' (albeit with revisions to the interface points of the shared foot and cycle ways where they enter each development parcel- to be agreed with the Highways Authority prior to works commencing), or as otherwise may be agreed with the Highways Authority.

Reason: in the interests of road safety.

33. No part of the development shall be occupied until a pedestrian and cycle access path running between Hinchliff Drive to the spur road (and through the development) has been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: to secure satisfactory standards of access for the proposed development and provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

34. No part of the development shall be occupied until the road(s), footways and cycle ways serving the development have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: to secure satisfactory standards of access for the proposed development.