

Recommendation Report for Planning Permission

REF NO: P/143/21/PL

LOCATION: 25 West Front Road
Pagham
PO21 4SY

PROPOSAL: Demolition of existing dwelling, erection of 1 No. replacement dwelling and detached garage/boat store.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Planning permission is sought for the replacement of an existing bungalow with a new dwelling of a modern contemporary design built off a steel frame at ground floor level, supported off the piled foundations, a metal clad mono pitched roof with a central gullwing style roof over full height glazing. The whole building would sit on a raised ground floor plinth formed with gabion cages filled with beach size pebbles. The area under the building will be free draining in the event of any breach over topping of flood water. Landscaping will remain as existing mainly laid to beach shingle.
SITE AREA	Approximately 525 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	19 dwellings per hectare.
TOPOGRAPHY	Predominantly flat, slightly sloping down towards the road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Dwarf wall with gates to the front, dwarf wall on the eastern boundary, Flank wall of the neighbouring property to the west, dwarf wall and post & rail fencing to the south (beach).
SITE CHARACTERISTICS	The site of a rectangular shape with a modest bungalow close to the southern boundary with no trees or landscaping features on the site. It falls within 400m of the Pagham Harbour Special Protection Area and Flood Zone 3.
CHARACTER OF LOCALITY	Residential street within the Pagham Beach Estate, dating from before the First World War. It originally consisted of holiday homes largely created from redundant railway carriages spaced well apart. These gradually became permanent homes and were extended by various additions. In more recent times the holiday atmosphere of the area has been lost as more and more of the original buildings are replaced by larger brick bungalows. Because of its diversity and open informality, Pagham Beach Estate was designated as an Area of Special Character.

REPRESENTATIONS

Pagham Parish Council: No objection.

Pagham Beach (Holdings) Ltd: No objection with comments followed:

- To protect the foreshore the storage of building materials on the foreshore during the demolition and construction works is not allowed.
- The proposed building is to be provided by air source heat pumps, however their position is not defined. The Planning Authority may wish to seek further information concerning their position and proximity to adjoining dwellings in terms of noise disturbance.

No letters objection received.

One letter of support:

- Lovely contemporary design which will enhance the beachfront.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. With regards to air source heat pumps, the condition will be attached to the decision.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ENVIRONMENT AGENCY: The proposed development will only be acceptable if the following planning condition is included. Without this condition we would object to the proposal. It is requested that the suggested condition be attached to any planning permission granted.

Engineers Comments Regarding Surface Water Drainage:

Due to the scale, location and type of application we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with Building Regulations.

ADC Environmental Health: No objection subject to suggested condition relating to proposed air source heat pump.

ADC Coastal Engineers: When assessing the proposal against the interim framework, this application will fall into category 3. The reasons and a quick explanation of the site history and risks associated with living/developing in close proximity to water bodies are listed in full comments online.

NATURAL ENGLAND: No objection.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. There would be no increase in residential units therefore Appropriate financial contribution and appropriate assessment are not required.

POLICY CONTEXT

Designation applicable to site:

Built-Up Area Boundary;
 Pagham Access Management Zone A;
 Areas of Character;
 Article 4 Direction;
 Flood Zone 3.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM2	ENV DM2 Pagham Harbour
ENVDM5	ENV DM5 Development and biodiversity
HERDM4	HER DM4 Areas of Character
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
WDM4	W DM4 Coastal Protection
WMDM1	WM DM1 Waste Management

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC
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.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

KEY ISSUES

The key issues are principle, design and visual/residential amenity, highways/traffic, flooding and impact on Pagham Harbour.

PRINCIPLE

The site falls in the Pagham Harbour Built-up Area Boundary in the Local Plan where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan and provided it accords with other policies of the Local Plan covering such issues as visual amenity/character, residential amenity and parking. In this case, the key policies of the Arun Local Plan are D SP1, D DM1, D DM2, ECC SP2, ENV DM2, HER DM4, W DM1, W DM2, W DM4 and T SP1 of the Arun Local Plan and relevant paragraphs of the NPPF

Policy D SP1 of the Arun Local Plan requires development to make efficient use of land reflecting the characteristics of the site and local area and policy D DM1 states that a high standard of architectural principles should be demonstrate and new development should have a minimal impact to users and occupiers of nearby properties and land. Policy D DM2 expects internal spaces to meet the requirements of Nationally Described Space Standard. Policy HER DM4 stresses that designation as an Area of Character enables the Authority to better control and policy ECC SP2 expects all new development to be energy efficient. Policy W DM2 sets the criteria for development in areas at risk from flooding and policy ENV DM2 points out at exceptional circumstances where developer is able to demonstrate there will be no detrimental effect on Pagham Harbour. Policy W DM4 stresses that new development should take into consideration impacts upon vegetated single and reminding a predicted rise in sea levels.

Regard should be had to policy SD SP1 of the Arun Local Plan which states "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)." Para 120 (d) of the NPPF states that planning policies and decisions should "promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively)". Paragraph 124(d) NPPF requires planning policies and decisions to support development that makes efficient use of land, taking into account the desirability of maintaining an area's prevailing character and setting.

Paragraph 157 NPPF signifies in determining planning applications, local planning authorities should

expect new development to comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable.

Due to the position of the site the proposed dwelling would not conflict with the policies above which, in principle, allow for development or redevelopment within the built up area. The development complies with policies SD SP2 and SD SP1 of the Arun Local Plan and relevant paragraphs of the NPPF.

DESIGN AND VISUAL AMENITY

D SP1 and D DM1 (ALP) are consistent with NPPF provisions in that they require development proposals to make efficient use of land but reflect the characteristics of the site. Policy D SP1 requires development proposals to have derived from a thorough site analysis and context appraisal. Policy D DM1 requires development to have regard to character, appearance, density and scale.

The Arun Design Guide Supplementary Planning Document (SPD), adopted on 25th January 2021, is a material consideration in determination applications. Part P.O1 deals with infill development and requires development to respond positively to the character; infill developments, whether in rural contexts or urban environments, must aim to strike a balance between the benefits of more efficient and intense use of development land and preserving the character and local amenities of the site's context and will need to respond to the building heights, scale and massing that characterise the existing street frontage.

The Village Design Statement seeks to exercise strict control over any roof development, including garages, in accordance with previous development guidelines and to maintain special unspoiled character of The Beach Estate.

Paragraph 130 (NPPF) requires decisions to ensure developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

The National Design Guide was published in October 2019. Part C1 maintains that well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

The width and size of plots along the south side of West front Road is limited and varies slightly, some plots are wider or deeper, however they are more regular and accordingly the spaces between buildings are not the same reflecting the character and style of each property. The proposal site is wider than that in the neighbourhood and is large enough to accommodate 3 bed dwelling designed to the modern design standard. To put it into words of applicant: 'the proposal is to demolish 'a sub-standard dwelling', to make a space for 'a modern, contemporary beach front house with a nautical twist'.

The replacement dwelling would extend the footprint from 98 sqm to 140 sqm with a maximum height of 4.5m from the existing terrain which would be raised; detached garage/boat storage would have a footprint of 20 sqm. The dwelling would sit in the same position as the existing bungalow in line with the existing building line along the beach, with a similar relationship with neighbouring properties; within a separation distance of 2.8m from shared boundary with No 27 and 1.2m from shared boundary with No 23. The new floor area represents an increase in gross external floor area of approximately 42%. Proposed dwelling would be characterised by a gullwing style roof, middle part would be 'floating', side wings would have mono-pitched roofs and would be covered with vertical cladding. Deck would have balustrading with galvanised wire. The proposed dwelling would be 0.8m higher than the closest dwelling

to the west, however given the flat roof and contemporary design of property to the west which abuts shared boundary with No25 in its whole length. The appearance of No 27 significantly detract from rather modest bungalows in the vicinity. Whilst the visual impact of the proposed dwelling would be greater than that of an existing due to its height, architectural style and appearance, given the massing and an architectural style of dwelling No27, the proposed design would integrate to the existing immediate streetscape taking reference to property to the west.

The development as proposed would be acceptable within the streetscape which was rather radically changed through replacement of an existing dwellings or their alterations and enlargement. Therefore it would comply with those aspects of Policies D SP1 and D DM1 of the Arun Local Plan, relevant paragraphs of NPPF, the Arun Design Guide (SPD), the National Design Guide and broadly with The Village Design Statement.

RESIDENTIAL AMENITIES

Arun Local Plan Policy D DM1 indicates permission will only be granted for schemes displaying high quality design and layout. It indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance. Policy QE SP1 states the Council requires all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity.

Policy QE DM1 seeks to protect against the impacts of new noise generating development. It states that: "Developers proposing new noise generating development must seek advice from an early stage to determine the level of noise assessment required."

Paragraph 130(f) (NPPF) requires planning decisions to create places with a high standard of amenity for existing and future users.

It is not considered a residential use would be a noise generating form of development especially in entirely residential areas. The residential use would have similar characteristics to other residential properties in the locality. However, the applicant in their Design & Access Statement mentions the provision of air source heat pumps which could produce some noise. ADC Environmental Health was consulted and suggested condition which requires submission of the scheme which includes technical specifications and a plan illustrating the location for the proposed heat pump and any sound mitigation measures required.

The proposal would result in a substantial dwelling situated in between rather large contemporary property and a modest bungalow to the east. No habitable room windows are proposed on the flank walls of the proposed single storey dwelling and given its depth which would be similar to the depth of neighbouring bungalow to the east, it is not considered that the proposed development would result in an adverse impact on living conditions of occupiers of neighbouring dwellings.

On the basis of the above assessment, the development would accord with Policy QE SP1 and D DM1 of the Arun Local Plan and paragraph 130(f) of the National Planning Policy Framework.

INTERNAL SPACE STANDARDS

Policy D DM2 (ALP) requires internal space standards to be an appropriate size to meet the requirements of all occupants and their changing needs. Paragraph 13.3.4 which supports the implementation of Policy D DM2 states there might be occasions where development cannot comply with all the space standards which includes the conversion of an existing building.

The internal spaces of the proposed dwelling has been assessed against the Nationally Described Space Standards which are used to assess acceptable spaces under Policy D DM2. The proposed spaces would substantially exceed the minimum thresholds. The development accords with Policy D DM2.

Arun District Council has no size standards in respect of private gardens although section H.04 of the Arun Design Guide SPD advises that outdoor amenity spaces should be of an appropriate size and shape and be usable and enjoyable. It states rear gardens should have a minimum depth of 10.5m and buildings should be set back by 2m from the plot boundary to mark defensible space.

Given this is for a replacement dwelling the need for a 10.5m garden is considered in light of the character of the area.

AREA OF CHARACTER (PAGHAM BEACH ESTATE)

Policy HER DM4 (ALP) sets out a 3 point criteria against which development should be assessed. Such criteria includes the retention of buildings and other features which make positive contributions to the special character of the area.

The Arun District Council SPD on Areas of Character states that the 'the character of the Pagham Beach Estate derives from the distinctive scale and height of the residential buildings, the layout of the estate and the form and spacing of the buildings.' It goes on to highlight that 'although there is a strong linear pattern to the estate, there is an informality and distinctive seaside character to the area imparted through the scale of development, the individual design of buildings... there is a strong feeling of openness.'

The development comprises a new dwelling and detached garage/boat storage which would result in a similar relationship to the neighbouring development as an existing albeit with more updated design therefore it is not considered that proposed development would affect significantly the character of the area.

Taking into account the above factors, the development would retain some features that culminate in the special area of character and therefore accords with Policy HER DM4 of the Arun Local Plan.

HIGHWAYS, TRANSPORT AND PARKING

Policy T SP1 (ALP) does not relate to housing supply and is given full weight. Policy T SP1 requires appropriate parking in line with WSCC Guidance (now superseded by Arun District Council guidance).

Paragraph 110 (NPPF) states it should be ensured safe and suitable access to the site can be achieved for all users. Paragraph 111 (NPPF) states development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Parking Standards Supplementary Planning Document, (Jan 2020) for a 2-3 bed property in this type of location (Parking Behaviour Zone 2) requires a minimum of 2 car parking spaces on site. The site plan shows 2 parking spaces that would satisfy the requirement of the standard.

Parking Standards also requires that all new houses with a driveway and garage will provide active EV charging points (in accordance with current ADC Vehicle Infrastructure Study (2017)). All other development will need to provide EV charging points in 20% of parking spaces from the date of adoption of this SPD. This approach reflects that taken by the WSCC GPND and responds to the Government's

declaration of a 'Climate Emergency' and future regulations on decarbonising the transport sector.

Vehicular access to the site will be from the existing access off West Front Road, with the internal area laid out with parking for 2 cars Provision for 2 cycle storage will be provided in the new store/garage.

Taking into account the above, the development provides for the transport demands created in accordance with paragraphs 110 and 111 of the NPPF, Policy T SP1 of the Arun Local Plan and according Arun District Council Parking Standards subject to suggested conditions..

FLOODING ISSUES

W DM2 of the Arun Local Plan states development in areas at risk from flooding (as identified by the EA) will only be permitted following compliance with listed criteria. One of these criterion is the submission of a sequential test is accordance with the NPPF - however the application is for a replacement of the existing dwelling and therefore under current guidance a sequential test is not required.

According to Environment Agency Flood Risk Map the entire site is in flood zone 3. The application is supported by a full Flood Risk Assessment detailing flood resilient measures that ensures the occupants of the building would not be put at unacceptable risk of flooding. This was assessed be the Environmental Agency.

The Environment Agency is of an opinion that the proposed development will only meet the National Planning Policy Framework's requirements if the following planning condition is included.

Therefore the proposal would comply with W DM2 and the National Planning Policy Framework.

BIODIVERSITY:

Policy ENV DM5 of the Local Plan requires development schemes shall seek to achieve a net gain in biodiversity and protect habitats on site. They shall incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not)."

The documents do not show any indicative landscaping, this would need to be detailed to provide a scheme which will soften the potential impact of the proposal and add to biodiversity net gain. Biodiversity Net Gain will need to be provided.

The opportunity to increase biodiversity and mitigation measures will be secured via condition.

COASTAL PROTECTION

The Marine and Coastal Access Act 2009 brought in a new requirement for planning in the marine environment in the same way as planning the terrestrial environment. Although the primary risk to the site is through coastal flooding the FRA fails to consider erosion risk.

On the 6th October 2021, The Planning Policy Committee agreed a new interim framework for assessing planning applications at Pagham while the implications of Coastal Change Management Area (CCMA) are explored.

The proposed development has been assessed against the interim framework and this application falls into category 3 which includes all redevelopment with no raised level of risk now or in predictions

covering 5 years and with no occupier density increased.

Notwithstanding the above, a Coastal Change Management Area has not been declared for this part of the coastline but the issues above highlight Pagham as a dynamic area and that leads me to question the appropriateness of the development, at this time. Therefore, all development should be considered with this in mind. There can be no guarantee that homes situated next to the sea are 100% safe.

The proposal is for a redevelopment with no increase of occupier density, therefore it is considered that proposed development would be in a general conformity with the Arun Local Plan policy W DM4.

IMPACT ON THE PAGHAM HARBOUR SPECIAL PROTECTION AREA:

The development falls within Zone A (0 - 400m boundary) of the Pagham Harbour Special Protection Area. Policy ENV DM2 makes clear that development will only be permitted in exceptional circumstances where the development is able to demonstrate there will be no detrimental effect on the Pagham Harbour; including non-native species and the water environment. Policy DM1 sets out such exceptional circumstances in test 1-4. These tests comprise:

1. There is no alternative solution (which shall be adequately demonstrated by the developer)
2. There are reasons of public health or public safety or
3. There are benefits of primary importance to the environment or
4. There are imperative reasons of overriding public interest

The enquiry does not stipulate how the development would meet this criteria. The development would not result in an increase in residential accommodation and therefore no further recreational pressures on the adjacent SPA would incur.

The development would not result in significant adverse impact to the integrity of an Internationally Important Site for Nature Conservation and thus would accord with the contents of Policies ENV DM1.

According to Natural England's advice, an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended), PART 6, Chapter 2 should be carried out. Therefore it should be considered whether the proposed development as a whole, notwithstanding financial measures, is likely to have a significant effect on the Pagham Harbour Special Protection Area.

The application for the replacement of an existing dwelling and detached garage would nor result in an increase of recreational disturbance to Pagham Harbour.

On the basis of no net gain of unit, no contribution should be paid and agreed by the Section 106 agreement.

SUMMARY:

This proposal represents an appropriate redevelopment of the site without compromising the visual amenity of the area or the amenities of existing neighbouring residential occupiers. The proposal is in a general compliance with relevant development plan policies, and relevant paragraphs of NPPF. The recommendation to approve is made subject to conditions and informative.

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.

SECTION 106 DETAILS

The proposed development would not result in an increase of residential unit therefore no S106 legal agreement and no contribution is required.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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:

Dwg No IBA/553/03, Proposed Floor Plan;
Dwg No IBA/553/04, Proposed Elevation to Beach;
Dwg No IBA/553/05, Proposed Side and Rear (view from the road) Elevations;
Dwg No IBA/553/07, Proposed Roof Plan;
Dwg No IBA/553/08, Proposed Boat Store/Garage.

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.

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 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 no dwellings/buildings shall 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.

- 5 The use hereby permitted shall not commence until provision has been made within and in the vicinity of the site for the disposal of litter resulting from the use, and such provision shall be in accordance with details agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of occupiers of nearby properties in accordance with Arun Local Plan policies D DM1 and ENV SP1.

- 6 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 and in accordance with policy T DM1 of the Arun Local Plan.

- 7 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 policies XXX of the Arun Local Plan.

- 8 Construction/demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no works taking place on Sunday or Bank Holidays unless they are not audible outside of the application site.

Reason: To protect the amenity of local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan

- 9 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access in

accordance with policy T SP1 of the Arun Local Plan.

- 10 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (dated September 2021) and the following mitigation measures detailed within the FRA:

- The finished floor level of the development must be set no lower than 5.70m AOD.

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To ensure the safety of the development and future occupants. The condition is in line with policies W DM1 and W DM4 of the ALP, the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

- 11 Air Source Heat Pumps

A scheme shall be submitted for approval by the Local Planning Authority to demonstrate that the sound pressure level from the heat pump will not be greater than 42dBA at the facade of the nearest sensitive receptor. The scheme shall include technical specifications and a plan illustrating the location for the proposed heat pump and any sound mitigation measures required to achieve 42dBA at the facade of the nearest sensitive receptor. The approved scheme shall be implemented and maintained thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 - 2031

- 12 Prior to the occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval 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, diesel and hybrid cars/vans will not be sold beyond 2035, 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 Parking Standards SPD and the National Planning Policy Framework.

- 13 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development above damp proof course (DPC) level 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: In order to secure on site renewable energy in accordance with national planning policy, and in accordance with Policy ECC SP2 of the Arun Local Plan.

- 14 All storage of building materials before and during building construction shall take place within the application site.

Reason: To protect the Pagham Harbour Special Protection Area (SPA) and the Pagham

Harbour Site of Special Scientific Interest (SSSI).

- 15 Prior to the commencement of building works the rear (seaward) boundary of the application site shall be fenced off from the Pagham Harbour Special Protection Area (SPA) and the Pagham Harbour Site of Special Scientific Interest (SSSI) and shall be kept fenced off until the completion of the development. The fencing shall be provided in accordance with precise details of design and siting to be submitted to and agreed in writing with the Local Planning Authority before development is commenced.

Reason: To protect the special interests of the Pagham Harbour Special Protection Area (SPA) and the Pagham Harbour Site of Special Scientific Interest (SSSI).

- 16 Details of the proposed landscape provision should be submitted for approval. The opportunity to increase the biodiversity of the site and potential screen the proposals should also be considered. Any trees and shrubs specified should be at a size which allows instant impact, but which will establish and mature as the site develops. Landscape details will be required to be submitted in plan form detailing species choice, quantities, planting densities and size at time of planting. The details so approved shall be implemented prior to the occupation of the approved dwelling.

Reason: In accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework.

- 17 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.