

Recommendation Report for Planning Permission

REF NO: P/71/21/PL

LOCATION: Church Farm Holiday Village
Church Lane
Pagham
PO21 4NR

PROPOSAL: Installation of arrivals lodge with associated infrastructure and ancillary landscaping works. This site is in CIL Zone 4 (Zero Rated) as other development & may affect the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey arrivals lodge to serve holiday resort. The lodge would have a mono-pitched roof form going in two directions, with elevations in Cedral fibre cement cladding, metal corrugated roofing (dark grey), metal and/or timber framed doors/windows and glazed panels. It would consist a fully enclosed kiosk room for staff to check in arriving guests and a partially enclosed canopied area for welcome staff and customers (with lighting and bollards). It would include a hanging sign. It would overall be a total of 7.7m in length, 3.4m deep and have a pitched roof with ridge height of 3.4m. The lodge would be on the side of the access road into the site, so 2 cars could pull up alongside it for arriving guests to check-in.
TOPOGRAPHY	Predominantly flat.
TREES	Small trees and shrubs, no TPOs on area of proposed development - none of significance that would be affected by the proposals.
BOUNDARY TREATMENT	Wall and fencing to both neighbouring boundaries.
SITE CHARACTERISTICS	Large holiday park with mobile homes and related buildings including a nearby entertainment complex. Two listed buildings on the holiday park; Church Farm and Becketts Barn. Site for new lodge is just outside the Built-Up Area Boundary of Pagham within designated Countryside, is within an Archaeological Priority Area, Flood Zones 2 & 3, Pagham Harbour Zone A for the SPA/Ramsar and within 2km of Felpham and Bognor Reef SSSIs.
CHARACTER OF LOCALITY	Generally residential with a variety of building types and design.

Planning history noted - there are many previous applications for development over the years.

REPRESENTATIONS

Pagham Parish Council - no objection.

No other representations have been received.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER:

No objection. Proposed building is small scale, located near to modern development and tourist accommodation. Setting of listed buildings already impacted. Proposed building would not cause any further harm to the listed buildings.

WSCC HIGHWAYS:

No objection. No alterations to access point off Sea Lane and no evidence to suggest access is operating unsafely or that proposals would exacerbate an existing highways safety concerns Proposal not anticipated to result in material intensification onto publicly maintained road network. WSCC Parking Guidance outlines 1 car parking space would be required for D2 use of this size of 21sqm (1 space per 22sqm of D2 use), 2 parking spaces shown and these bay dimensions accord with MfS.

ENVIRONMENT AGENCY:

No comments received.

DRAINAGE ENGINEER:

Due to the location, scale and nature of the proposals have no drainage/SUDs planning conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with Building Regulations.

TREES OFFICER:

No comments received.

NATURAL ENGLAND:

No comments received.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and addressed in Conclusions section of report.

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area Boundary - in designated Countryside
Grade II Listed Buildings
Archaeological Priority Area
Flood Zones 2 & 3
Pagham Harbour Access Management Zone A
Within 2km of Felpham and Bognor Reef SSSIs
Special Control of Adverts

DEVELOPMENT PLAN POLICIESArun Local Plan 2011 - 2031:

SDSP2	SD SP2 Built-up Area Boundary
CSP1	C SP1 Countryside
SDSP3	SD SP3 Gaps Between Settlements
TOUDM1	TOU DM1 Tourism related development
TOUSP1	TOU SP1 Sustainable tourism and the visitor economy
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings
HERDM6	HER DM6 Sites of Archaeological Interest
HERSP1	HER SP1 The Historic Environment
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QEDM3	QE DM3 Air Pollution
QESP1	QE SP1 Quality of the Environment
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
ENVDM1	ENV DM1 Designated Sites of Biodiversity or geographical imp
ENVDM2	ENV DM2 Pagham Harbour
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

POLICY COMMENTARY

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

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

There is no made Neighbourhood Plan for Pagham.

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 support tourism and have an acceptable impact on visual amenity, heritage, residential amenity, highways, flooding and drainage, trees and ecology.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

The key issues in the determination of this application are as follows:

- Principle of development
- Tourism development
- Visual impact
- Heritage impact
- Residential amenity impact
- Flooding & Drainage
- Trees
- Ecology
- Pagham Harbour SPA/Ramsar and SSSIs

PRINCIPLE OF DEVELOPMENT:

Countryside location -

The site lies in a Countryside location just outside the Built-up Area boundary, where the principle of development is generally considered to be unacceptable. Arun Local Plan policies SD SP2 and C SP1 seek to focus new development within the Built-Up Areas and exert a strict control over new development in the countryside to protect it for its own sake. As such, countryside development will only be permitted in exceptional circumstances or where there is a strong justification for a countryside location. One of these criteria under ALP policy C SP1 is that countryside development will be permitted where it is:

(d) for the diversification of the rural economy;

It is considered that this proposal would further diversify and contribute to the rural tourism economy and so would accord with ALP policy C SP1 and be acceptable in principle.

ALP policy TOU DM1 states that "When assessing proposals for visitor attractions, facilities or accommodation outside of the Built Up Area Boundary these will generally be expected to be small-scale and relate

to quiet, informal recreation and enjoyment of Arun's countryside." The proposal for a new arrivals lodge

would be small-scale and be located on a long-established holiday park and relate to the enjoyment of Arun's countryside. As such, the proposals would accord with ALP policy TOU DM1.

Paragraph 11 of the NPPF sets out a 'presumption in favour of sustainable development'. The proposed new lodge would represent 'sustainable development' as per the three objectives in para 8 of the NPPF; meeting the economic objective by supporting an existing tourism business, meeting the social objective by improving tourism facilities and meeting the environmental objective in terms of its visual/ecology impact and being in a sustainable location in terms of close to the edge of the BUAB and local transport modes. Para 177 of the NPPF removes the presumption in favour in cases where a proposed development is likely to have a significant effect on a habitats site. This application is not been subject to an Appropriate Assessment and is not likely to have a significant effect on a protected habitat site (see more detail under 'Pagham Harbour SPA/Ramsar and SSSIs' section of report). Therefore the NPPF's presumption in favour would still apply in this case. Para 11 of the NPPF states that development should be granted unless -

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed 6 ; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Neither (i) or (ii) would apply in this case (as detailed in later sections of this Report), and so the proposals benefit from a presumption in favour of sustainable development and are acceptable in principle.

In addition, it is relevant to consider para 83 of the NPPF which states that:

"Planning policies and decisions should enable (c) sustainable rural tourism and leisure developments which respect the character of the countryside".

The proposals would be located within an existing long established holiday park and lie on the edge of the Built-up Area Boundary. It is considered that the proposed development would represent sustainable rural tourism which would, by its siting, scale and design, respect the character of the countryside, and is thus supported by para 83 of the NPPF.

Settlement Gap -

The site is also located within a designated Settlement Gap.

ALP policy SD SP3 states that:

Development will only be permitted within the gaps if:

- a. It would not undermine the physical and/or visual separation of settlements;
- b. It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development;
- c. It cannot be located elsewhere; and
- d. It maintains the character of the undeveloped coast;
- e. or, if a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation.

It is considered that this small addition to the existing holiday park will not undermine the separation of settlements, not compromise the integrity of the strategic gap, it cannot be located elsewhere as needs to be near site entrance/on access road and maintains the character of the undeveloped coast being

located within a long-established holiday park. As such, the proposals are acceptable in this location within a Settlement Gap, since they accord with ALP policy SD SP3.

In conclusion, the proposals would be acceptable in principle, since they would; contribute to the rural economy, constitute small-scale visitor facilities outside the BUAB, would represent sustainable rural tourism which would respect the character of the countryside, would meet the criteria for acceptable development in Settlement Gaps and would also benefit from the NPPF's presumption in favour of sustainable development.

TOURISM DEVELOPMENT:

Policy TOU SP1 encourages sustainable tourism development where it protects as well as promotes the main tourism assets and sets out a number of criteria for tourism growth. Policy TOU DM1 supports proposals for development, including expansion, which are likely to attract visitors provided that it meets certain criteria.

The development would support tourism by providing an arrivals/check-in building to serve a tourism business. As such, the development is supported by Arun Local Plan policies TOU SP1 and TOU DM1.

VISUAL IMPACT:

Arun Local Plan policy TOU DM1 states proposals for visitor attractions/facilities, which includes expansion, will be supported provided they, amongst other things, (d) achieve good design. ALP design policy D SP1 states that developments should seek to make efficient use of land but reflect the characteristics of the site and local area in various respects. ALP policy D DM1 sets out the aspects for form and design quality of new development, including character, layout and scale. The Council's Design Guide SPD (Jan 2021) provides guidance on good design for development in the District.

The new arrivals lodge would be single storey, modest in scale and suitable in design and materials for its use and location in a holiday park. Its proposed mono-pitched roof form with 2 roofs pitched in different directions would give the lodge a rather attractive and contemporary appearance. Given its siting in the holiday park and its scale, the new lodge would mainly be visible from in the holiday park and only in limited views from Church Lane and nearby properties. The lodge would be read in the context of the other buildings and structures in the holiday village, would not appear visually prominent and would integrate sufficiently with its surroundings.

The proposal reflects the character of the site and would have an acceptable impact on the visual amenity of the area, in accordance with the NPPF and Arun Local Plan policies TOU DM1, D SP1 and D DM1.

HERITAGE:

Arun Local Plan policy HER SP1 requires that development proposals must conserve or enhance the historic environment, which includes the highest protection being given to designated heritage assets including listed buildings/structures and their settings. ALP policy HER DM1 seeks to protect the settings of listed buildings. ALP policy HER DM6 seeks to protect remains of archaeological significance.

Paragraph 190 of the NPPF requires the LPA to identify and assess the significance of any heritage assets affected by a proposed development. Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset 'great weight' should be given to the heritage assets' conservation.

There are two Grade II listed buildings on the holiday park. Church Farm is an C18 farmhouse of two storeys and five windows (glazing bars intact on first floor only). It is of red brick construction with a diaper pattern of grey headers in the west wall, and tiled roof. There is a large modern building in front of its south elevation, as well as a significant number of caravans in the immediate area of the building. Church Farm is of architectural and historical significance. Becket's Barn is also located within the Holiday Village estate, and to the west of the proposed new lodge. It is identified as a Medieval barn presumably once associated with the palace of the Archbishops of Canterbury that was once situated here. It has stone rubble wall, tiled roof with a gable at its west end. It is of architectural and historical significance.

The Council's Conservation Officer has assessed the proposals. They comment the building is small in scale and would be located around a variety of modern development and tourist accommodation. The settings of the listed buildings have already been impacted by the presence of the caravan holiday park and its associated infrastructure and landscaping. The location and presence of the existing modern development would mean that the proposed lodge would not cause any further harm to the listed buildings. They conclude that the application is not considered to cause harm to the significance of the heritage assets or their settings and these would be conserved.

The site is in an Archaeological Notification Area. Given the scale and nature of the building and with no significant foundations it should have no impact on and would protect any potential archaeological remains on this area of the site.

In conclusion, the proposals would conserve the historic environment, including listed buildings, their settings and areas of archaeological interest, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, and ALP policies HER SP1, HER DM1 and HER DM6.

RESIDENTIAL AMENITY:

Arun Local Plan Policy D DM1 requires new development will have minimal impact to users and occupiers of nearby property and land, 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. Policies QE DM1, DM2 and DM3 seek to protect residents from noise, light and air pollution. Policy TOU DM1 supports proposals for tourism development, including expansion, which are likely to attract visitors provided that it meets certain criteria including (c) address visitor management issues. Paragraph 127 (f) of the NPPF states that development should have a high standard of amenity for existing and future users.

The arrivals lodge would be in the holiday park, close to related tourism buildings and mobile homes, some distance away from any neighbouring properties on Church Lane, Pagham Road and Sea Lane. The enclosed staff kiosk room is likely to be lit internally and two lights are proposed in the partially open-sided canopied area but this is likely to be small-scale lighting and would be undercover in any case. Cars are expected to queue along the access road and queue and/or stop at the arrivals lodge to complete check-in, but the access road is and new lodge would be in the site some distance from any neighbouring properties.

As such, it is concluded the proposals for guest check-in at the new lodge would not give rise to any perceptible additional noise and disturbance, air pollution or light glare to local residents and that residential amenity would be protected, in accordance with the NPPF, and ALP policies D DM1, QE SP1, QE DM1, QE DM2 and QE DM3 and TOU DM1.

HIGHWAYS:

Regard should be had to para 109 of the NPPF which states: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe". Arun Local Plan policies T SP1 and T DM1 relate to matters of safe and suitable site access, parking provision and encouraging sustainable modes of transport.

The Local Highways Authority (WSCC Highways) have raised no objection to the application. They comment that there are no proposed alterations to the existing site access point off Sea Lane and there is no evidence to suggest the existing access is operating unsafely or that the proposals would exacerbate an existing highways safety concern. They confirm the proposal is not anticipated to result in material intensification onto publicly maintained road network. They comment that the WSCC Parking Guidance outlines 1 car parking space would be required for a D2 use of this size of 21sqm (1 space per 22sqm of D2 use), that 2 car parking spaces are shown on the plans and that these bay dimensions would accord with the guidance in MfS.

The LPA observe that the vehicle bays shown on the plans are not actually car parking spaces as such but rather waiting vehicle bays for guests checking in at the proposed arrivals lodge. Notwithstanding this, the application form confirms that the proposals would not increase existing staff numbers and there is plenty of existing staff/customer parking on the site anyway so this is not considered to be an issue in term of increasing on-street parking pressures off-site or highways safety concerns.

In conclusion, the proposals would have an acceptable impact on parking and highways, in accordance with the NPPF, and ALP policies T SP1 and T DM1.

FLOODING & DRAINAGE:

The site is in Flood Zone 2 & 3. In accordance with the NPPF, a Sequential Test (which seeks to direct new development to areas with lowest risk of flooding) would ordinarily be required for sites in Flood Zones 2 & 3 and where a Sequential Test has not already been done for development of the type proposed on the site (which it has not). Arun Local Plan policy W DM2 details that planning permission will be granted when "the sequential test in accordance with the NPPG has been met".

The development would not appear to fall in the NPPF's definition of 'minor development' (and thus would not appear to be exempt from a ST) given it would not be a minor non-residential "extension" with a footprint of under 250sqm but would instead be a separate new building, albeit with a footprint of under 250sqm.

However, paragraph 33 of the NPPG refers to a "pragmatic approach" being taken in the application of the Sequential Test, to the availability of alternative sites as follows:

"For individual planning applications where there has been no sequential testing of the applications in the development plan the area to apply the Sequential Test across will be defined by local circumstances. When applying the Sequential Test, a pragmatic approach on the availability of alternatives should be taken. For example, in considering planning applications for extensions to existing business premises, it might be impractical to suggest there are more suitable alternative locations for that development elsewhere".

In this case, the arrivals lodge by its very nature, needs to be in the boundary of the holiday park and close to the entrance/access road. The majority of the site falls in Flood Zone 3 so there is unlikely to be a suitable and alternative location on site which would be at a lower flood risk. Given this, and that the lodge would constitute an extension to an existing business premises, a 'pragmatic approach' is taken in accordance with para 33 of the NPPG, and it is concluded a Sequential Test is not required in this

instance.

The NPPF requires a Flood Risk Assessment (FRA) for all developments in Flood Zones 2 & 3. Whilst a full FRA has not been submitted with the application, the Covering Letter (supplied by Lichfields, dated 10th May 2021) has a statement addressing flood risk so this can be taken as the FRA since, as per the NPPF/NPPG, it is proportionate to the scale and nature of the proposal. This confirms that the building would not increase flood risk on site or elsewhere, as any rainwater would drain from guttering and downpipes on the building into permeable ground around the structure. The LPA concludes that since no additional overnight accommodation is being proposed and that users of the lodge would be staff and its purpose is not for sleeping, that it would be a less vulnerable use, that flood resistance/resilience mitigation measures are not required and that flood risk is not a concern. The Environment Agency have been consulted on the application and have not commented to date nor raised an objection.

The Council's Drainage Engineer has commented that due to the location, scale and nature of the proposals they have no drainage/SUDs planning conditions to request, and that any alterations to surface water drainage must be designed and constructed in accordance with Building Regulations (and informative will be added accordingly).

In conclusion, the proposals would not increase flood risk on the site or elsewhere and would be appropriately drained, in accordance with the NPPF, NPPG and Arun Local Plan policies W DM2 and W DM3.

TREES:

Policy ENV DM4 of the Arun Local Plan seeks to protect trees and hedgerows of amenity value.

The development area for the proposed lodge consists only small trees and shrubs and hedgerow (of which there is a lot of other hedgerow on the site) and none of significance that would be affected by the proposals. The Council's Tree Officer has been consulted but provided no comments nor raised an objection. The proposals are acceptable in terms of impact on trees and hedgerows.

ECOLOGY:

The Environment Bill requires new development to demonstrate a net gain in biodiversity and Policy ENV DM5 of the Arun Local Plan requires new development to protect legally protected species/wildlife and enhance biodiversity.

The proposals would result in the loss of some existing small trees/shrubs and hedgerow. Informatives are recommended to be applied to remind the applicant of their responsibility in respect of protecting legally protected species (including wild nesting birds) from harm and the time of year/processes for undertaking any clearance of vegetation to ensure ecology is protected.

A Biodiversity Enhancement Site Plan has been provided by the applicants during the course of the determination period of the application which shows the inclusion of a bird box on a tree within the wider site and also the addition of 2 wildflower planters to attract insects e.g. bees etc. A planning condition will be added accordingly to secure this Biodiversity Net Gain.

In conclusion, the proposals would accord with the Environment Bill and ALP policy ENV DM5 accordingly.

PAGHAM HARBOUR SPA/RAMSAR & SSSIs:

Arun Local Plan policy ENV SP1 states the Council will promote the preservation, restoration and enhancement of biodiversity and the natural environment, including protecting designated and non-designated sites (which includes Ramsars, SPAs, and SSSIs).

Policy ENV DM1 requires that designated sites of biodiversity and geological importance (including SSSIs) will be protected, unless there is strong justification for not doing so.

ALP policy ENV DM2 requires that new development must not have a detrimental impact on Pagham Harbour Ramsar and SPA, and that within Zone A (0-400m to the boundary) development will only be permitted in exceptional circumstances where the developer can demonstrate there will be no detrimental impacts on Pagham Harbour.

The site is located within Pagham Harbour Access Management Zone A and within 2km of Felpham and Bognor Reef SSSIs.

Given the nature of the proposals, which consists small-scale new commercial/leisure floorspace on an existing tourist resort with no additional guest accommodation proposed (and no residential development), it would not result in increased recreational disturbance to the Harbour from an increased population/visitor numbers, nor pollution impacts, or loss of supporting bird habitat. It is concluded therefore that the proposals would be unlikely to have any impact and no detrimental impact on Pagham Harbour and would accord with policy ENV DM2. Natural England do not need to be consulted on non-residential development in respect of Pagham Harbour and only if a proposal would likely affect an SSSI. The LPA conclude an Appropriate Assessment does not need to be undertaken in this case as the proposals would be unlikely to result in any impact and thus would have no adverse effect on the integrity of the Pagham Harbour Ramsar and SPA. The same is concluded the case in respect of the Felpham and Bognor Reef SSSIs.

It is recommended that a planning condition be applied requiring details of any external lighting to be submitted to and approved by the LPA prior to its installation, to ensure no light pollution impacts on protected species associated with the Pagham Harbour SPA/Ramsar or SSSIs.

In conclusion, the proposals would not have an adverse impact on designated sites for conservation and would preserve the natural environment, in accordance with the relevant legislation, and policies ENV SP1, ENV DM1 and ENV DM2 of the Arun Local Plan.

SUMMARY:

The proposals would accord with the NPPF and relevant policies of the Arun Local Plan in that it would support tourism and have an acceptable impact on visual amenity, heritage, residential amenity, highways, flooding and drainage, trees and ecology.

The application is therefore recommended for approval, subject to the following conditions and informatives:

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:

- Block Plan (drawing no. 4502-CF-110)
- Plans, Sections and Elevations Type A (drawing no. 4502-310 Rev B)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D SP1, D DM1, TOU DM1, HER SP1, HER DM1, QE SP1, QE DM1, QE DM2 and QE DM3 of the Arun Local Plan.

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

In addition to these hours of working, the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition.

Reason: To protect the amenity of local residents in accordance with Policies QE SP1, QE DM1, QE DM2 and QE DM3 of the Arun Local Plan.

- 4 No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed and maintained thereafter in accordance with the approved scheme.

Reason: To protect the amenity of neighbours and local wildlife, including bats, in accordance

with policies QE DM2 and ENV DM5 of the Arun Local Plan.

- 5 The biodiversity enhancement measures (installation of 1 no. bird box and 2 no. wildflower planters) set out in the Biodiversity Enhancement Site Plan (drawing no. 4502-CF-111, dated July 2021) must be implemented within 6 months of the first use of the arrivals lodge and retained thereafter.

Reason: To ensure the proposals would result in Biodiversity Net Gain, in accordance with the Environment Bill and policy ENV DM5 of the Arun Local Plan.

- 6 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. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

Reason: To protect local wildlife, in accordance with the relevant legislation and policy ENV DM5 of the Arun Local Plan.

- 7 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

- 8 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

- 9 INFORMATIVE: Any alterations to surface water drainage must be designed and constructed in accordance with Building Regulations.

- 10 A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

- 11 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 (in this case submission of a Biodiversity Enhancement Plan) 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.