

Recommendation Report for Planning Permission

REF NO: WA/56/22/PL

LOCATION: Land East of Fontwell Avenue
Fontwell

PROPOSAL: Variation of condition imposed under WA/48/19/RES relating to condition 1-plans condition to allow an amendment to the non residential floorspace building at the entrance to the site (Block A) and the provision of 5 No new flats. This site also lies within the parish of Barnham and Eastergate.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to vary Condition 1 of reserved matters application WA/48/19/RES relating to the provision of up to 400 dwellings under outline planning permission WA/22/15/OUT (subsequently amended by WA/57/22/NMA to change the description of development to "up to 405 dwellings"). The application would amend the non residential floor space building to the entrance to the site (Block A) together with the addition of first floor accommodation to provide 5no. discounted market sales flats above the currently consented retail unit. The proposal would provide 2 x 2 bedroom flats, and 3 x 1 bedroom flats. The proposal includes a single storey extension (for the retail element) together with a two storey extension (to provide stairwell to the flats) to the north elevation together with other minor changes to the south, east and west elevations.
SITE AREA	16.18 hectares
TOPOGRAPHY	There is a north to south ridge in the centre of the site with land sloping downward on each side.
TREES	There are several individual and group Tree Preservation Orders (TPOs) in place on the site. No trees are proposed to be removed by this application.
CHARACTER OF LOCALITY	The site is bounded to the north by residential properties located within Fontwell village and accessed off Arundel Road. To the west lies Fontwell Park racecourse, Denmans garden and some light industrial/warehouse units. The South Downs National Park (SDNP) is to the north, beyond Fontwell Village, on the other side of the A27. The Sussex coast lies approximately 7.24km (4.5 miles) to the south.

RELEVANT SITE HISTORY

WA/22/15/OUT	Outline application with some matters reserved to provide up to 400 No. new dwellings, up to 500 sqm of non-residential floorspace (A1, A2, A3, D1 and/or D2), 5000 sqm of light industrial floorspace (B1 (b)/(c)) & associated works including access, internal road network, highway works, landscaping, selected tree removal, informal & formal open space & play areas, pedestrian & cyclist infrastructure utilities, drainage infrastructure, car & cycle parking & waste storage. This application is a departure from the Development Plan & also lies within the parish of Eastergate.	Called In by DCLG/SD 20-01-16 Appeal: Allowed+Conditions 13-07-17
WA/48/19/RES	Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.	ApproveConditionally 11-12-20
WA/57/22/NMA	Non material amendment following WA/22/15/OUT to amend the description of development to refer to 405 new dwellings so that the description reads: Outline planning permission for up to 405 new dwellings, up to 500 sq. m of non-residential floor space (A1, A2, A3, D1 and/or D2), 5,000 sq. m of light industrial floorspace (B1 (b)/(c) and associated works including access, an internal road network, highway works, landscaping, selected tree removal informal and formal open space and play areas, pedestrian and cyclist infrastructure, utilities, drainage infrastructure, car and cycle parking and waste storage.	Approve 02-12-22
WA/23/23/PO	Application under S106A for the modification of the Section 106 dated 2nd December 2016 linked to WA/22/15/OUT for various modifications in respect of the Bus Service, Discount Housing Units, Healthcare and MUGA obligations (in accordance with the current Section 73 application WA/56/22/PL).	

The outline planning permission (WA/22/15/OUT) was granted by the Secretary of State subject to obligations in a Section.106 agreement and conditions. A deed of variation to the Section 106 agreement was completed in April 2023.

Reserved Matters approval for 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works was granted subject to conditions on 11 December 2020.

More recently, in January 2023 a Section 96 application (WA/57/22/NMA) was granted at committee, which sought to amend the description of development from 400 dwellings to 405 dwellings. The grant of the Section 96 application allows for the application for 5no. dwellings to come forward.

REPRESENTATIONS

Barnham and Eastergate Parish Council - Originally objected on the basis that the number of dwellings exceeded that consented in the outline application. However, this objection has since been withdrawn following the grant of the S96 application.

In addition, Barnham and Eastergate Parish Council also noted that they would like to see the units as affordable with local connection criteria applied.

Walberton Parish Council - No objection.

No letters of representation were received.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments are noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Crime Officer - No comments.

Natural England - General advice provided.

WSCC Local Lead Flooding Authority - No objection.

WSCC Highway - Requested further information on whether any parking restrictions will be applied to the retail parking, locations and details of cycle parking. S106 contributions were requested to reflect the uplift in numbers.

Environment Agency - No comment.

National Highways - No objection. The proposal will not materially impact the safety, reliability and / or operation of the strategic road network.

Drainage - Advised any increase in impermeable area would need to ensure that this can be

accommodated within the proposed surface water drainage system.

Southern Water - Standing advice received only.

Greenspace - No objection. Revised landscaping plan received which is acceptable, and no adverse effects on approved development.

Environmental Health - Initial objection received in regard to more information on noise impacts from the retail unit, and issues with natural lighting and ventilation. Following receipt of this information a condition is required.

Private Sector Housing - Advised if the minimum purge ventilation requirement is being met then no concerns. increasing the width of the windows to increase the amount of natural light also seems to be a satisfactory solution.

Ecology - No objection providing the amended plans do not impact areas already identified as being ecologically sensitive.

WSCC Education - Objection. This development should be expected to contribute towards the new secondary school in order to mitigate its impacts for secondary education. Until such time that a new secondary school to meet Arun requirements is built and open to pupils, transport costs are required to mitigate the additional costs to transport pupils from Arun District.

COMMENTS ON CONSULTATION RESPONSES:

In relation to drainage, the proposed drainage system was subject to a condition on the previous application (WA/48/19/RES), as a Section 73 application all conditions that have not been discharged will be re-imposed.

In regard to WSCC education these contributions will be secured via the deed of variation condition (WA/23/23/PO).

In regard to WSCC Highway comments - In addition to the financial contribution request which, as with the education contributions, will be secured via the deed of variation condition. Confirmation has been received in regard to parking restrictions and location/details of covered cycle parking.

POLICY CONTEXT

Designations applicable to the Site:
n/a

DEVELOPMENT PLAN POLICIES

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

AHSP2	AH SP2 Affordable Housing
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
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity

QESP1	QE SP1 Quality of the Environment
WMDM1	WM DM1 Waste Management
GISP1	GI SP1 Green Infrastructure and Development
HDM1	H DM1 Housing mix
HSP1	HSP1 Housing allocation the housing requirement
HSP2	H SP2 Strategic Site Allocations
HSP2C	H SP2c Inland Arun
HWBSP1	HWB SP1 Health and Wellbeing
INFSP1	INF SP1 Infrastructure provision and implementation
LANDM1	LAN DM1 Protection of landscape character
OSRSP1	OSR SP1 Allotments
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
SDSP1	SD SP1 Sustainable Development
SDSP1A	SD SP1a Strategic Approach
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality

<u>Barnham & Eastergate Neighbourhood Plan 2014</u> <u>POLICY GA1</u>	Connection to sustainable transport
Barnham & Eastergate Neighbourhood Plan 2014 POLICY GA2	Footpath and cycle path network
Barnham & Eastergate Neighbourhood Plan 2014 POLICY CLW4	Provision of allotments
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES10	Trees and hedgerows
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES11	Energy efficiency of new development
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES5	Quality of design
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES6	Contribution to local character
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES8	Buildings should be designed to reflect the three-dimensional qualities of traditional buildings
Barnham & Eastergate Neighbourhood Plan 2014 POLICY GA4	Parking and new development
Barnham & Eastergate Neighbourhood Plan 2014 POLICY H3	Housing mix
Barnham & Eastergate Neighbourhood Plan 2014 POLICY H4	Integration of new housing into surroundings
Barnham & Eastergate Neighbourhood Plan 2014 POLICY H5	Outdoor space

Barnham & Eastergate Neighbourhood Plan 2014 POLICY H6	Attention to detail
Barnham & Eastergate Neighbourhood Plan 2014 POLICY H7	Drainage for new housing
Walberton Neighbourhood Plan Policy 2017 CL8	Allotments
Walberton Neighbourhood Plan Policy 2017 HP10	Affordable Housing
Walberton Neighbourhood Plan Policy 2017 HP11	Housing Density
Walberton Neighbourhood Plan Policy 2017 HP13	Design Guidance
Walberton Neighbourhood Plan Policy 2017 VE3	Protection of Trees and Hedgerows
Walberton Neighbourhood Plan Policy 2017 VE8	'Unlit village' status

PLANNING POLICY GUIDANCE:

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD12	Open Space, Playing Pitches & Indoor & Built Sports Facilities
SPD13	Arun District Design Guide (SPD) January 2021
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, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans.

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

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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

The proposal is considered to comply with relevant Development Plan policies in that it is a strategic allocation (SD9) within the built-up area boundary. Whilst, the proposals will not give rise to any adverse impacts upon landscape character or amenities of existing or future occupiers.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

PRINCIPLE

The principle of development was established by the grant of the outline application (WA/22/15/OUT) and subsequent Reserved Matters application (as approved under consent WA/48/19/RES) comprising "400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works".

In addition, the principle of an additional 5no. dwellings has also been established by the grant of WA/57/22/NMA. A Non Material Amendment application (Section 96A) which sought to amend the description of development for "up to 405 new dwellings, up to 500 sq. m of non-residential floor space (A1, A2, A3, D1 and/or D2), 5,000 sq. m of light industrial floorspace (B1 (b)/(c) and associated works including access, an internal road network, highway works, landscaping, selected tree removal informal and formal open space and play areas, pedestrian and cyclist infrastructure, utilities, drainage infrastructure, car and cycle parking and waste storage".

Following the grant of the Non Material Amendment application (WA/57/22/NMA) this application seeks to amend the approved plans to permit the further 5no. dwellings.

The current housing land supply for the District is approximately 4.17 years and therefore below the five-year target. 5no. additional affordable units would make a small contribution to the shortfall and would represent sustainable development.

The principle of the development would accord with ALP policies SD SP2 and SD SP1 and its acceptability would be assessed based on character and neighbour amenity.

CHARACTER AND APPEARANCE

NPPF paragraph 123 highlights that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Para 124 (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)"

In paragraph 128 (d) NPPF states that planning policies and decisions should support development that makes efficient use of land, taking into account the desirability of maintaining an area's prevailing character and setting (including residential gardens).

Whilst the Framework seeks to significantly boost the supply of housing, it emphasises that the planning and development process should achieve the creation of high-quality buildings and places. In this

context, the development would make a contribution towards housing supply and choice, and would to some extent support the local economy, notably as part of the construction of the development and overall as part of the construction of the wider strategic development.

Policy D SP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy D DM1 of the Arun Local Plan sets out 13 design aspects of which applications should be assessed against. These include Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public art, Density and Scale.

The proposal includes the erection of a single storey extension and a two storey extension to the north elevation of the approved building. The single storey element seeks to provide additional floorspace to the retail element. This would increase the ground floor to 140sqm of retail floor space which would in turn meet the retailer's standard requirement. In addition this element includes the provision of an external door, on the north elevation, which would allow staff direct access to the bin store etc.

The two storey element, also to the north elevation, would provide a stairwell/entrance to the proposed flats. In addition the proposal also includes minor changes to elevations north, south east and west, incorporating changes to existing windows and the insertion of additional windows to serve the proposed units. The overall height of the building has not altered.

It is considered that the addition of five units and the proposed alterations to the approved building do not affect the overall design or visual appearance of the approved scheme.

AMENITY

Policy D DM1 indicates that development will be permitted if it takes into account impact on adjoining occupiers, land, use or property

Policy QE SP1 states that 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.

The Arun design guide provides indicative separation distances between development as follows:

Back-to-Back: min. 21m between habitable rooms of properties or to existing buildings.

Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property.

Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping

The two new windows in the eastern side elevation front towards the access road and towards approved Block B, Block B also comprises residential units. Whilst these windows are located in the side elevations the relationship is such that it could be argued they are similar to a 'back to back' scenario, as such, a minimal distance of 21 metres would be required.

The separation distance between the two buildings is around 8.5 metres, and therefore for this distance falls short of the 21 metres required in back to back scenario's noted above and moreover still short of the 12 metres required in 'back to boundary' scenarios set out in the Arun design guide.

The smaller window, located closer to the southern corner is a secondary window serving the lounge as such this window would be condition to be obscure glazed and fixed shut.

The remaining window is a main and the only window serving a bedroom, therefore cannot be obscure glazed. However, in regard specifically to this window, it has been demonstrated that the window would not be in direct alignment per se due to the different heights of the two buildings coupled with the off set angle of the windows which alleviates any 'unacceptable direct' overlooking/loss of privacy.

The Council's Environmental Health officer, initially raised concerns in regard to issues with natural lighting and ventilation. The Council's private sector housing officer also raised similar concerns with regards to minimum purge ventilation to plot 5, bedroom 1. In order to address these concerns the width of the window to bedroom 1 on plot 5 has been increased and it has been demonstrated that the minimum purge ventilation requirement is achieved.

The addition of the five units do not give rise to any concerns about impact on the amenity of existing residents. The proposals will not result in detrimental impact on occupiers or nearby neighbours and the proposal will not conflict with D DM1, D DM4 of the Arun Local Plan and the Arun Design Guide.

SPACE STANDARDS

D DM2 requires internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs in accordance with the Governments Technical Housing Standards (Nationally Described Space Standard). The 'National Described Space Standards' states that a 1 no. bed 2-person one storey dwelling should provide an internal floor area of 50m² and 2 no. bed 4 person one storey should provide an internal floor area of 70m². All the proposed units are in accordance with the standards.

AFFORDABLE HOUSING

Policy AH SP2 of the Arun Local Plan 2011-2031 states that the Council will require a minimum of 30% of the total number of units proposed on site to be provided as affordable housing on the same site on all developments of 11 residential units or more.

The outline application was subject to a Section 106 agreement which secured 30% of the total number of dwellings to be provided as Affordable Housing Units. (400 dwellings equated to 120 affordable units). As stated above a Section 96 application was granted which amended the description of development to provide 405 dwellings, this would amount to 121.5 dwellings which would equate to an additional 2 units. However the application seeks to provide 5 no. affordable units which would see a total provision in excess of 30%.

NOISE

The addition of 5 more flats would not materially alter the noise or activity levels generated from the site.

The Council's Environmental Health officer, initially raised a holding objection in regard to further information on noise impacts from the retail unit. In particular environmental health were concerned about noise implications from fridges and from retail machinery. Following receipt of additional information environmental health require the following condition.

"Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment including fans, ducting and external openings, compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the Local Planning Authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the measured background sound level when assessed by a competent acoustician using BS 4142:2014, at any adjoining or nearby noise sensitive premises".

Subject to the above condition the additional 5 no. units would not harm residential amenity in regard to

noise in accordance with Policy QE DM1 of Adopted Local Plan 2011 - 2031.

PARKING AND HIGHWAY SAFETY

T SP1 sets out that the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. It also sets out to achieve appropriate levels of parking in line with Arun's Parking Standards Supplementary Planning Document January 2020.

The Arun parking standards SPD provides guidance about the level of parking provision required. It contains a number of principles relating to vehicle and cycle parking, initially advising that parking provision should be sufficient to accommodate demand whilst exploiting the potential for sustainable travel, minimising adverse effects on road safety and avoiding increased on-street parking demand.

The Arun parking standards would indicate a requirement of 10 spaces for the 5no. additional flats. The proposal provides 7no. allocated parking spaces for the flats and 14 spaces for the retail store (an increase of 3no over the previous RM application).

The site is located within a sustainable location and forms part of a strategic allocation where sustainable travel modes have been promoted through a travel plan and contributions to public transport via S106 agreement. In these cases, the parking standards indicate that a 10% variation below the target can be allowed. The applicant has also submitted that one of the flats is a one bedroom one person flat and therefore 2 spaces for that flat would be unnecessary.

The NPPF only allows for a refusal on highway grounds when there is an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In this case there will be no such unacceptable or severe impacts. Moreover it is considered, taking all matters in to consideration in the planning balance, that the provision of 5 no. affordable units together with a national food retailer on the site to serve the strategic development would outweigh the conflict with the Arun parking standards.

Covered Cycle storage is provided for the proposed flats.

The S106 for the wider site includes provision a Highways Contribution per dwelling of £5,000 per unit, this financial contribution would be applied to these new dwellings and would be secured by the S106 Deed of Variation which accompanied the application and is being dealt with under WA/23/23/PO.

SUMMARY

The proposed changes to the approved retail unit and the provision of 5no affordable units do not affect the overall design or visual appearance of the approved scheme, nor do the amendments alter the layout such that it would result in harm to the local character or negatively impact neighbour amenity. As per the NPPF, para 11(c), development proposals that accord with an up-to-date development plan should be approved without delay.

OTHER MATTERS

As this is a Section 73 application any new permission sits alongside the original permission, which remains intact and unamended. Government guidance states that for the purpose of clarity to reinstate the conditions imposed on earlier permissions that continue to have effect.

A number of previous conditions on the original application have been discharged when the reserved matters application was approved (WA/48/19/RES) and no longer relevant to this Section 73 application. However, in accordance with government advice some conditions have been re-imposed to this

permission.

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 original application was granted subject to a Section 106 Agreement. A Deed of Variation application WA/23/23/PO has been submitted along side this application. Once the Deed of Variation application has been granted, this application can be approved.

CIL DETAILS

This application falls within a Strategic Site Allocation and is therefore no CIL Liable. This approach was deemed appropriate at Local Plan adoption stage to allow for developer contributions towards infrastructure.

RECOMMENDATION

- 1
- The development hereby approved shall be carried out in accordance with the following approved plans, drawings and documents:
- Whole Site Planning Layout - P1549.001 Rev ZD
Planning Layout Sheet 1 of 3 - P1549.11 Rev ZJ
Planning Layout Sheet 2 of 3 - P1549.21 Rev ZH
Planning Layout Sheet 3 of 3 - P1549.31 Rev ZN
Materials Layout - P1549.1.02 Rev ZB
Heights Layout - P1549.1.03 Rev V

Tenure Layout - P1549.1.04 Rev V
 Parking Layout - P1549.1.05 Rev U
 Refuse Layout - P1549.1.06 Rev T
 Enclosures Layout - P1549.1.07 Rev U
 PLDNSTD (ODB) 2018 Arun District Council WA/48/19/RES 1 of 11
 ARUN DISTRICT COUNCIL WA/48/19/RES
 Bedroom Number Layout - P1549.1.09 Rev J
 Character Area Door Styles - P1549.DS.01
 Wandleys Lane Vis Splays - FON-WVS-01 Rev A
 Fire Tender Swept Path Analysis Sheet 1 of 4 - DAN/E4736/011 Rev L
 Fire Tender Swept Path Analysis Sheet 2 of 4 - DAN/E4736/012 Rev L
 Fire Tender Swept Path Analysis Sheet 3 of 4 - DAN/E4736/013 Rev L
 Fire Tender Swept Path Analysis Sheet 4 of 4 - DAN/E4736/014 Rev L
 Refuse Vehicle Swept Path Analysis Sheet 1 of 4 - DAN/E4736/015 Rev N
 Refuse Vehicle Swept Path Analysis Sheet 2 of 4 - DAN/E4736/016 Rev N
 Refuse Vehicle Swept Path Analysis Sheet 3 of 4 - DAN/E4736/017 Rev N
 Refuse Vehicle Swept Path Analysis Sheet 4 of 4 - DAN/E4736/018 Rev N
 Engineering Details Commercial Unit Vehicle Tracking - FON-TRA-01 Rev B
 Proposed Level Strategy Sheet 1 of 4 - DAN/E4736/019 Rev H
 Proposed Level Strategy Sheet 2 of 4 - DAN/E4736/020 Rev H
 Proposed Level Strategy Sheet 3 of 4 - DAN/E4736/21 Rev H
 Proposed Level Strategy Sheet 4 of 4 - DAN/E4736/22 Rev H
 Street Scene Location Plan - P1549.1.10 Rev E
 Streetscenes - Sheet 5 of 8 - Arundel Road - P1549.SS-A.01 - Rev E
 Streetscenes - Sheet 2 of 8 - The Avenue/The Slopes - P1549.SS-F.01 - Rev F
 Streetscenes - Sheet 3 of 8 - The Slopes - P1549.SS-F.02 - Rev E
 Streetscenes - Sheet 4 of 8 - The Slopes - P1549.SS-F.03 - Rev D
 Streetscenes - Sheet 1 of 8 - Gateway - P1549.SS-G.01 - Rev C
 Streetscenes - Sheet 8 of 8 - Rural Edge - P1549.SS-R.01 - Rev F
 Streetscenes - Sheet 6 of 8 - The Greens - P1549.SS-T.01 - Rev C
 Streetscenes - Sheet 7 of 8 - The Greens - P1549.SS-T.02 - Rev D
 Community Building Elevations - FON-TECH-CBE - Rev A
 Community Building Elevations - FON-TECH-CBE(2) - Rev A
 Community Building Ground Floor Plan - FON-TECH-CBGF - Rev A
 Community Building Roof Plan - FON-TECH-CBRP - Rev A
 Block A (Retail Unit) Elevations 4736/DAN/RET/04H
 Block A (Retail Unit) Site Plan 4736/DAN/RET/06F
 Block A (Retail Unit) Ground Floor Plan - 4736/DAN/RET/07D
 Block A (Retail Unit) First Floor Plan - 4736/DAN/RET/02D
 Block A (Retail Unit) Cycle store - 4736/DAN/RET/03
 Block A (Retail Unit) Levels Plan - DAN/4736/074 A
 Block A (Retail Unit) Refuse Vehicle Swept Path Analysis - DAN/4736/073 A
 Block A (Retail Unit) Draft Roof Plan - 4736/DAN/RET/05A
 Block B - Ground Floor Plan - P1549.BLKB.101_A
 Block B - First Floor Plan - P1549.BLKB.102_A
 Block B - Second Floor Plan - P1549.BLKB.103_A
 Block B - Roof Plan - P1549.BLKB.104_A
 Block B - Front Elevation - P1549.BLKB.105_A
 Block B - Side Elevations - P1549.BLKB.106_A
 Block B - Rear Elevation - P1549.BLKB.107_A
 Block C - Ground Floor Plan - P1549.BLKC.101_A
 Block C - First Floor Plan - P1549.BLKC.102_A

Block C - Second Floor Plan - P1549.BLKC.103_A
 Block C - Roof Plan - P1549.BLKC.104_A
 Block C - Front & Side Elevations - P1549.BLKC.105_A
 Block C - Rear & Side Elevations - P1549.BLKC.106_A Block D - Ground Floor Plan -
 P1549.BLKD.101_A
 Block D - First Floor Plan - P1549.BLKD.102_A
 Block D - Second Floor Plan - P1549.BLKD.103_A
 Block D - Roof Plan - P1549.BLKD.104_A
 Block D - Front Elevation - P1549.BLKD.105_B
 Block D - Side Elevation - P1549.BLKD.106_B
 PLDNSTD (ODB) 2018 Arun District Council WA/48/19/RES 2 of 11
 ARUN DISTRICT COUNCIL WA/48/19/RES
 Block D - Rear Elevation - P1549.BLKD.107_A
 Block D - Side Elevation - P1549.BLKD.108_A
 Block E - Ground Floor Plan - P1549.BLKE.101
 Block E - First Floor Plan - P1549.BLKE.102
 Block E - Second Floor Plan - P1549.BLKE.103
 Block E - Roof Plan - P1549.BLKE.104
 Block E - Front Elevation - P1549.BLKE.105_B
 Block E - Side Elevation - P1549.BLKE.106_A
 Block E - Rear Elevation - P1549.BLKE.107_A
 Block E - Side Elevation - P1549.BLKE.108_A
 Block F Ground Floor Plan - P1549.BLKF.201_E
 Block F First Floor Plan - P1549.BLKF.202_E
 Block F Second Floor Plan - P1549.BLKF.203_E
 Block F Roof Plan - P1549.BLKF.204_E
 Block F Front Elevation - P1549.BLKF.205_D
 Block F Side Elevation - P1549.BLKF.206_E
 Block F Rear Elevation - P1549.BLKF.207_F
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 Block G Ground & First Floor Plans - P1549.BLKG.201_F
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 Block J - Front & Side Elevations - P1549.BLKJ.103
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 Type ABT (Style The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.ABT-F.01 Rev A
 Type ABT (Style The Slopes) Elevations (Brick & Tile) - P1549.ABT-F.02
 Type ABT (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.ABT-F.03 Rev A
 Type ABT (Style - The Slopes) Elevations (Brick & Tile) - P1549.ABT-F.04
 Type ABTS (Style Arundel Road) Floor & Roof Plans (Brick) - P1549.ABTS-A.01-A
 Type ABTS (Arundel Road) Elevations (Brick) - P1549.ABTS-A.02-A
 Type ABY (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.ABY-T.01
 Type ABY (Style The Greens) Elevations (Brick & Boarding) - P1549.ABY-T.02 Rev A
 Type AC (Style - The Slopes) Plans & Elevations (Brick) - P1549.AC-F.01
 Type AC (Style The Greens) Plans & Elevations (Brick) - P1549.AC-T.01
 Type AF (Style The Greens) Floor & Roof Plans (Boarding) - P1549.AF-T.01

Type AF (Style The Greens) Elevations (Boarding) - P1549.AF-T.02
 Type AF (Style The Greens) Floor & Roof Plans (Boarding) - P1549.AF-T.03
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 Type AK2 (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.AK2-F.01
 Type AK2 (Style - The Slopes) Elevations (Brick & Tile) - P1549.AK2-F.02
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 Type AK3A (Style - The Slopes) Elevations (Brick & Tile) - P1549.AK3A-F.02
 Type AK3 (Style The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.AK3-F.01
 Type AK3 (Style - The Slopes) Elevations (Brick & Tile) - P1549.AK3-F.02
 Type AP (Style The Green) Floor & Roof Plans (Brick & Boarding) - P1549.AP-T.01 Rev A
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 Type AV (Style Arundel Road) Plans & Elevations (Brick & Render) - P1549.AV-A.01_B
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 Type AV (The Greens) Plans & Elevations (Brick) - P1549.AV-T.01_B
 Bin Store (Block E) Plans & Elevations - P1549.BIN.01
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 Type BT (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.BT-F.03
 Type BT (Style - The Slopes) Elevations (Brick & Tile) - P1549.BT-F.04
 Type BT (Style Rural) Floor & Roof Plans (Brick) - P1549.BT-R.01
 Type BT (Style Rural) Elevations (Brick) - P1549.BT-R.02
 Type BT (Style Rural) Floor & Roof Plans (Boarding) - P1549.BT-R.03
 Type BT (Style Rural) Elevations (Boarding) - P1549.BT-R.04
 Type BT (Style Rural Edge) Floor & Roof Plans (Brick) - P1549.BT-R.05
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 Type BT (Style The Greens) Floor & Roof Plans (Painted Brick) - P1549.BT-T.01_B
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 Type BT (Style The Greens) Floor & Roof Plans (Brick) - P1549.BT-T.03
 Type BT (Style The Greens) Elevations (Brick) - P1549.BT-T.04
 Type BY (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.BY-T.01
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 Type C2 (Style Rural Edge) Floor & Roof Plans (Brick - Dropped Eaves) - P1549.C2-R.03
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 Type C2 (Style The Greens) Elevations (Brick & Boarding) - P1549.C2-T.01_B
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 Type C2 (Style The Greens) Floor & Roof Plans (Brick - Dropped Eaves) - P1549.C2-T.05

Type C2 (Style The Greens) Elevations (Brick - Dropped Eaves) - P1549.C2-T.06
 Type C2 (Style The Greens) Floor & Roof Plans (Brick - Dropped Eaves) - P1549.C2-T.11
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 Type C (Style Arundel Road) Floor & Roof Plans (Brick) - P1549.C-A.02_A
 Type C (Style - The Slopes) Plans & Elevations (Brick & Tile) - P1549.C-F.02_A
 Type C (Style - Avenue (Fontwell)) Plans & Elevations (Brick - Gable Front) - P1549.CF.03_B
 Type C (Style - The Slopes) Plans & Elevations (Brick) - P1549.C-F.04_A
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 Type C (Style Rural Edge) Floor & Roof Plans (Brick) - P1549.C-R.04-C
 Type C (Style Rural Edge) Floor & Roof Plans (Brick with Flint) - P1549.C-R.05-A
 Type C (Style Rural Edge) Floor & Roof Plans (Brick) - P1549.C-R.06-A
 Type CS (Style Arundel Road) Floor & Roof Plans (Brick & Flint) - P1549.CS-A.01_B
 Type CS (Style Arundel Road) Elevations (Brick & Render) - P1549.CS-A.02_A
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 Cycle Store (Block E) - Plans & Elevations - P1549.CYC.03
 Cycle & Bin Stores (Block B) Plans & Elevations - P1549.CYC-BIN.01
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 Type F+ (Style Rural Edge) Floor & Roof Plans (Boarding) - P1549.F+-R.01-C
 Type F+ (Style Rural Edge) Elevations (Boarding) - P1549.F+-R.02-B
 Type F+ (Style Rural Edge) Floor & Roof Plans (Boarding) - P1549.F+-R.03-B
 Type F+ (Style Rural Edge) Elevations (Boarding) - P1549.F+-R.04-B
 Type F1 (Style - Avenue (Fontwell)) Floor & Roof Plans (Flint) Rev A - P1549.F1-F.01 Rev C
 Type F1 (Style - Avenue (Fontwell)) Elevations (Flint) Rev A - P1549.F1-F.02 Rev D
 Type F2 (Style Fontwell Avenue) Floor & Roof Plans (Brick) - P1549.F2-F.01
 Type F2 (Style - The Slopes) Elevations (Brick & Tile) - P1549.F2-F.02_A
 Type F2 (Style - The Slopes) Elevations (Brick & Tile) - P1549.F2-F.03
 Type F (Style Arundel Road) Floor & Roof Plans (Brick with Render) - P1549.F-A.01-B
 Type F (Style Arundel Road) Elevations (Brick with Render) - P1549.F-A.02-B
 Type F (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.F-F.01-A
 Type F (Style - The Slopes) Elevations (Brick & Tile) - P1549.F-F.02-A
 Type F (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.F-F.05_A
 Type F (Style - The Slopes) Elevations (Brick & Tile) - P1549.F-F.06_A
 Type F (Style - Avenue (Fontwell)) Floor & Roof Plans (Brick) - P1549.F-F.15
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 Type F (Style - Avenue (Fontwell)) Floor & Roof Plans (Brick) - P1549.F-F.21
 Type F (Style - Avenue (Fontwell)) Elevations (Brick) - P1549.F-F.22

Type FG (Style - Avenue (Fontwell)) Plans & Elevations (Brick & Tile) - P1549.FG-F.01_B
 Type F (Style Rural Edge) Floor & Roof Plans (Brick with Flint) - P1549.F-R.01-B
 Type F (Style Rural Edge) Elevations (Brick with Flint) - P1549.F-R.02-B
 Type F (Style Rural Edge) Floor & Roof Plans (Brick with Flint) - P1549.F-R.03-C
 Type F (Style Rural Edge) Elevations (Brick with Flint) - P1549.F-R.04-A
 Type F (Style Rural) Floor & Roof Plans (Boarding) - P1549.F-R.05
 Type F (Style Rural) Elevations (Boarding) - P1549.F-R.06
 Type F (Style Rural Edge) Floor & Roof Plans (Boarding) - P1549.F-R.07-A
 Type F (Style Rural Edge) Elevations (Boarding) - P1549.F-R.08-A
 Type F (Style Rural Edge) Floor & Roof Plans (Boarding) - P1549.F-R.09-B
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 Type F (Style The Greens) Elevations (Painted Brick) - P1549.F-T.14
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 Triple Garage Plans & Elevations - P1549.GAR.02_D
 Type OB (Style - The Slopes) Floor & Roof Plans (Brick) - P1549.OB-F.01_C
 Type OB (Style - The Slopes) Elevations (Brick) - P1549.OB-F.02_A
 Type OB (Style - The Slopes) Floor & Roof Plans (Brick) - P1549.OB-F.03_C
 Type OB (Style - The Slopes) Elevations (Brick) - P1549.OB-F.04_A
 Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Flint) - P1549.OB-F.05_D
 Type OB (Style - Avenue (Fontwell)) Elevations (Flint) - P1549.OB-F.06_C
 Type OB (Style - The Slopes) Floor & Roof Plans (Brick) - P1549.OB-F.07_C
 Type OB (Style - The Slopes) Elevations (Brick) - P1549.OB-F.08_A
 Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Flint) - P1549.OB-F.09_D
 Type OB (Style - Avenue (Fontwell)) Elevations (Flint) - P1549.OB-F.10_D
 Type OB (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.OB-F.11_C
 Type OB (Style - The Slopes) Elevations (Brick & Tile) - P1549.OB-F.12_A
 Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Brick) - P1549.OB-F.13_C
 Type OB (Style - Avenue (Fontwell)) Elevations (Brick) - P1549.OB-F.14_C
 Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Flint) - P1549.OB-F.19-B
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 Type OB (Style - Avenue (Fontwell)) Elevations (Flint) - P1549.OB-F.22
 Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Brick) - P1549.OB-F.23-B
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 Type OB (Style Rural Edge) Floor & Roof Plans (Flint) - P1549.OB-R.01_C
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 Type OB (Style The Greens) Floor & Roof Plans (Brick) - P1549.OB-T.01.D
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 Type OB (Style The Greens) Floor & Roof Plans (Brick) - P1549.OB-T.03.D

Type OB (Style The Greens) Elevations (Brick) - P1549.OB-T.04.B
 Type OB (Style The Greens) Floor & Roof Plans (Boarding) - P1549.OB-T.07.C
 Type OB (Style The Greens) Elevations (Boarding) - P1549.OB-T.08.A
 Type OB (Style The Greens) Floor & Roof Plans (Boarding) - P1549.OB-T.15.C
 Type OB (Style The Greens) Elevations (Boarding) - P1549.OB-T.16.A
 Type OB (Style The Greens) Floor & Roof Plans (Brick) - P1549.OB-T.19.B
 Type OB (Style The Greens) Elevations (Brick) - P1549.OB-T.20
 Type P2 (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.P2-F.03 Rev A
 Type P2 (Style - The Slopes) Elevations (Brick & Tile) - P1549.P2-F.04 Rev A
 Type P2+P (Style Rural Edge) Floor & Roof Plans (Board) - P1549.P2-R.03
 Type P2+P (Style Rural Edge) Elevations (Brick) - P1549.P2-R.04
 Type P2 (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.P2-T.03.A
 Type P2 (Style The Greens) Elevations (Brick & Boarding) - P1549.P2-T.04.B
 Type P3+P (Style Rural Edge) Floor & Roof Plans (Board) - P1549.P3-R.03
 Type P3+P (Style Rural Edge) Elevations (Board) - P1549.P3-R.04
 Type P3 (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.P3-T.03
 Type P3 (Style The Greens) Elevations (Brick & Boarding) - P1549.P3-T.04
 Type P (Style Arundel Road) Floor & Roof Plans (Brick) - P1549.P-A.01.B
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 Type P (Style Arundel Road) Floor & Roof Plans (Brick & Render) - P1549.P-A.07
 Type P (Style Arundel Road) Elevations (Brick & Render) - P1549.P-A.08
 Type P (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.P-F.07_C
 Type P (Style - The Slopes) Elevations (Brick & Tile) - P1549.P-F.08_B
 Type P (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.P-T.11_A
 Type P (Style The Greens) Elevations (Brick & Boarding) - P1549.P-T.12
 Type V1 (Style Fontwell Avenue) Floor & Roof Plans (Brick) P1549.V1-F.01
 Type V1 (Style - The Slopes) Elevations (Brick & Tile) - P1549.V1-F.02_A
 Type V1 (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.V1-F.05
 Type V1 (Style - The Slopes) Elevations (Brick & Tile) - P1549.V1-F.06
 Type V1 (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.V1-T.01
 Type V1 (Style The Greens) Elevations (Brick & Boarding) - P1549.V1-T.02
 Type V (Style - The Slopes) Plans & Elevations (Brick) - P1549.V-F.01.C
 Type V (Style - Avenue (Fontwell)) Plans & Elevations (Brick) - P1549.V-F.02.B
 Type V (Style Rural Edge) Plans & Elevations (Brick) - P1549.V-R.01_C
 Type V (Style The Greens) Plans & Elevations (Brick) - P1549.V-T.01.C
 Type W (Style Arundel Road) Floor & Roof Plans (Brick & Render) - P1549.W-A.05
 Type W (Style Arundel Road) Elevations (Brick & Render) - P1549.W-A.06
 Landscape Maintenance Plan November 2020 - DE_352_LM_001
 Landscape Masterplan - DE-352-01-001 Rev N
 Northern Masterplan - DE-352-01-002 Rev M
 Southern Masterplan - DE-352-01-003 Rev N
 Playground Plan - DE-352-01-004 Rev L
 Section AA, BB, CC - DE-352-01-005 Rev G
 Section DD, EE, FF - DE-352-01-006 Rev H
 Boundary Vegetation Plan - DE-352-01-007 Rev H
 Arboricultural Method Statement: June 2020 Rev B- 6233 AMS
 Tree Retention Plans - 6233-T-05 Rev B
 Tree Retention Plans - 6233-T-06 Rev B
 Tree Retention Plans - 6233-T-07 Rev B
 Tree Protection Plans - 6233-T-08 Rev B

Tree Protection Plans - 6233-T-09 Rev B
 Tree Protection Plans - 6233-T-10 Rev B
 Tree Protection Plans - 6233-T-11
 Affordable Housing Statement
 Energy Strategy Statement - July 2020 - Briary Energy

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 2011-2031.

- 2 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, which meets the minimum requirements for the year 2023 set out in Table 2.2 of the Arun Parking Standards SPD, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in accordance with the approved details and the charging points shall 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 2011-2031, the Arun Parking Standards SPD and the National Planning Policy Framework.

- 3 Notwithstanding the provisions of Class A within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extension shall be erected beyond the rear wall of the dwellinghouses hereby permitted unless planning permission is first granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy D DM1 of the Arun Local Plan.

- 4 Block A hereby permitted shall not be used within Use Class A3 (now Class E (b) through the Town and Country Planning (Use Classes) (Amendment) 2020) unless and until, details of a suitable system for the extraction of cooking odours (including details of the extract fan units, filters, extraction hoods and ducting together with method of noise abatement) has been submitted to and approved in writing by the Local Planning Authority. The equipment approved under this condition shall be installed by a competent engineer before such use commences and thereafter shall be maintained in accordance with the manufacturer's instructions.

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

- 5 Block A hereby permitted shall not be used within Use Class A3 (now Class E through the Town and Country Planning (Use Classes) (Amendment) 2020) unless and until details of suitable provision of sanitary accommodation (in line with the guidelines set out within the Arun District Council document entitled: 'Provision of sanitary accommodation in food businesses') has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of maintaining adequate amenity to local residents and visitors to the area in accordance with policies QE DM1 of the Arun Local Plan.

- 6 No delivery activities shall take place at Block A, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday).

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

- 7 The drainage serving the kitchen(s) at any proposed commercial hot food business shall be fitted with a grease trap / separator of a proportionate capacity to effectively contain grease residue arising from the estimated numbers of hot meals served and waste water flow rate. The applicant shall provide the Local Planning Authority with details of their proposed grease trap / separator in order to demonstrate design and installation will be in compliance with BS EN 1825-1:2004 and BS EN 1825-2:2002 (Current Status: 'Under Review') or other effective means of grease removal.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Arun Local Plan.

- 8 Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment including fans, ducting and external openings, compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the Local Planning Authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the measured background sound level when assessed by a competent acoustician using S 4142:2014, at any adjoining or nearby noise sensitive premises.

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

- 9 No external lighting shall be installed unless and until details have been submitted to, and approved in writing by the Local Planning Authority. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, fully assessed by a competent individual when operational, to ensure no light creep / bleed, and maintained and operated thereafter in accordance with the approved details, unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect the appearance of the area, the environment and wildlife, and local residents from the effects of light pollution in accordance with Policy QE DM2 of the Arun Local Plan.

- 10 The window on the eastern elevation of the building (serving plot 3) shall at all times/be glazed with obscured glass/fixed to be permanently non-opening.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1, D DM4 and QE SP1 of the Arun Local Plan.

- 11 No windows (other than those shown on the plans hereby approved) shall be constructed in the eastern elevation of the building hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1/D DM4 of the Arun Local Plan.