

Recommendation Report for Planning Permission

REF NO: WA/63/19/PL

LOCATION: Land South of Arundel Road
Walberton
BN18 0QP

PROPOSAL: Erection of 8 dwellings with garaging & open resident & visitor parking, with a new access from Arundel Road; provision of hard & soft landscaping & open space; foul & surface water drainage systems; & other works - This application is a Departure from the Development Plan

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The construction of 8 dwellinghouses (2 x 4 bedroom, 6 x 5 bedroom) with associated garaging & parking and a cul-de-sac access road from Arundel Road.
SITE AREA	1.25 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	6.5 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	There are a significant number of high amenity value trees on the site with a number of them covered by a tree preservation order.
BOUNDARY TREATMENT	1.2 metre high fencing and hedging.
SITE CHARACTERISTICS	The site is an open piece of land to the rear of a property known as Woodcroft. It is surrounded on the south and west sides by the residential curtilages of large detached properties with large gardens, to the north is the Arundel Road and the A27 beyond and to the east is the home paddocks and residential curtilage of Gracelands Farm.
CHARACTER OF LOCALITY	The character of the area is low density residential within a rural setting.

RELEVANT SITE HISTORY

WA/13/09/	Outline application with all matters reserved - Mixed development of affordable and market housing and business units. (Departure from the Development Plan)	Refused 29-05-09 Appeal: Withdrawn 23-02-10
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Walberton Parish Council

Walberton Parish Council has no objection to this application.

They have requested a landscaping condition be applied to the planning permission.

2 letter of no objection has been received from neighbouring properties.

2 letters of objection from neighbouring properties making the following points:

- Loss of privacy to Foxwood Cottage caused by plot 1.
- Access from carriageway narrow.
- Landscaping and Trees need maintenance as part of development particularly between plot 1 and Foxwood Cottage.
- Construction traffic should have minimal impact.

COMMENTS ON REPRESENTATIONS RECEIVED:

The dwelling at plot 1 was amended by the applicants to remove primary habitable room windows facing toward Foxwood Cottage.

ADC Landscapes have made no objection to the scheme.

Comments noted and addressed in the Conclusions section of the report below.

CONSULTATIONS

Highways England

WSCC Strategic Planning

Southern Water Planning

Engineering Services Manager

Engineers (Drainage)

Environmental Health

Ecology Advisor

Arboriculturist

Parks and Landscapes

CONSULTATION RESPONSES RECEIVED:

West Sussex County Council Highways - No objection subject to conditions and an informative.

Highways England - No objection.

ADC Drainage Engineers - No objection subject to conditions.

A drainage strategy has been submitted demonstrating that infiltration should work on this site. Winter groundwater monitoring and infiltration testing has been completed.

ADC Environmental Health - No objection subject to conditions.

ADC Landscapes - No objection.

ADC Tree Officer - No objection subject to conditions. The Tree Officer has concluded that the development described can be achieved without undue detriment to retained trees on and off-site.

CDC Ecology - No objection subject to conditions.

Southern Water - No objection subject to conditions and informatives.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
TREE PRESERVATION ORDER
WITHIN BUILT UP AREA BOUNDARY

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
ENVDM4	ENV DM4 Protection of trees
LANDM1	LAN DM1 Protection of landscape character
QEDM3	QE DM3 Air Pollution
SDSP2	SD SP2 Built-up Area Boundary
SDSP1	SD SP1 Sustainable Development
ENVDM5	ENV DM5 Development and biodiversity
TSP1	T SP1 Transport and Development
WDM3	W DM3 Sustainable Urban Drainage Systems
QEDM2	QE DM2 Light pollution

Walberton Neighbourhood Plan Policy 2017 HP1	Spatial Plan of the Parish
Walberton Neighbourhood Plan Policy 2017 HP11	Housing Density
Walberton Neighbourhood Plan Policy 2017 HP13	Design Guidance
Walberton Neighbourhood Plan Policy 2017 HP5	Land at the rear of Woodcroft West Walbarton Lane
Walberton Neighbourhood Plan Policy 2017 VE3	Protection of Trees and Hedgerows
Walberton Neighbourhood Plan Policy 2017 VE7	Surface Water Management
Walberton Neighbourhood Plan Policy 2017 VE8	'Unlit village' status

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

The Walberton Neighbourhood Plan (WNP) has been adopted and the following Policies apply: HP1, HP5, HP11, HP13, VE3, VE7, VE8.

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 not considered to comply with relevant Development Plan policies in that the proposal is to construct 8 houses on a site designated for the construction of 2 houses as per policy HP5 of the Walberton Neighbourhood Plan.

The development of 8 houses is acceptable in terms of design and impact on neighbouring residential amenity.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background as follows:

The Council cannot demonstrate a 5 year housing land supply and therefore Development Plan policy as it applies to housing supply has reduced weight due to the Council not being able to demonstrate an adequate supply of housing land.

CONCLUSIONS

PRINCIPLE

The application site is located within the Parish of Walberton and as such the development plan in the determination of this application will consist of the Arun Local Plan (ALP) 2011 - 2031 and the Walberton Neighbourhood Plan (WNP) .

Arun Local Plan (2011-2031):

The key policy considerations in the determination of this application is considered to be SD SP2 of the Arun Local Plan (ALP) 2011 - 2031.

Walberton Neighbourhood Plan (2014):

The WNP was made in November 2016 and as such forms part of the development plan in the determination of this application.

Policy HP1 of the WNP seeks to focus development within the Built Up Area Boundary (BUAB) defined in the plan, development outside of the BUAB will be resisted unless they have been allocated for residential development within the plan. This site is one of the allocated sites.

Policy HP5 designates the land for residential development for 2 houses.

Schedule 8 of the WNP illustrates the extent of the built up area boundary to the WNP area and extends the Built Up Area Boundary east a long Arundel Road to include the application site as well as those sites to the east that are allocated residential sites in the WNP.

The site is not shown as being within the built up area boundary of Fontwell as defined by the Arun Local Plan. However this is a topographical mistake as it should be within the BUAB given that it is designated on the proposals map as a housing site within a made neighbourhood plan.

There remains conflict with Development Plan policy in that policy HP5 of the Walberton Neighbourhood Plan proposes that the site be developed for 2 houses not for 8 as proposed in this application. An assessment of the other material considerations therefore needs to be made, to see whether this conflict is overcome.

Other Material Considerations:

The following sets out whether there are any material considerations which indicate that the proposal should be determined other than in accordance with the development plan.

(1) The Council's Housing Land Supply as set out in the ALP

The housing land supply target set out within the ALP includes a provision of at least 1,250 homes to be identified through both the review of Neighbourhood Plans and through a Non-Strategic Site Allocations Development Plan Document (DPD). The DPD is not yet out for consultation and whilst there remains potential for the site to also be promoted through this document, only limited weight can be attributed to this consideration at the current time.

(2) The Council's Current Housing Land Supply Data

In February 2019, the Government published results of its Housing Delivery Test. This shows that Arun have underdelivered on its housing targets (achieving only 91%). The Test recommends that all Councils achieving less than 95% prepare an Action Plan to set out how delivery rates will be improved.

The Council's Annual Monitoring Report (AMR) was considered at the Planning Policy Local Plan Sub-Committee on the 18th June, 2019. The AMR shows that the Council can no longer demonstrate a 5-year Housing Land Supply (HLS) as is required by the NPPF. Indeed, the AMR shows there is currently only a 4.7 year supply.

It is considered that the release of further land for housing will help to maintain delivery rates. This may have to include sites outside the built up area boundary and it would be preferential if such sites were located close to the edge of the BUAB and in sustainable locations which minimise the need to use the private car.

(3) The NPPF & the Presumption in Favour of Sustainable Development;

The National Planning Policy Framework (NPPF) published in February 2019 is a material consideration

in determining planning applications. As the Council cannot currently demonstrate a 5-year HLS, paragraph 11 (d) of the NPPF and the application of the 'presumption' for sustainable development is triggered.

This means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (such as where the local planning authority cannot demonstrate a five year supply of deliverable housing sites), planning permission should be granted unless (i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

There is no question that (i) does not apply to this determination as the site does not lie in a protected landscape. In respect of (ii), the remainder of this report will show that there are not considered to be adverse impacts associated with the proposal. Therefore the presumption in favour of sustainable development would apply.

Paragraph 8 of the NPPF states that in order to achieve sustainable development; economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The following is an analysis of the sustainable nature of the site and proposal:

Environment

The development would not significantly change the character of the area as it would provide low density residential development at 6.5 dwellings per hectare commensurate with other dwellings in the area. A neighbouring site (S and G Motors) has been allocated for residential development and the built up area boundary of Fontwell has been extended to include the application site and the road frontage along Arundel Road such that the character of the area in future will be residential.

The proposed development will have an acceptable impact on the ecology of the site as well as that on trees in and off the site.

Social

The proposal will support the local community by providing 8 new homes. The additional custom may lead to an increased use of local facilities and services which provide a social benefit. The proposal will also provide much needed dwellings to the District.

Economic

The proposal is likely to result in economic benefits to the local area in the form of (a) an increase in Council Tax receipts; (b) potential 'New Homes Bonus' payments from the Government; (c) the creation of new or maintenance of existing construction jobs; and (e) additional spending by new residents on local goods & services.

Assessment of Sustainable Development

It is considered that the proposal has clear social, economic and environmental benefits. The definition of sustainable development does not simply relate to accessibility of services and facilities and it is considered, on balance, that the proposal would be sustainable and would therefore benefit from the NPPF presumption in favour of sustainable development.

Conclusion on Matters of Principle:

The principle of development on this site is contrary to policy HP5 of the Walberton Neighbourhood Plan in that it would propose 8 rather than 2 houses on the site. However, this policy has reduced weight due to the Council not being able to demonstrate an adequate supply of housing land. The proposal represents sustainable development and the NPPF presumption in favour of sustainable development would be engaged.

DESIGN

Arun Local Plan policy D DM1 lists a series of 15 criteria that development must comply with - these include character where the policy states:

'1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.'

Arun Local Plan Policy D SP1 - Design states:

'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....' The policy requires that development proposals should reflect the characteristics of the local area by amongst other things in terms of its character and design.

Policy HP11 of the Walberton Neighbourhood Plan seeks to ensure that the density of proposed development is in keeping with its location so as to maintain the local character and appearance of the locality.

Policy HP13 of the WNP builds on policy HP11 by requiring that development 'must contribute to local character by creating a sense of place appropriate to its location.'

The proposed dwellinghouses would be low density with generous garden spaces commensurate with the low density residential character of the area.

The layout of the dwellings would be informal along a curved access way alluding to and sympathetic with the rural location.

The retention of trees and landscaping within the site would reduce the impact of the proposed development within the local area.

The dwellings themselves are to be large detached dwellings but in a rural cottage style using half hipped roof features, dormers at first floor level to allow for a low eaves line at first floor level. The use of weatherboarding at first floor and clay tile roofing further contributes to the contemporary rural cottage style

The development is considered in design to be sympathetic with the prevailing character of the immediate locality. The introduction of 8 dwellings would have an acceptable impact on the character of the immediate locality and would comply with policy D DM1 (1) and D SP1 of the ALP 2011 - 2031 & policies HP11 & HP13 of the Walberton Neighbourhood Plan.

RESIDENTIAL AMENITY

Arun Local Plan 2011-2031 policy D DM1 requires that the Council have regard to certain aspects when considering new development including: (3) Impact - "Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance."

The properties proposed are at a low density, sufficiently separated from their outer boundaries and neighbouring properties. As a result they would not impact upon the residential amenity of each other and neighbouring properties in terms of a loss of light, privacy and overbearing impact.

The key issue in relation to residential amenity is the impact of plot 1 on the residential amenity of Foxwood Cottage. It is noted that the separation distance between the gable end of Foxwood Cottage and the rear elevation of plot 1 would be a minimum of 19 metres. In addition the rear elevation of plot 1 has no primary habitable room windows at first floor level. There are two bathrooms at first floor level which would be conditioned to be obscure glazed and fixed shut below 1.7 metres in height. Overall it is considered that there would not be a significant loss of privacy, loss of light or overbearing impact caused to Foxwood Cottage as a result.

The proposed development would accord with policy D DM1 (3) with respect to residential amenity

SPACE STANDARDS

In terms of the internal space requirements Policy D DM2 of the ALP requires that room sizes accord with the Nationally Described Space Standards.

The proposed dwellings are far in excess of the minimum internal standards set out within the National space standards.

As such, the proposed dwellings would comply with these internal space standards in accordance with Policy D DM2 of the Arun Local Plan.

In respect of outside amenity space the properties have rear gardens between 10 to 40 metres across the width of the plot which is acceptable and in line with other dwellings in the vicinity of the application site.

PARKING AND HIGHWAY SAFETY

Arun Local Plan Policy T SP1 seeks to ensure that development provides safe access on to the highway network & promotes sustainable transport, including the use of low emission fuels. It seeks that parking provision accords with West Sussex County Council guidance.

In respect of highway safety, it states that transport and development proposals relating to new development need to demonstrate how it will provide efficient and safe access onto and off the site.

Regard should also be had to paragraph 109 of the National Planning Policy Framework (NPPF) which states that development should only be prevented where the residual cumulative impacts on the road network would be severe.

West Sussex County Council Highways Department have assessed the scheme and consider:

- It has a suitable access and parking arrangement.
- It would not have 'severe' impact on the operation of the Highway network.
- Complies with the WSCC car parking demand calculator.

It is considered that the proposal is in accordance with policy T SP1 of the Arun Local Plan and the NPPF.

TREES

The applicants have sought to protect the majority of trees covered with a Tree Preservation Order to the satisfaction of the Council's Tree Officer subject to a pre-commencement meeting to ensure the tree protection measures on site are fit for purpose.

The proposed development is therefore considered to comply with policy ENV DM4 of the Arun Local Plan and policy VE3 of the Walberton Neighbourhood Plan.

ECOLOGY

A comprehensive phase 1 ecology report was submitted with the application and the Council's Ecology Advisor considers that subject to a number of conditions the proposed development would adequately conserve protected species and biodiversity on site such that development is considered to accord with policy ENV DM5 of the Arun Local Plan.

LIGHT POLLUTION AND SDNP

Policy VE8 - Unlit Village Status states that:

"Development proposals which detract from the unlit environments of the Parish will not be supported. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds."

As mentioned in the character section the density of development in this area will alter with the introduction of the other parish allocations in this area. This together with the distance away (separated by the A23) from the South Downs National Park (SDNP) boundary will mean that the immediate area will be less dark and more illuminated and the proposal will not materially affect the setting of the SDNP in compliance with Policy VE8 of the WNP and policy LAN DM1 of the Arun Local Plan.

CONCLUSION

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

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this

report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

Site plan Dwg.no. 54_17_100_B dated 22/08/2019

Proposed Soft & Hard Landscape Strategy Dwg.no. 54_17_101_A dated 22/08/2019

Plot 1 - Plans & Elevations Dwg.no. PL_WL_01 dated 06.02.2019

Plot 2 - Plans & Elevations Dwg.no. PL_WL_01_1 dated 06.02.2019

Plot 3,7 & 8 - Plans & Elevations Dwg.no. PL_WL_02 dated 06.02.2019

Plot 4 & 5 - Plans & Elevations Dwg.no. PL_WL_03 dated 06.02.2019

Plot 6 - Plans & Elevations Dwg.no. PL_WL_04 dated 06.02.2019

Tree Protection Plan ref.no. 18164-BT3

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.

- 2 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).

- 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 proposed 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 The windows on the west elevation of dwelling 1 shall at all times be glazed with obscured glass and fixed to be permanently non-opening below 1.7 metres from internal floor level.

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

- 5 Construction of the development shall not commence until details of the proposed means of

foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

Reason: To ensure that the proposed development has the adequate foul and surface water sewerage disposal to comply with policy W DM1. This is necessary as a pre-commencement condition to facilitate adequate foul and surface water sewerage disposal.

- 6 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the properties has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 7 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

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

- 9 No construction 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 noisy working activities on Sunday or Bank Holidays

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

- 10 No development shall commence until a scheme for the incorporation of a bat brick on the southern/south western elevation of each property at the highest point possible within the brickwork and bird boxes on trees or on the buildings has been submitted to and approved by the Local Planning Authority. The bat bricks shall be permanently retained in accordance with the approved details.

Reason: To ensure compliance with policies ENV DM5 of the Arun Local Plan. This is considered necessary as the bat bricks need to be incorporated within the structure of the building.

- 11 Prior to occupation of the dwellings details of any external lighting for the site shall be submitted to and approved by the Local Planning Authority and should take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The development shall proceed in accordance with the approved details and any further external lighting shall be subject to the prior permission of the Local Planning Authority.

Reason: In the interests of protected species in the locality in accordance with policy ENV DM5 of Arun District Local Plan.

- 12 Prior to the use commencing ecological enhancements shall be made to the scheme in accordance with details to be submitted to and approved by the Local Planning Authority, which shall include the following :

- Wildflower meadow planting used.
- Filling any gaps in tree lines or hedgerows with native species.
- Grassland areas managed to benefit reptiles.
- Log piles onsite.
- Gaps are included at the bottom of the fences to allow movement of small mammals across the site.

Reason: To protect and enhance native flora and fauna in accordance with policies ENV DM3 and ENV DM5 of Arun Local Plan

- 13 The mitigation measures for reptiles and dormice set out in the Reptile Mitigation Strategy dated 25th June and Dormouse Mitigation Strategy dated June 2019 shall be implemented on site in full.

Reason: In the interests of protected species in the locality in accordance with policy ENV DM5 of Arun District Local Plan.

- 14 Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a PRE-COMMENCEMENT Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) - at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Protection Plan, ref: 18164-BT3.

- A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area. This pre-commencement condition is considered necessary to protect the existing trees on site.

- 15 All activity at the site is to be carried out in strict accordance with: Arboricultural Assessment and Method Statement, ref. 18164-AA-AS, 28th March 2019.

- If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a specific Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

- 16 Construction Management Plan
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.
Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,
·the anticipated number, frequency and types of vehicles used during construction,
·the method of access and routing of vehicles during construction,
·the parking of vehicles by site operatives and visitors,
·the loading and unloading of plant, materials and waste,
·the storage of plant and materials used in construction of the development,
·the erection and maintenance of security hoarding,
·the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
·details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area. This pre-commencement condition is considered necessary to protect the amenity of neighbouring properties.

- 17 Cycle parking
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 current sustainable transport policies.

- 18 No part of the development shall be first occupied until visibility splays of 2.4 metres by 25 metres to the west and 2.4m x 10m to the east have been provided at the proposed site vehicular access onto Arundel Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

- 19 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 20 INFORMATIVE:Works within the Highway - Implementation Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
- 21 INFORMATIVE:All permitted tree pruning operations associated with the development must comply with the requirements of British Standard 3998:2010 Tree Work - Recommendations.
- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010
 - Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.
- 22 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.
Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website.
A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.
- 23 INFORMATIVE:The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.
- 24 INFORMATIVE:A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.
- 25 INFORMATIVE:Due to surface water inundation issues in the Lidsey Catchment the applicant is advised to adopt, where appropriate, the measures in the table "Practical measures to reduce the potential impacts of development".
The Developer should look to protect the public sewerage system from inundation and

infiltration, which contribute to flooding in unfavourable conditions.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.

- 26 INFORMATIVE: 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 (with 24 hours of any work).