

Recommendation Report for Planning Permission

REF NO:	WA/75/20/PL
LOCATION:	Fleurie Lake Lane (former Star Plants Nursery) Lake Lane Barnham PO20 0AL
PROPOSAL:	New & replacement glasshouses & polytunnel structures. This application also lies within the parish of Yapton. This site is in CIL Zone 3 (Zero Rated) as other development.

SITE AND SURROUNDINGS	
DESCRIPTION OF APPLICATION	The application proposes new and replacement glasshouses and polytunnel structures. In full, the development seeks to: - Replace the two glasshouses on the East side of the site with a single 0.71 ha glasshouse; - Replace the 1.41 ha of outdoor beds with 0.16 ha of polytunnels to the East side of the entrance road with a 1.38 ha glasshouse - Provide 1.02 ha of polytunnels on the West side of the entrance road to the South of the yard - Rationalise the yard to remove the potting shed, Cambridge glasshouse and polytunnel structures to incorporate their uses into a new 0.61 ha area of polytunnels replacing the outdoor beds to the North of the yard - Provide additional rain water harvesting and attenuation tanks
SITE AREA	8.93 hectares.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is defined by tree/hedgerow planting of approximately 6 - 10 ft in height. These follow the historical field boundaries of the sites. There is substantive boundary planting along the southern boundary of the site abutting Lake Lane.
SITE CHARACTERISTICS	The site currently comprises a potting nursery, with a variety of mature hedgerows around the site boundaries. The site features a ditch running through the central eastern side of the site and features a field in the south-west corner of the site. The site comprises a series of polytunnels, glasshouses and outdoor beds and hardstanding which totals approximately 5ha of site coverage of the total 8.93 ha site area. There is

some vegetation across the site though this is limited in nature.

The site is undeveloped to its southern portion which is currently open land. However, the remainder of the site have structures across its extent which is coherent with the wider character of the locality.

CHARACTER OF LOCALITY

The application site falls to the northern side of Lake Lane. Land to the south eastern side corner of the Lake Lane/Yapton Lane junction comprises commercial developments associated with horticultural practices for the District. Similarly, land to the south of Lake Lane/north of the railway line also comprises horticultural practices. There are some residential properties along Lake Lane; however, these are typically clustered towards the Barnham/western extent of Lake Lane.

Lake Lane is an unclassified road in nature and is rural in appearance/nature. Glimpses of glasshouse/polytunnel developments are visible at the entrance to such enterprises; however, substantial planting and screening along the boundaries to the sites retains its rural appearance from along Lake Lane.

To the west of the site is located Farplants who are responsible for the packaging process of Fluerie Nurseries. The operations currently service the produce grown at Springfields which are transported to this adjacent site for packing and processing.

RELEVANT SITE HISTORY

WA/112/18/CLE	Lawful development certificate for the existing use of the land & associated structures. This application also lies within the parish of Yapton.	PP Not Required 26-03-19
Y/10/17/AG	Prior notification under Part 6 for proposed temporary polythene tunnels to replace existing low tunnels on container plant production beds.	No Objection 14-03-17
WA/2/11/DOC	Application for approval of condition 2 imposed under WA/11/09/	DOC Approved 13-09-11
WA/20/10/DOC	Application for approval of details reserved by conditions 3, 4, 5, 6, 7 & 8 of planning application WA/11/09.	DOC Approved 07-07-10

WA/88/09/DOC Application for approval of details reserved by conditions 3, 4, 5 & 8 of planning application WA/11/09/.

Y/44/00/ Glasshouse and polyhouse (dual parish with WA/5/01) ApproveConditionally
03-04-01

WA/5/01/ Glasshouse and polyhouse (dual parish with Y/44/00) ApproveConditionally
03-04-01

No comment.

REPRESENTATIONS

None received.

COMMENTS ON REPRESENTATIONS RECEIVED:

No comments.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS RESPONSE

- Travel Plan required and to be secured via condition

ADC DRAINAGE

- Infiltration into the ground is unlikely to be viable and can be discounted
- Adequate volume to store the 1 in 100 year + 40% allowance for climate change storm event must be provided in any reservoir being used for irrigation purposes above potential standing top water levels
- Flow rates to the watercourse must be restricted to Qbar i.e. 2.3 year storm event and the 1 in 100 year + 40% storm event stored on site
- Can be dealt with at the detailed design stage

WSCC LEAD LOCAL FLOOD AUTHORITY

- Surface water mapping shows the majority of the site is at low risk from surface water flooding
- Any existing surface water flow paths across the site should be maintained and mitigation measures proposed for areas at high risk
- Site is shown to be at high risk from groundwater flooding based on current mapping. The LPA should consult with the EA if this is considered as risk.
- Ordinary watercourses run along the boundary of the site. Works affecting the flow of an ordinary watercourse will require ordinary watercourse consent and an appropriate development-free buffer zone should be incorporated into the design of the development.
- The disposal of surface water via infiltration/soakaway should be shown to have been fully investigated through an appropriate assessment in conjunction with the District Drainage Engineer.

- Maintenance and management of the SUDS system should be set out in a site-specific maintenance manual and submitted to, and approved in writing, by the LPA.

SOUTHERN WATER

- No objection.

CDC ENVIRONMENTAL HEALTH

No objections subject to imposition of conditions relating to:

- Submission of a Contaminated Land Risk Assessment
- Submission of a Construction/Demolition Management Plan
- Housing of working

SOUTHERN WATER

No objections subject to imposition of conditions relating to SUDs, specifically in relation to:

- Specifying the responsibilities of each party for the implementation of the SUDs scheme
- Specifying a timetable for implementation; and
- Providing a management and maintenance plan for the lifetime of the development

CDC ECOLOGY

BATS - The hedgerows on site are used by bats for commuting and foraging and will need to be retained and enhanced for bats. This will include having a buffer strip around the hedgerows and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. Conditions should be used to ensure this.

We require that a bat box is installed on the buildings onsite facing south/south westerly positioned 3-5m above ground.

The lighting scheme for the site will need to 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.

NESTING BIRDS - 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 01 March - 01 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).

We would like a bird box to be installed on the extension and/or tree within the garden of the property.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

- Parish of Walberton and Yapton
- Outside of Built-Up Area Boundary
- CIL Charging Zone 3

DEVELOPMENT PLAN POLICIES

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

CSP1

C SP1 Countryside

ENVDM5	ENV DM5 Development and biodiversity
GISP1	GI SP1 Green Infrastructure and Development
HSP1	HSP1 Housing allocation the housing requirement
HSP2C	H SP2c Inland Arun
LANDM1	LAN DM1 Protection of landscape character
WDM1	W DM1 Water supply and quality
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
EMPDM1	EMP DM1 Employment Land: Development Management
HORDM1	HOR DM1 Horticulture
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
RETDM2	RET DM2 Garden centres
SDSP2	SD SP2 Built-up Area Boundary
SKILLSSP1	SKILLS SP1 Employment and Skills
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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
WSP1	W SP1 Water

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
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 Walberton and Yapton Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. There are no policies contained within the made Walberton and Yapton Neighbourhood Development Plans that are applicable to this application.

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 respect of horticultural development, highways and transportation and residential amenities. There are no other material considerations that would indicate a determination other than in accordance with the Development Plan.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

1. PRINCIPLE

The application proposes the erection of new and replacement glasshouses and polytunnel structures which seeks to relocate the operator's current operations at Springfield Nurseries, to this site. This relocation is necessitated through the delivery of the BEW Strategic Development site which comprises one of the largest Local Plan policy objectives for the District.

Paragraph 11.2.10 of the Local Plan recognises that when horticultural sites are developed for non-horticultural purposes, horticultural businesses often need to relocate to new sites. The Council recognises that in these circumstances, relocation within Arun of existing horticultural businesses should be, where possible, enabled and facilitated by all parties (the landowner, applicant, horticultural business and the Council) to protect employment and to allow existing horticultural businesses to continue to contribute to the local economy.

Policy HOR DM1 (Horticulture) supports new glasshouse and polytunnel development where it accords with the 12 point criteria. The supporting text to HOR DM1 makes clear that the Council's Economic Strategy identified the Horticulture sector as one of four key sectors which are particularly strong in the local economy and offers good opportunities for economic development and job creation.

On the basis of the above, the expansion of an existing horticultural businesses is accepted, subject to all other consideration detailed below.

2. DESIGN

Criteria 1 of Policy HOR DM1 (Horticulture) supports the development of new glasshouse, polytunnel and associated packhouse development where it accords with the 12 point criteria. This criteria includes ensuring development is of a height and bulk which would not significantly damage the character or appearance of the surrounding landscape.

The majority of the proposed development will comprise approximately 1.02 ha of polytunnels located on the south western portion of the site, 0.61 ha of polytunnels located on the north western portion of the site and 0.69 ha of glasshouses on the eastern portion of the site.

In line with the provision of additional polytunnels and glasshouses on the site, the development will also provide rainwater harvesting cylinders to assist with propagation of crops and surface water run off flows. The location of the rainwater harvesting cylinders mainly comprise secluded, screened parts of the site where there would be no wider visibility of this. On this basis, and owing to the benefits of these systems, the design of the cylinders is considered acceptable.

Most elevations of the proposed polytunnels (save for the southern elevation) are effectively screened by neighbouring horticultural buildings of both a similar size, scale and height. Therefore, there would be no

wider visibility.

Along the southern elevation, the proposed polytunnels and some additional tanks are proposed. Lake Lane runs along this boundary and is used by the neighbouring residential properties for access to their dwellings. The Council notes that not all traffic necessarily frequents this direction as access is available from both east and westerly points.

Notwithstanding this, there would be a degree of visibility along the southern elevation of the 1.02 ha of polytunnels. Whilst the elevations show the polytunnels would comprise approximately 1-1.5 storeys in height, their presence along Lake Lane would not be discordant with the character of the area which is very much defined by similar structures and horticultural buildings.

Whilst it is acknowledged that there would be a degree of change along the southern elevation, in respect of the visual appearance, this change is neither discordant with the wider character of the area to the extent where it would result in material visual harm.

The submitted Site Plan makes clear that an opportunity exists along the southern elevation to provide planting and screening along this southern elevation which would reduce both the prominence and visibility of these polytunnels. Such screening attracts significant weight on the acceptability of design. This screening will be secured by discharge of condition.

Taking the proposed design into account, the development would not significantly damage the character or appearance of the surrounding landscape and would therefore accord with Policy HOR DM1 (Horticulture) of the Arun Local Plan.

3. ECOLOGY & VEGETATION

Policy ENV DM5 (Development and Biodiversity) requires development schemes to seek to achieve a net gain in biodiversity and protect existing habitats on site. It requires development schemes to also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces to provide a network of green spaces.

The application is supported by a Preliminary Ecological Appraisal by GPM Ecology dated 11 October 2020. The appraisal concludes that the site supports water voles with evidence picked up along a 300m length of the Todhurst Rife and around the reservoir along the eastern site boundary. It was estimated at the time of the survey that there would be a low to medium sized water vole population estimated at the time of the survey. Water Voles and their Habitats are protected from harm under the Wildlife and Countryside Act 1981 and therefore there it would not be reasonable to impose restrictions which are already in place under separate legislation.

The report details that 1.1ha of maintained semi and improved grassland will be impacted as a result of this proposed development. 290m of non-native hedgerow or tree-line needs to be removed to accommodate development. These trees are detailed as having limited bird-breeding habitat potential. In any eventuality, conditions requiring any removal to be undertaken outside of bird nesting seasons would control such impacts. Whilst this may lead to a loss of biodiversity value, replacement planting achieved through the landscaping conditions will be required to demonstrate how biodiversity net gains will be achieved through this replacement planting.

Hedgerows 1 and 2, which support dead trees and potential bat roost sites are to be retained and the nursery will not be in operation at night for any other purposes than crop maintenance (irrigation, temperature monitoring), so lighting and impact upon bats will be minimal.

The report concludes that the application will have very limited impact upon areas of rest and shelter for

amphibians and reptiles and therefore these species are unlikely to be impacted.

With the exception of the Todhurst Rife, habitats features observed on site where considered to be of site value only. The consultation response from the Council's Ecologist does not come to a different conclusion.

The report makes a series of mitigation recommendations which also feature enhancements in line with Arun Local Planning policy. The landscaping condition placed on any planning consent will provide an opportunity to secure these mitigation, enhancement and biodiversity net gain measures.

On the basis of the above, the development would facilitate the emergence of new habitats through the provision of the new Todhurst Rife Biodiversity Action Plan and would therefore accord with Policy ENV DM5 of the Arun Local Plan.

4. HIGHWAYS/TRANSPORT/ACCESSIBILITY

Policy T DM1 (Transport and Development) requires growth in the District to reduce congestion and works to tackle climate change. In doing so, development should also provide safe access on to the highway network. Paragraph 109 of the National Planning Policy Framework makes clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The existing Springfield site comprises the growing of tender and perennial plants in glasshouses, polytunnels and outdoors. Once grown to a young age, these plants are then transported by lorry to Farplants Finishing Centre in Lake Lane; adjacent to the application site. At the finishing centre adjacent to the application site, plants are collated into orders, together with plants from other sites and then distributed to Garden Centres and Multiple Retailers.

The application would move the Springfields growing site to Lake Lane, adjacent to the finishing centre. Therefore, plants are able to be grown and moved via internal road to the finishing centre without any transportation via the public highway network.

Deliveries of seeds, compost and young plants is understood to occur on an infrequent basis. The most significant nature of highways movements derives from both transportation between the Springfield to Lake Lane sites and Lake Lane to Garden Centres/Retailers. The proposed consolidation of both operations into one geographic location would remove the vehicle movements associated with the Springfield to Lake Lane operation. The evidence submitted estimates based on previous and predicted vehicle movements that a reduction of 429 vehicle movements would be experienced each operational year.

Whilst the Local Planning Authority fully acknowledges that any planning permission will run with the land, we understand that there the loss of the existing Springfields site is imminent through the delivery of the BEW strategic development site. The Local Planning Authority is therefore satisfied that there would be a net reduction in vehicular movements within the District. This judgement is undertaking having regard to the loss of the Springfields site which is both identified in the Arun Local Plan and subject to a live planning application submitted by the County Council as the Local Highway Authority. Funding has been made available from the Local Enterprise Partnership. Therefore, the degree of certainty associated with the loss of the Springfield's site is close to absolute.

Furthermore, the policy test for relying on highways grounds to refuse development would be severe cumulative impacts under paragraph 109 of the NPPF. In this case, this is not demonstrated and therefore development should not be resisted upon these grounds. Paragraph 11.2.10 of the Arun Local

Plan makes clear that 'horticultural businesses often need to relocate to new sites. The Council recognises that in these circumstances, relocation within Arun of existing horticultural businesses should be, where possible, enabled and facilitated by all parties (the landowner, applicant, horticultural business and the Council) to protect employment and to allow existing horticultural business to continue to contribute to the local economy.' The Local Planning Authority gives this clear direction in the Local Plan considerable weight in balancing any potential impacts from highways.

Taking the above factors into account, it is considered the development would help to reduce congestion, would tackle climate change and would provide safe access on to the highway network in accordance with Policy T DM1 of the Arun Local Plan.

5. RESIDENTIAL AMENITY

Policy HOR DM1(1)(h) requires development for new glasshouses, polytunnels and associated packhouse development to ensure there is minimal impact on health or general amenity resulting from internal artificial lighting after 6pm. Further, HOR DM1(1)(g) requires the vehicle movements likely to be generated by the development to not result in residual cumulative impacts on residential amenity. Policy HOR DM1(1)9I) requires development to not result in noise levels, which when measured against the existing ambient noise levels in the locality, to not unacceptably disturb occupants of nearby residential properties.

The polytunnel and horticultural operations associated with it are not known to require any artificial lighting in order to operate successfully. Furthermore, should lighting be used it would be unlikely to impact upon any nearby residents by virtue of the distance between their properties and the site.

The proposed development would not increase noise by virtue of the operations on the site; as the packing operations which these polytunnels and glasshouses already operates in this area; on the adjacent site. Therefore noise impacts would remain the comparable.

It is understood that vehicle trips under this operator would likely reduce; given they are reliant upon importing young plants which have been developed from seed at the Springfields Nursery site within the District. Whilst it is acknowledged that a reduction in vehicle trips would result by this current occupier, these trips typically arrive at the site from an easterly direction off Yapton Lane. Most residential properties are located to the west. Therefore, whilst a reduction in trips would result, this reduction would be unlikely benefit nearby residential properties.

On the basis of the above, the development would not result in impacts upon residential amenity in respect of light, noise or vehicle movements. The development therefore accords with Policy HOR DM1 of the Arun Local Plan.

6. LANDSCAPE CHARACTER

Policy HOR DM1(1)(k) requires proposals to include full details of new landscaping, screening and of any trees or vegetation retained on the site.

The application site does not contribute in any substantive way to any specific landscape character, with the locality of the area being defined by polytunnels and horticultural operations; save for screening proposed along the southern boundary.

Therefore, subject to further details being secured at discharge of condition stage, the development would be adequately screened within the wider landscape; in accordance with Policy HOR DM1 of the Arun Local Plan.

7. SURFACE WATER AND FOUL DRAINAGE

Policy W SP1 requires development to encourage water efficiency measures in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. Policy W SP1(a) makes clear that the Council will support development that promotes the incorporation of appropriate mitigation measures into new development, particularly Sustainable Drainage Systems that reduces the creation and flow of surface water and improves water quality. Policy W DM3 requires minor development proposals to incorporate SUDS within the private areas of the development in order to provide source control features. Such features include water harvesting and storage features including water butts.

The consultation response received from the County Council notes that the current surface water mapping shows that the majority of the proposed site is at low risk from surface water flooding although higher risks exist along the eastern boundary in association with the watercourse. The County Council concluded that any existing surface water flow paths across the site should be maintained and mitigation measures proposed for areas at high risk.

Comments received from the District Council's Drainage Officer confirmed that infiltration into the ground is unlikely to be viable due to the various limiting factors and can therefore be discounted. Their recommendation seeks to ensure that adequate volume to store the 1 in 100 year + 40% allowance for climate change storm event must be provided in any reservoir being used for irrigation purposes, i.e. above potential standing top water levels (standing top water levels is determined by the reservoir being full due to no water recycling taking place for whatever reason).

Such detailed design matters are able to be secured through the imposition and discharge of conditions, as detailed in the decision notice.

On the basis of the above, the development would incorporate a form of SUDS, albeit man-made SUDS, which will serve to reduce the flow of surface water and improve water quality in the area. Therefore, the development accords with Policies W SP1 and W DM3 of the Arun Local Plan.

8. SUMMARY

The development seeks the relocation of an existing horticultural business within the District which provides key employment within the horticultural sector. The necessity for the move derives from the delivery of the BEW Strategic Development site and route of the A29 road.

This assessment has found that the development wholly accords with the policies contained within the Arun Local Plan, subject to conditions, and there are no other material considerations to warrant a decision other than in accordance with the development plan. Therefore, planning permission can be approved, subject to the conditions set out in the following decision notice.

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

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.

CIL DETAILS

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

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

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

- 1120-002 - Rev H - Proposed Site Layout
- 1120-003 - Proposed Typical Elevations
- 1120-004 - Rev A - Proposed Site Elevations
- 1120-005 - Rev A - Proposed Site Sections
- 1120-006 - Existing and Proposed Replacement Glasshouse Elevations

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies HOR SP1 and D DM1 of the Arun Local Plan.

- 3 Development shall not be brought into use 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 / No part of the extended building shall be occupied until the complete surface water drainage system serving the property 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.

- 4 Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained 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.

- 5 Development shall not be brought into use until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

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

- 6 Prior to the use of any external lighting in association with the development hereby permitted, details shall be submitted to the Local Planning Authority for approval. The details shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E. Once provided, the lighting shall be undertaken in accordance with these approved details at all times thereafter, unless otherwise agreed with the Local Planning Authority, in writing.

Reason: To control the residential amenities of the local environment and to fulfil the dark skies initiative in accordance with Arun Local Plan policies HOR DM1, QE SP1, QE DM2 and D DM1.

- 7 Development shall not be brought into use until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding/, to improve and protect water quality/, improve habitat and amenity/, and ensure future maintenance of these/ in accordance with Arun Local Plan Policies WSP 1, W DM1, W DM2 & W DM3. It is considered necessary for this to be a pre-commencement condition because the site drainage needs to be approved and implemented before the dwellings are occupied.

- 8 The removal of trees, vegetation and hedging shall be undertaken outside of the bird nesting season (01 March - 01 October) only. Should works be required within this season then an suitably qualified ecologist shall check the areas of clearance 24 hours prior to any works taking place.

Reason: In the interests of protection of nesting birds in accordance with policy ENV DM4 of the Arun Local Plan.

- 9 No works to trees, hedgerows or planting, as identified in the approved documents shall be undertaken until there has been submitted to, and approved by, the Local Planning Authority,

a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The submission scheme shall detail additional planting for screening along the southern boundary of the site. The submission scheme shall also demonstrate how additional planting will achieve biodiversity net gains over the existing baseline of the site as existing.

The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.'

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

- 10 Landscaping (hard and soft) shall be carried out in accordance with the details approved by condition 9 of this consent. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 and ENV DM4 of the Arun Local Plan.

- 11 The recommendations detailed in the Preliminary Ecological Appraisal, produced by GM Ecology, and dated 11 October 2020 shall be undertaken in full and, where required, such measures shall be retained in perpetuity.

Reason: In the interests of protecting habitats and species in accordance with policy ENV SP1 of the Arun Local Plan.

- 12 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and in accordance with policy T SP1 of the Arun Local Plan.

- 13 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.

- 14 INFORMATIVE: The applicant's attention is drawn to the presence of Water Voles which are found on the site. Separate legislation covers the protection of these species and the applicant should be aware of these separate requirements at all times when implementing this consent.

- 15 INFORMATIVE: The applicant's attention is drawn to the presence of nesting birds on the site which have been identified in the Ecological Appraisals undertaken on the site. The Wildlife

and Countryside Act 1981 covers the protection of birds and wildlife and the applicant should be aware of these separate requirements at all times when implementing this consent.