

APPLICATION FOR APPROVAL OF RESERVED MATTERS

PLANNING STATEMENT

RESIDENTIAL DEVELOPMENT OF 175 DWELLINGS & ASSOCIATED WORKS.

LAND EAST OF TYE LANE, WALBERTON

ON BEHALF OF LINDEN HOMES & WATES DEVELOPMENTS

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) PLANNING AND COMPULSORY PURCHASE ACT 2004

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1. INTRODUCTION

- 1.1 This Planning Statement is prepared by Pegasus Group (hereafter 'Pegasus') on behalf of Linden Homes and Wates Developments (hereafter the 'Applicants') to accompany an application for approval of Reserved Matters. The submission is made to Arun District Council (hereafter the 'Local Planning Authority') following the grant of Outline planning permission at Land East of Tye Lane, Walberton (hereafter 'the Site').
- 1.2 The site already has the benefit of outline planning permission (LPA reference WA.44.17.OUT) granted on 23rd February 2018 and this application is made pursuant to this permission.
- 1.3 In summary, the application seeks Reserved Matters Approval for 175no. dwellings and other associated works. A more detailed description of development proposals is set out in Section 4 of this statement and also within the separate Design Statement that accompanies the application.

The Purpose and Content of the Planning Statement

- 1.4 This Planning Statement sets out the background to the application and identifies the Planning Policy Framework within which it should normally be considered.
- 1.5 This Planning Statement identifies the key planning issues that will need to be considered during the application process and explains how the development proposals have responded to the site specific constraints and Outline planning permission.
- 1.6 **Section 2** outlines the background to the application. **Section 3** provides a description of the site and its surroundings. A description of the development proposals is set out in **Section 4**. **Section 5** provides a summary of the planning policy. **Section 6** then provides an assessment of the main planning issues and provides a reasoned justification for the scale and nature of the development that is being proposed. **Section 7** provides the details of compliance with the outline planning conditions. The summary and conclusions are set out in **Section 8**.

Other Supporting Documents

- 1.7 In addition to this Planning Statement, the application is supported by a number of other documents including:-

- Detailed layout plans and house types by Thrive
- Design Statement by Thrive
- Engineering plans by Ardent
- Landscaping details by CSA Environmental
- Ecology Reports by CSA Environmental

1.8 Applications to discharge outline planning conditions will be submitted in parallel with this application.

Community Engagement

1.9 A Community Consultation Event was held on 8th August 2018 at the Walberton Cricket Pavilion to discuss the Applicant's initial development proposals for the site. This was well attended and the feedback that was received has informed the final proposals. Further details are set out in the Statement of Community Involvement prepared by Pegasus Group.

Pre-application Discussions

Local Planning Authority

1.10 Prior to the submission of the planning application the Applicants also engaged in pre application discussions with the Local Planning Authority (LPA). A formal pre-application response was received by Arun District Council on the proposed layout following a meeting with Officers on 3rd September 2018.

1.11 Officers were supportive of the proposals in principle of the proposed development and provided some points to be considered. These have been considered as part of this Reserved Matter submission and can be summarised as follows;

- Review of the connections throughout the site and providing a clear hierarchy of routes.
- Review of the number of number of pedestrian / cycle connections to the existing network.

- Provision of an integrated open space strategy combining areas of play (LAPs, LEAPs and MUGA), drainage, connections and Green Infrastructure to assist in linking-up the proposed new homes within the wider context.
- Detailed landscaping details forming part of the Reserved Matters submission.
- Review of building orientation and alignments along the main spine road, and
- Creation of a sense of enclosure along the main spine road to support the character and sense of place of the Conservation Area / The Street in Walberton Village.

Walberton Parish Council

- 1.12 Several meetings have been held with the Parish Council to discuss the key local matters concerning residents on the development of this site. Detailed discussions have also taken place regarding the type and nature of the play equipment provided on this site. These discussions have positively informed the detailed design of the proposals.

2. BACKGROUND

- 2.1 Outline planning permission (reference: WA/44/17/OUT) with some matters reserved was granted by the Local Planning Authority on 23rd February 2018, subject to conditions and a Section 106 agreement. The description of development, as it appears on the outline Decision Notice, is:

"Outline application with some matters reserved for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping & community facilities to include allotments, play space & community orchard. This application is a Departure from the Development Plan & may affect the character & appearance of the Walberton Village Conservation Area."

- 2.2 The outline planning permission was granted subject to 43no. planning conditions. A copy of the decision is contained in Appendix 1.

APPENDIX 1 – OUTLINE PLANNING PERMISSION(WA.44.17.OUT)

- 2.3 The outline planning permission was for all matters except access to be reserved. The sole vehicular access to the site was approved at outline stage and comprised of a new access out on to Yapton Lane on the eastern boundary of the site. The new access is intended to serve the whole development and formed part of the approved plans.
- 2.4 There are further access/links forming part of the masterplan linking the development to Tye Lane to the east and to the village to the south.
- 2.5 All other matters of detail are to be the subject of applications for Reserved Matters in relation to the siting, design and external appearance of the development and the landscaping associated with it.
- 2.6 The principle of development and the maximum scale parameters of the development cannot be reconsidered at Reserved Matters stage. The purpose of Reserved Matters applications is to agree the finer grain of detail for the layout of individual land parcels and the design and external appearance of the buildings within them.
- 2.7 As part of the outline planning application an illustrative Master Plan was submitted along with a supporting Design and Access Statement. The application was also supported by a suite of technical documents which tested and informed the illustrative Master Plan which formed part of the approved plans.

- 2.8 Condition 1 of the outline planning permission requires that the Reserved Matter applications shall include details of appearance, landscaping, layout and scale. Further conditions also set out requirements for the submission of Reserved Matters as well as details to be submitted before works commence on site.
- 2.9 Condition 4 provides that the development shall proceed in accordance with the approved plan which include the Site Location Plan (2507-A-1000-A), Parameters Plan (2507-A-1100-A) and the Site Access Plan (IT11324-GA-001 Rev F). These approved plans are contained in Appendix 2.

APPENDIX 2 – APPROVED PARAMETER PLANS

- 2.10 Condition 8 requires that the development shall be in substantial accordance with the Design and Access Statement dated June 2017. This set out the overarching layout principles for the site. This condition also requires compliance with the approved parameter plans relating to land use, access and movement, landscape and public open space and building heights.
- 2.11 The requirements of Condition 5 (Materials), Condition 9 (Landscape) and Condition 39 (Landscape Management Plan) form part of the Reserved Matters, as per the condition requirement and are also addressed in this submission.
- 2.12 There are other conditions which require the submission of information prior to works commencing on site.
- 2.13 The outline planning permission was also accompanied by a detailed Section 106 agreement dated 1st November 2017 which contains a number of parallel planning obligations.

3. THE SITE AND PLANNING HISTORY

- 3.1 The application site is located to the east of Tye Lane, Walberton falling within the administrative boundary of Arun District Council in West Sussex.
- 3.2 The village is located five miles (8 km) north-west of Littlehampton, and south of the A27 road. The parish includes the smaller village of Binsted to the east and the larger neighbourhood of Fontwell, less than a kilometre to the north-west.
- 3.3 As detailed in the original application documents and the officer report to committee in September 2017, the site area is approximately 11.3 hectares in size and presently forms broadly flat agricultural land to the north of Walberton.
- 3.4 Walberton and Binstead Primary School, Walberton Recreational Ground and Avisford Park Road are to the south of the site. To the north is Hilton Avisford Park Hotel and golf course. To the west the site is Tye Lane, with farmland beyond. To the east the site is Yapton Lane and associated housing, including properties on Manser Road.
- 3.5 The site, includes a number of trees subject to Tree Preservation Orders (TPOs) in the south eastern corner, forming mature Oak trees. The site boundaries themselves form hedgerow and treebelt that enclose the site extent, particularly along the southern boundary with Walberton and Binstead Primary School.
- 3.6 The proposed access, as approved in the outline planning permission, to the site is directly off Yapton Lane which is to the eastern boundary. Pedestrian and cycle access is included around the site boundary to enable permeability within the scheme and connections with Walberton.
- 3.7 The location and extent of the application site is detailed on the Site Location Plan provided at Appendix 3.

APPENDIX 3 – APPLICATION SITE LOCATION PLAN

- 3.8 The Walberton Conservation Area was designated in 1990 and covers the historic core of the village. It is predominately separate from the application site apart from in the southwestern boundary to the west of the school.
- 3.9 The site also does not include any land which is subject to any statutory landscape or ecological designations. The Environment Agency's flood zone mapping shows that it lies within Flood Zone 1 (lowest probability of flooding).

Planning History

- 3.10 Other than the outline planning permission, to which this Reserved Matter is submitted, the site has no other relevant planning history.

4. THE PROPOSAL

4.1 This application seeks the Approval of Reserved Matters for a development comprising of the following;

- Erection of 175 dwellings of a mix of detached, semi-detached and terraced dwellings.
- Car parking and garages.
- Internal access roads, footpaths, parking and circulation areas.
- Pedestrian and cycle links.
- Footpath links and informal paths.
- Public open space/amenity space.
- Sustainable Urban Drainage features.
- Hard and soft landscaping.
- Allotments, play space and a community orchard, and
- Other associated infrastructure and engineering works.

4.2 The application site will be served by a spine road leading from the access onto Yapton Lane running through the centre of the site in an east to westerly direction. The development parcels are then served by a range of road hierarchies connecting onto the main road.

4.3 As required by the outline planning permission, the proposals are in substantial accordance with the design principles described in the Design and Access Statement.

4.4 The scheme has also been designed in accordance with the approved parameter plans listed in condition 4 of the Outline Permission.

4.5 The application proposal provides for a residential development of 175 dwellings which will have a density of circa 29 dwellings per hectare based on the net developable area. The development will provide for a mix of house types and sizes. Building heights are proposed to be no higher than 2 storey with the design of the buildings providing visual interest and variety throughout the development.

- 4.6 The development will also provide a range of tenures and this will include a proportion of affordable housing in accordance with the S106 agreement.
- 4.7 The proposed layout includes the connections and open space elements envisaged in the illustrative masterplan including the provision of the following;
- Pedestrian and cycle links to the village
 - Provision of allotments
 - Provision of community orchard
 - Range of Local Areas of Play (LAPs)
 - Provision of Local Equipped Area of Play (LEAP)
 - Tennis Court Provision
- 4.8 A more detailed description of the proposed development is set out in the Design and Access Statement prepared by Thrive. Chapter 6 of this Statement assesses the material considerations of the proposals against the planning requirements including an assessment of the proposals against the requirements of the outline planning permission.

5. NATIONAL PLANNING POLICY

5.1 While the principle of development has already been established in the grant of outline planning permission consideration has been given to the relevant national planning policy contained within the recently published revised National Planning Policy Framework (July 2018, replacing the March 2012 version against which the original scheme was considered).

5.2 It deals with the following layers of policy and guidance:

- Revised National Planning Policy Framework (NPPF) – July 2018
- The Development Plan

Revised National Planning Policy Guidance (NPPF)

5.3 In July 2018 the Government published the Revised NPPF which superseded the 2012 guidance, hereafter referred to as the NPPF in this Statement.

5.4 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. Local Authorities are required to take its content into account when preparing their Development Plans and it is a material consideration when making decisions on planning applications or appeals.

5.5 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It reiterates the role of the Development Plan noting at paragraph 2 that:-

"Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise."

5.6 Footnote 2 outlines that the Development Plan includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors.

5.7 The NPPF also sets out the document should be read as a whole including its footnotes and annexes (paragraph 4).

Achieving Sustainable Development

- 5.8 Central to the NPPF is the principle of sustainable development. Paragraph 7 explains that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.9 Paragraph 8 sets out the overarching objectives of sustainable development which are mutually interdependent and supportive. These objectives are identified as economic, social and environmental.
- 5.10 The NPPF sets out in paragraph 9 that these objectives are important in the preparation of plans and the application of the policies in the NPPF but they are not criteria against which every decision can be judged. The presumption in favour of sustainable development is set out in paragraphs 10 and 11 of the NPPF in respect of plan-making and decisions.
- 5.11 For sustainable development and decision making, paragraph 11 sets out that development should be approved without delay where it accords with an up to date Development Plan. In the circumstances where there are no relevant policies or the relevant policies are out of date (noting Footnote 7) permission should be granted unless there are restrictive policies in the NPPF for that area (Footnote 6) or in circumstances where the adverse impacts would significantly and demonstrably outweigh the benefits.
- 5.12 Paragraph 12 confirms that the NPPF does not change the statutory status of the Development Plan as the starting point for decision making. It confirms that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. This includes any neighbourhood plans which form part of the Development Plan which in this instance it includes the Walberton and Binstead Neighbourhood Plan (WBNDP).

Decision Making

- 5.13 LPA's are advised that they should approach decision-taking in a positive way to secure developments which will improve the economic, social and environmental conditions of the area (paragraph 38). This paragraph continues to emphasise the importance of approving sustainable development with the decision makers advised that they should;

“...seek to approve applications for sustainable development where possible.” Paragraph 38

- 5.14 LPA’s should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area (paragraphs 39-46).
- 5.15 Paragraph 47 sets out that planning applications should be determined without delay, stating;

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing. (our emphasis)

- 5.16 The NPPF now also provides guidance on the use of planning conditions and obligations confirming that the LPAs should consider whether the use of conditions would make a development acceptable (paragraph 54). This paragraph also states that planning obligations should only be used where it is not possible to use planning conditions.
- 5.17 In the use of planning conditions, the NPPF is clear that the intention should only be use planning conditions where they meet the three tests and should be kept to a minimum. The NPPF also states the pre-commencement conditions should be avoided unless there is a clear justification. Paragraph 55 states;

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

Delivering a sufficient supply of homes

- 5.18 Guidance in relation to housing is provided at paragraphs 59 to 79. The Government’s clear and over-arching requirement is to significantly boost the supply of housing to meet identified needs and to promote growth. Paragraph 59 states;

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. (our emphasis)

5.19 In this respect it is noted that the site has the benefit of extant Outline planning permission for the erection of up to 175 dwellings.

5.20 Paragraph 60 and 61 refers to the type of housing that is to be provided and explains to LPA's that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities they should provide for a mix of housing in terms of size, type and tenure etc.

Promoting healthy and safe communities

5.21 Paragraph 81 requires plans and decisions to aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and which are designed to support and enable healthy lifestyles.

5.22 The importance of open space and access to recreation is set out in paragraph 86 with protection being afforded to existing facilities and rights of way set out in paragraphs 97 and 98.

Promoting sustainable transport

5.23 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development. Relevant to this application, the NPPF states that development should only be prevented on highway grounds under paragraph 109;

"...if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." (our emphasis)

5.24 Paragraph 110 then continues to set out the requirements for all applications in this context, stating;

a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public

transport services, and appropriate facilities that encourage public transport use;

- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;**
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;**
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and**
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.**

5.25 In the case of this site, it has the benefit of extant outline planning permission where the principle of up to 175 dwellings from this site has been considered to be accessible by means of walking, cycling and public transport for both new and existing residents. The site will provide new homes and local community facilities. There are therefore opportunities for reducing the need to travel particularly by car, and reducing its related effects.

5.26 As explained already, the outline planning permission and the to locate land uses so that they are accessible and to provide a network of roads, cycleways and footpaths which assist with this and which encourage sustainable means of travel.

5.27 The outline planning permission also secures a number of on-site and off-site highways improvements to ensure that the overall development can assimilate into the existing networks of roads, cycleways and footpaths.

Making effective use of land

5.28 Paragraph 117 confirms 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.

5.29 As part of the approach to securing the efficient use of land, the NPPF continues at paragraph 122 to set out the approach to ensuring appropriate densities requiring decision makers to have regard to the following aspects;

122. Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.

5.30 It also noted that paragraph 123(d) that LPAs are advised to refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

5.31 In the case of this site, the principle of development has already been firmly established through the outline planning permission. Given the scale and nature of the development it provides the opportunity to deliver a significant number of homes as part of a sustainable development in Walberton.

5.32 This application is made pursuant to the outline and is therefore required to be in substantial accordance with the outline planning permission.

Achieving well-designed places

5.33 Guidance on design is set out at paragraphs 124 to 132. Paragraph 124 sets out the importance of good design in sustainable development and that planning policies should be clear about design expectations as this is essential to achieving well designed places.

5.34 Paragraph 126 of the NPPF states that design policies should set clear design expectations and provide a framework of consistent design standards. It does caution that the local circumstances are particularly relevant to the level of detail and prescription to allow for a suitable variety in developments.

5.35 This is carried forward in paragraph 127 which seeks to ensure that development:-

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.36 The guidance at 130 summarises the approach advising that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. It goes on to state that conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

5.37 In accordance with the outline Design and Access Statement, the document which accompanies this application explains how the development will be laid out and developed in a way which is consistent with the principles set of the NPPF which include ensuring that development:-

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- Are visually attractive as a result of good architecture and appropriate landscaping.

Meeting the challenge of climate change, flooding and coastal change

- 5.38 Paragraphs 155-164 advises local planning authorities when determining planning to applications they should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding.
- 5.39 The site has already been the subject of a flood risk assessment as part of the outline planning permission. The overall strategy for the site avoids development in the floodplain, provides for flood compensation and will deliver a coordinated site wide surface water drainage strategy to ensure that the development proposals take place in an appropriate way and do not increase flood risk elsewhere.
- 5.40 There are also a number of outline planning conditions which require the submission of detailed drainage information.

Conserving and enhancing the natural environment

- 5.41 Paragraph 170 explains that the planning system should contribute to and enhance the natural and local environment by amongst other things protecting and enhancing valued landscapes and minimising impacts on biodiversity and providing net gains in biodiversity where possible. Further guidance on

biodiversity issues is set out in paragraph 175. The issues are picked up in the Ecological reports which are submitted as part of the application.

Conserving and enhancing the historic environment

- 5.42 Paragraph 189 explains that in determining planning applications LPA's should require applicants to describe the significance of any heritage assets affected. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.43 Paragraph 192 identifies the key issues that need to be considered. It states that:-

"192. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
- the desirability of new development making a positive contribution to local character and distinctiveness."**

- 5.44 When considering development proposals that could harm a heritage asset or its setting the guidance at paragraphs 195 and 196 is applicable. Paragraph 195 relates to substantial harm, which does not arise in this case. Paragraph 196 relates to "less than substantial harm" and states;

"134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

- 5.45 Paragraph 197 relates to the consideration of a non designated heritage asset which a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 5.46 In relation to this application, the Walberton Conservation Area sits to the south of the application site albeit directly adjoining the site on the south western boundary. The proposed development is consistent with the developable areas

identified in the approved parameter plans and care has been taken to ensure that the building scale and appearance of sensitive to the local character and the Conservation Area.

- 5.47 Moreover, it is considered to have a less than substantial impact on the setting on the Conservation Area and its listed buildings. The below ground heritage assets have been investigated and will be formally submitted to the Council pursuant to outline planning conditions.

National Planning Practice Guidance

- 5.48 On 6th March 2014 the Government issued revised and updated Planning Practice Guidance. This new national planning guidance is intended to provide a simplified and clear guide to the planning system, making it more accessible and easier to keep up to date. It supersedes a plethora of existing technical guidance.

The Development Plan

- 5.49 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

Local Planning Policy - The Development Plan

- 5.50 A new Local Plan has recently been prepared and adopted by Arun District Local Plan on 18th July 2018. The Arun District Council Development Plan therefore consists of the Arun District Local Plan 2011-2031, the West Sussex County Council's Waste and Minerals Plans and "made" Neighbourhood Development Plans (including the Walberton Neighbourhood Plan).
- 5.51 The Arun District Local Plan 2011-2031 (Publication Version) was submitted for examination on 30th January 2015. The examination of the plan was commenced and suspended whilst Arun District Council addresses matters raised by the Inspector.
- 5.52 Recently, in early July 2018 following a recommencement of the examination the Inspectors full report was published and the Arun District Full Council considered the Inspectors finding their meeting on 18th July 2018 and resolved to adopt the plan.
- 5.53 At the time of the original applications consideration the Arun District Council Development Plan consisted of the remaining saved policies of the Arun District

Local Plan 2003, the West Sussex County Council's Waste and Minerals Plans and "made" Neighbourhood Development Plans (including the Walberton Neighbourhood Plan). At this time, the now adopted, Arun District Local Plan 2011-2031 was still an emerging plan.

Arun District Local Plan 2011-2031

- 5.54 From the outset it is important to note that the principle of development has already been established in the grant of Outline Permission. The Reserved Matters have been prepared with consideration to relevant policies.
- 5.55 Policy D SP1: Design highlights the expectation on development to make the efficient use of land while reflecting the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.
- 5.56 Policy AH SP2: Affordable housing details a minimum 30% of the total number of units proposed on site to be provided as affordable housing. The affordable housing provision on this site will be made in accordance with the S106 agreement made.
- 5.57 Policy H DM1: Housing mix sets out that the Local Planning Authority will seek a mix of dwelling types and sizes, to include affordable housing units.
- 5.58 Policy D DM1: Aspects of form and design quality outlines 15 topics, such as Innovation, Crime Prevention, Appearance, Public Realm (etc), against which development proposals are assessed.
- 5.59 Policy D DM2: Internal space standards sets out that developments are to accordance with the Nationally Described Space Standards (NDSS).
- 5.60 Policy ECC SP2: Energy and climate change mitigation explains that the Local Planning Authority expect all major developments to produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site.
- 5.61 Policy ENV SP1: Natural Environment sets out the requirement to preserve and enhance biodiversity and the natural environment.
- 5.62 Policy ENV DM4: Protection of trees broadly reiterates the requirements of conditions 10, 11 and 36 which will be submitted in due course.

- 5.63 Policy ENV DM5: Development and Biodiversity seeks to ensure that development provides for a net gain in biodiversity.
- 5.64 Policy W DM2: Flooding and Policy W DM3: Sustainable Urban Drainage Systems set out the key policy considerations to ensure that developments do not increase the risk of flooding and incorporate the use of SuDs as appropriate.

Walberton Neighbourhood Plan

- 5.65 The Walberton Neighbourhood Plan was “made” in March 2017.
- 5.66 The site is outside the built-up area boundary for Walberton identified by Schedule 8 Existing Built-Up Area Boundaries and Extension Policy HP1 - Spatial plan of the Parish of the Walberton Neighbourhood Plan.
- 5.67 The principle of development at the site has been confirmed by the outline planning permission. The Reserved Matters have been prepared with consideration to relevant policies, including housing specific policies.
- 5.68 Policy VE3: Protection of Trees and Hedgerow sets out the importance of good arboricultural practices and seeks to preserve the visual and amenity value of trees and hedgerows. Separately, the means of protecting the sites arboricultural features are detailed within conditions 10, 11 and 36 which will be submitted in due course.
- 5.69 Policy VE7: Surface Water Management details that new development should aim to reduce the overall level of flood risk. Condition submissions will be made to fully address the requirement to manage surface water as part of conditions 24 to 33 submissions which will follow.
- 5.70 Policy VE8: Unlit village seeks to require new lighting to conform to the highest standard of light pollution restrictions. The scheme of lighting has been carefully designed, particularly on the internal roads, to reduce the number of lampposts and remove unnecessary external lighting as part of the scheme.
- 5.71 Policy HP11: Housing Density and Policy states that the density of new development should be appropriate to its location. In this respect consideration has been given to the approved Parameter Plan of the outline planning permission.

- 5.72 HP13: Design Guidance outlines that developments should be of a high quality and must contribute to local character by creating a sense of place.

Summary

- 5.73 It can be seen that national policy guidance establishes a presumption in favour of sustainable development and seeks to use the planning system to amongst other things deliver growth and boost housing supply.

6. PLANNING ASSESSMENT

- 6.1 The outline planning permission has already firmly established the principle of the sustainable expansion of Walberton with up to 175 new dwellings.
- 6.2 The purpose of the Reserved Matter applications is to now agree the details for the layout of individual development parcels, the design of buildings within them, how roads and footpaths will address connectivity and permeability and how the built up areas and open spaces will be landscaped.
- 6.3 This section of the Planning Statement addresses the key issues which are likely to arise during the course of the application. These include:-
- Issue 1 – Principle of Development
 - Issue 2 – Compliance with outline planning permission
 - Issue 3 - Housing Mix
 - Issue 4 - Affordable Housing
 - Issue 5 – Design; Layout, Scale and Appearance
 - Issue 6 – Public Open Space and Landscaping
 - Issue 7 – Surface Water and Foul Drainage
 - Issue 8 – Ecology

Issue 1 – Principle of development

- 6.4 As noted earlier in this statement, the site already benefits from an extant outline planning permission which firmly establishes the principle of residential development.
- 6.5 This current application is consistent with the parameters of the outline planning permission which will be discussed in Issue 2. Overall the outline planning permission has already firmly established the principle of residential development of this site for up to 175 dwellings and the is also considered in more detail in the following sections of this report.
- 6.6 The delivery of housing on this site will make a valuable contribution to the District's housing requirement.

- 6.7 The next sections below will consider the specific considerations of the proposed design and layout.

Issue 2 – Compliance with Outline Parameter Plans and DAS

- 6.8 The outline planning permission condition no.4 requires that the development is to be carried out in substantial accordance with the approved Parameter Plans (2507-A-1110-A). This condition does not list the illustrative masterplan which accompanied the application as an approved plan. In terms of the parameters to inform the Reserved Matters, these are the 3no. plans listed in condition 4.
- 6.9 The outline planning permission in condition 8 requires the development to be in substantial accordance with the approved Design and Access Statement (DAS) (dated July 2017). It must also be noted that the outline planning permission was for all matters except the point of access on Yapton Lane therefore all matters of layout, scale, landscaping and appearance were to be dealt with as part of the Reserved Matters. On the basis that the illustrative masterplan was not listed as an approved plan in condition 4 along with the Parameter Plans, demonstrates that the LPA's intention was not to require substantial compliance with the plans contained within the DAS. It is considered that the intention was that the DAS provided the overarching aims and objectives for the detailed design of the site and should not be read as effectively fixing the layout out outline stage.
- 6.10 Accordingly applications for Approval of Reserved Matters will need to be in substantial accordance with the Parameter Plans and the details and informed by the design objectives contained in the approved DAS. The following section will consider how the proposed layout is consistent with the approved parameter plan (condition 4) and then will consider how the proposals deliver the key objectives contained in the DAS. Later sections in the Statement will consider the specific aspects in more detail.

Approved Parameter Plan

- 6.11 The Parameters Plan (2507-A-1110-A) is provided in Appendix 2. The proposed layout is consistent with the parameters set out in this plan. The area of residential development is within the land identified for development in the Parameter Plan. The areas of landscaping shown on the surrounding edges of the site are consistent between the Parameter plan and the proposed plans.

- 6.12 The plan also identifies the location of the key drainage basins which the layout is consistent with the identified locations but the precise location has been refined through the technical review and design process.
- 6.13 In relation to the approved access plan (ITB11324-GA-001 Rev F), the proposed layout is consistent with the approved access point onto Yapton Lane on the east of the site. The detailed scheme then provides the access from the highway into the site. The approved Parameter Plan is also contained in Appendix 2.
- 6.14 It can therefore be considered that the proposed layout is consistent with the approved parameter plans and therefore fully accords with Condition 4 of the outline planning permission.

Approved DAS

- 6.15 Returning to the approved DAS, as noted above, the intention of this document was to provide a series of design principles rather than to tie the development detail at outline stage. This is echoed throughout the DAS which makes it clear that the plans and details are illustrative only. It was intended to provide the informing details rather than to prescribe the detailed layout at that stage.
- 6.16 The approved DAS also contained a number of parameter type plans, the layout is consistent with the details shown on the various Parameter Plans in chapter 5. Whilst the details in the approved DAS are only intended to be illustrative and to inform the detailed layout, condition 8 requires substantial compliance with the DAS. This section will now be explored in more detail in relation to each plan.
- 6.17 The land use plan shown on page 47 of the approved DAS shows the broad locations of the areas of residential development and the key vehicular access into the site. It also illustratively shows the strategic open space and the position of the landscaped buffers to which the proposed layout is consistent. The land use plan also identifies the location of the key drainage basins which the layout is broadly consistent but informed by technical evidence in their precise locations. The play areas are also identified. This is address in more detail in Issue 8 later on this statement.
- 6.18 The Access and Movement Plan on page 48 provides the overarching movement strategy for the site. In accordance with this plan, the proposed layout provides a hierarchy of roads leading from the primary access from Yapton Lane. Clearly this plan in the approved DAS is high level and was intended to be inform the detailed

design. The proposed layout has taken the opportunities to deliver the key objective of this plan to 'form a cohesive network promoting maximum permeability.'

- 6.19 This plan also identified a number of connections to the village to promote the permeability to Walberton Village. These connections have been reviewed as part of the detailed consultation and design process to ensure that the connections are provided at the most appropriate points to encourage use as well as to ensure that the connections are deliverable. In this respect, the proposals provide a key connection to the south joining into the playing fields. This is considered to be the most appropriate position for a southern connection as it access into public land and is close to the school as a desire line. The Parish Council will also be provided a footpath link around the playing field as a result of the Dandara scheme. The connection to Avisford Park Road to the far south is not provided as this is a private road, similarly the connection to the north to the golf course is onto private land. It is therefore considered that these are not deliverable.
- 6.20 A further key connection was to the west boundary, connecting out on to Tye Lane. The Access and Movement Plan showed 2 connections onto Tye Lane but the point of connection, the potential for tree loss and land ownership matters affects the delivery of the southern link. The proposed layout therefore provides an improved pedestrian and cycle link onto Tye Lane enabling improved accessibility and permeability with the wider village.
- 6.21 It should also be noted that the approved Parameter Plan detailed in condition 4 does not show any such connections and was therefore a matter for the detailed design rather than fixing at the outline stage.
- 6.22 Overall, these connections are considered to be consistent with the objectives of the approved DAS in providing a deliverable and well connected development which integrates with Walberton village.
- 6.23 The Building Heights Plan on page 49 provides the overall scale parameters with key areas of lower building heights. The proposals include up to 2 storey accommodation which is entirely consistent with the guidance in the approved DAS.
- 6.24 The Density Plan on page 50 identifies the broad density approach to the site. This will clearly be informed by the detailed design requirements but the

proposed layout is broadly consistent both in terms of overall density objectives of 30dph but whilst providing variety in density to ensure that the design is responsive to the location and adding variety and interest.

6.25 The Green Infrastructure Plan on page 51 has informed the proposed layout with the objectives of ensuring a landscaped buffer and landscaped edges surrounding the site being carried through. The application is accompanied by a detailed tree survey as well as Arboricultural Method Statement which demonstrates how the retained landscaping will be incorporated into the layout. The details of the play space, as noted above, will be dealt with in more detail later in this Statement.

6.26 Moreover, the approved DAS provides a series of key aspects informing the masterplan (page 54 and 55). These are considered to be objectives informing the detailed layout. These are as follows;

- Vehicular access is provided from Yapton Lane and utilises open space with a landscaped buffer to form an attractive entrance gateway feature and provide natural shielding from the golf course entrance to the north.
- Amenity space with landscaped buffering provides shielding against existing properties to the east of site and serves to frame the development and reinforce the rural parkland theme along entrance gateway.
- Amenity space incorporating an orchard, SuDS feature and large existing mature trees provides a link to the existing public right of way and the recreation ground to the west, creating a natural interface to properties on nearby Avisford Park Road and the wider community.
- Open amenity space containing a Local Equipped Area of Play (LEAP) for children serves as a natural extension and interface to the adjacent school and recreation ground. Convenient additional parking for these facilities is adjacently located.
- More rurally tempered amenity space containing allotments and a SuDS Feature serves as a sensitive interface to the adjacent conservation area and provides pedestrian and cycle links to Tye Lane.
- The strengthened and enhanced northern edge serves to reinforce countryside style of the rural parkland theme and the particular character of the northern boundary.

- The Avenue provides necessary principal vehicular access through to the smaller community roads.
- Green Corridors are utilised across the site to temper and break up the form of The Avenue. Incorporated green amenity space within these corridors acts to reinforce the parkland landscape setting and provide clear views through the proposed development.

6.27 In summary, the proposed layout is consistent with the approved parameters and the DAS. It provides a development of 175 dwellings access from Yapton Lane and incorporated detailed landscaping on surrounding the development which protects, retains and enhances the existing vegetation. The layout provides the range of facilities including community orchard, allotments and play areas as well as connections to the village.

6.28 Overall, the proposed layout is in accordance with the outline planning permission and the parameter plans detailed in conditions 4 and 8 and the guidance in the approved DAS.

Issue 3 – Housing Mix

6.29 The NPPF seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create a sustainable, inclusive and mixed community.

6.30 The outline planning permission approved a development of up to 175 dwellings and did not specify a particular mix for market housing that must be achieved on this site. The S106 does set out a mix for the affordable housing.

6.31 This proposal seeks the approval of the Reserved Matters for 175 dwellings and the mix of residential dwellings comprising of the following:-

- 1 bed flats x 12
- 2 bed flats/houses x 39
- 3 bed houses x 58
- 4 bed houses x 66
- Total = 175 residential units

- 6.32 Policy HDM1 of the adopted Local Plan provides for a mix of housing to meet local needs and requires that all housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. The Policy states;

Policy H DM1 Housing mix

The Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency design guidance.

For developments of 11 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations.

The tenure mix for development schemes shall be negotiated on a case by case basis taking any necessary viability considerations into account.

Developers shall have regard to the most up to date version of the SHMA... (my emphasis)

- 6.33 Firstly, it is important to highlight that the policy does not prescribes a specific housing mix that must be met by individual applications, suggesting that each must be considered on its own merits.
- 6.34 The policies require a development to provide for a 'mix of dwelling types and sizes' (Policy H DM1) and in this instance the Strategic Housing Market Assessment is considered an informative document relating to housing need.
- 6.35 The inference of this is that in planning for future housing should not necessarily be prescriptive in terms of the mix, size and type of dwellings which Council's consider should be provided as part of any new development, particularly in the context of market housing.
- 6.36 It is very important to recognise distinctions between market housing and affordable housing when considering housing mix. The mix for market housing will normally be driven by demand (ie responding to market forces) whilst affordable housing will normally be dictated by need (ie led by housing need assessments).
- 6.37 The Coastal West Sussex SHMA from 2012 outlines likely housing mix requirement but it should be noted that this is guidance and is not part of the Local Plan Policy. Figure 208 outlined a typical mix for the District which shows a direction towards the provision of 2 and 3 bed units.

Figure 208: Housing Mix by Unit Size across Tenures - Arun

Housing Requirements 2011-31	1-bed	2-bed	3-bed	4+ bed	Total
Affordable Housing	1,005	1,242	1,063	129	3,440
Market Housing	736	2,678	3,661	952	8,026
Total	1,741	3,920	4,724	1,081	11,466
% Total Housing by Size	15.2%	34.2%	41.2%	9.4%	100.0%

Source: Housing Market Model

- 6.38 It is clear that whilst SMHA does identify a need for smaller units, predominately to meet affordable need, there is also demand for larger family homes. In summary, the SMHA does not advocate a prescriptive and restrictive approach to housing mix. The policy wording makes it clear that there is an expectation to deliver a balanced housing mix within a development. It does not require developments only to be in strict accordance with the SHMA merely to have regard to the mix.
- 6.39 Regard to the local need has been taken into account in respect of the affordable housing as specified in the S106 and demand in respect of the market housing provision. The development will provide for a wide range of house types, sizes and tenures to create an interesting and varied form of development which also meets the diverse housing needs of the area.
- 6.40 The overall proposed mix provides for a range of size dwellings with a central focus on the delivery of 2, 3 and 4 bed units. The proposed development provides over 55% of all units as 2 and 3 beds.
- 6.41 This development will provide for a wide range of house types, sizes and tenures to create an interesting and varied form of development which also meets the diverse housing needs of the area. This is reflective of the housing in Walberton.
- 6.42 The mix of dwellings include a range of small rows of terraces and semi-detached houses as well as detached houses along with a proportion of apartments.
- 6.43 It is therefore considered that this parcel delivers 175no. dwellings within a range of house types, sizes and tenures, consistent with adopted Policy HD M1.

Issue 4 - Affordable Housing

- 6.44 The adopted Local Plan under Policy AH SP2 makes a requirement for the development to deliver 30% of the overall number as affordable housing. The Section 106 also requires the same 30% provision.

- 6.45 Whilst Policy AH SP2 outlines that the tenure mix is expected to be a 75/25 split, the agreement also stipulates the tenure of the affordable housing is made up of 70% affordable rent and 30% intermediate units with the mix and the location of the units are to be agreed in the Reserved Matters.
- 6.46 The proposed tenure split of the affordable housing units within this application is 70/30 rented to intermediate units, consistent with the S106 agreement. This is set out on the plans submitted with this application.
- 6.47 In relation to mix, Policy AH SP2 sets out the expected mix in which the policy states;

The affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise.

- 1 bedroom 35 – 40%**
- 2 bedroom 35 – 40%**
- 3 bedroom 15 – 20%**
- 4+ bedroom 5 – 10%**

- 6.48 Turning to the proposed mix subject of this application, the affordable housing forming part of this application equates to 52 no units which are made up of a mix of 1, 2, 3 and 4 bed units. The overall proposed affordable housing on this phase comprises of the following;

- 1 bed flats x 12 [23%]
- 2 bed flats and 2 bed houses x 25 [48%]
- 3 bed houses x 13 [25%]
- 4 bed houses x 2 [4%]
- Total – 52no.

- 6.49 This is a slight variance from the mix set out in Policy AH SP2 however, this provision is broadly consistent with the mix specified in the Section 106 agreement. The policy wording acknowledges that the requirements are the starting point for negotiations but that relevant material considerations have to be taken into account. In this respect, the extant outline planning permission and the associated S106 are significant material considerations.

- 6.50 There are some small deviations from the S106 mix but this is a matter which can be dealt with via this application and remains in accordance with the S106 obligations.
- 6.51 Moreover, the affordable housing proposal provides the required 30% affordable dwellings which is consistent with Policy AD SPD2 in delivering the required level of affordable dwellings. Whilst there are some variances in the tenure split and the mix, the proposals are consistent with the outline planning permission and the S106 and the objectives of Policy AH SPD2.
- 6.52 Moreover, it is standard practice that the affordable housing will be designed in order that it is “tenure blind.” That is to say that the quality in the design and materials of the affordable housing will be no less than that of the open market housing.
- 6.53 In terms of delivery, the affordable housing will be delivered in accordance with the requirements set out in the S106 agreement. This provides for the triggers for the provision of the affordable housing, transfer arrangements and the legal mechanisms to ensure that it remains available for meeting affordable housing needs in perpetuity.
- 6.54 Overall, the application site provides the requisite affordable housing provision in a manner which considered to be consistent with the objectives of Policy AH SP2 as well as the planning obligations sought in the S106.

Issue 5 – Design; Layout, Scale and Appearance

- 6.55 As highlighted above, the detailed layout is required to be in accordance with the details of the approved DAS which provided a series of parameter plans and design objectives to inform the Reserved Matters.
- 6.56 The proposed layout is in conformity with the approved DAS in respect of the quantum, mix and location of the proposed development within the site. This section will now consider the proposals in more detail in respect of the matters of layout, scale and appearance. Landscaping will be discussed in more detail in Issue 6.

Layout

- 6.57 The approved DAS highlighted that there could be 5 no key character areas within the development, each contributing to the overall design quality of the development. These comprise of the following;
- The Entrance Gateway
 - The Avenue
 - The Community Edge
 - The Parkland Edge
- 6.58 'The Entrance Gateway' denotes the only vehicular access into the site as it then leads down in to the main site and the character area of The Avenue. As set out in the approved DAS, this area is proposed to provide a strong entrance in the site in accordance with the approved access drawing. The amenity space to the north of the access is retained and bolstered providing a landscape buffer to the northern boundary.
- 6.59 'The Avenue' forms the key character area running through the centre of the site, providing the principle road route. This character area effectively provides a route through the development, connecting a series of spaces, each with its identity and sense of place. The layout proposes dwellings facing onto The Avenue to ensure active frontages and to provide continuity through the development. The dwellings are set back from the main road to allow for additional planting and for a SWALE to be provided. This creates an organic feel to the layout, more appropriate to the setting of Walberton.
- 6.60 'The Community Edge' relates to the southern areas of the site which consistent with the details in the DAS contain the community orchard, allotments and formal play equipment. This area has been sensitively designed to incorporate the various community uses whilst protecting and enhancing existing mature trees and boundaries. The density of the housing proposed in this character area is typically lower density in grain and form. The houses are positioned to frame and front the open space providing a visual connection to the village as well as natural surveillance.
- 6.61 'The Village Edge' is the character area which is closest to the Walberton Conservation Area and reflective of the approved DAS, the layout continues to

provide a wide landscape buffer to the south eastern corner along with the provision of the allotments and the SuDS ponds. The houses are predominately detached units fronting over the open space with the dual aspect frontages used to provide interest and interaction with on both elevations.

- 6.62 The final character area is 'The Parkland Edge' which runs along the northern boundary. The proposals have included additional planting and strengthening of the northern boundary. The proposed development is set back from the edge allowing a green edge to continue around the periphery of the site. The dwellings in this location are largely fronting outwards over the public space with corner turning units on key corners.
- 6.63 Throughout the scheme, the dwellings are positioned to face key frontages. Dwellings are also positioned to articulate corners, providing interest and variety through the layout. Care has also been taken to ensure that the layout respects the position of existing adjoining properties with ample separation distances between maintained between proposed and existing dwellings.
- 6.64 The proposed density, based on the net developable area is approximately 29 dph which provides for an efficient use of land but also provided an appropriate level of development on this edge of settlement location.
- 6.65 The approved DAS outlines that a range of parking typologies can be used, including on plot parking spaces including garages and off-site parking space. These reflect the latest guidance by West Sussex County Council as the Local Highway Authority.
- 6.66 The layout reflects the parking standards and includes typically 2-3 parking spaces per dwelling dependent on the size of the dwelling. Overall, the layout provides for 507no. parking spaces which includes 52no. visitor/unallocated spaces plus additional cycles spaces per dwelling.

Appearance

- 6.67 The scheme includes a mix of terraces, semi and detached dwellings which provide variety and interest throughout the parcel. The materials have been carefully chosen to reflect the local vernacular and visual interest added with the use of detailing in appropriate locations as specified in the Design and Access Statement which accompanies this application.

- 6.68 The proposed roof designs have taken reference from the local traditional designs. The materials palette is also consistent with the local vernacular. This will allow for the creation of different characters to be development across the site.
- 6.69 The proposals are consistent with the National Space Standards (NSS) in accordance with Policy D DM2.

Conclusions

- 6.70 There are no significant changes or deviations to the layout that would prejudice or prevent the delivery of this sustainable development in substantial accordance with the approved Parameter Plans as required by condition 4 and the guidance within the approved DAS as required by condition 8 of the outline planning permission.
- 6.71 Overall, the development continues to meet the principles set out in the outline planning permission and the objectives set out in the approved DAS. This is considered to be consistent with the design approach advocated in Policy D SP1 and D DM1 of the adopted Local Plan.

Issue 6 – Landscaping and Public Open Space

- 6.72 Landscaping is an integral part of the masterplan and the vision for this site. The approved Parameter Plan (as listed in condition 4) required an extensive green buffer surrounding the residential development and as noted above, the proposed layout is consistent with the approved parameter plan and continues to provide this buffer area.
- 6.73 In respect of the guidance in the approved DAS, it sets out a series of objectives which have been taken into account in the design of the open spaces and the interaction with the development. These objectives are set out on page 70 of the approved DAS and are as follows;
- Retention of existing trees and hedgerows,
 - Provision of new mixed native species planting to enhance and bolster existing vegetation with particular reference to the southern and eastern boundaries of the site.

- Areas of public open space to the south and west of the site, providing a separation from Walberton Conservation Area.
- Creation of a network of spaces and connections through the site and to the village.
- Smaller pockets of open spaces providing green infrastructure through the site.
- Provision of a community orchard.
- Attenuation basins
- Provision of allotments.

6.74 These objectives have been embedded in the landscape strategy for the site. The landscaping proposals have been carefully designed to be sensitive to the local landscape character, assist in habitat creation, improve the urban edge and provide opportunities for recreation.

6.75 Following the detailed tree survey, trees worthy of retention have been identified and these are to be retained by the detailed design of the scheme. The proposed development would result in very limited tree losses, but any such loss will be mitigated by the planting of several new trees of varied species to provide softening to the development. This is addressed in more detail in the submitted AIA which accompanies this application.

6.76 The development provides for large areas of open space surrounding the houses providing opportunities for informal and formal recreation, whilst also allowing space for enhanced planting areas to provide visual screening and separation to surrounding properties. Additional planting is proposed to strengthen and bolster the existing site boundaries.

6.77 Consistent with the approved Parameter Plan, the open space is predominantly located to the south of the site including area for small community allotments, fruit-bearing orchards and the integration of the site-wide drainage scheme.

6.78 The scheme provides a series of connections to the village which was discussed in more detail above, but the landscaping also provides wider informal connections around the site for example by using mowed paths.

- 6.79 As set out in the guidance in the DAS, the proposed layout provides opportunities for formal and informal recreation facilities as an integral part of the landscape scheme. The proposed development incorporating a series of equipped play areas and opportunities for new tennis courts to the north of the primary school to link with the adjoining recreation ground to the south. The layout also continues to include the provision of allotments and community orchards as set out in the outline planning application.
- 6.80 Moreover, whilst it is of note that the recreation facilities are not shown on the approved Parameter Plan (under condition 4), the proposals are consistent with the elements shown within the approved DAS including the allotments and community orchard.
- 6.81 The formal recreation facilities have been reviewed as part of the detailed layout considerations and the proposals include the provision of two LEAP's and the tennis courts along with a series of informal areas. This delivers the quantum of area noted in the approved DAS and delivers a suitable recreational strategy delivering a range of facilities.
- 6.82 Neither the Parameter Plan nor the approved DAS made reference to a MUGA being provided but it is an obligation in the S106. In this respect, detailed discussions have taken place with the Parish with regards to the desired provision.
- 6.83 At the time of the outline application, the village did not have any MUGA type equipment and land for a MUGA was secured through the S106. Subsequently further developments have been approved in the village, namely at the Dandara site which will now provide a MUGA on site. The Parish have stated a strong preference for tennis courts reflecting responses collated during their NDP process whereby many residents expressed a desire for tennis courts.
- 6.84 It is therefore proposed that this application will deliver a tennis court in lieu of the MUGA to reflect the local requests. In this respect, there is no requirement in the Parameter Plan to provide a MUGA nor is it shown on any other approved plan or document. The layout as proposed can be considered as entirely consistent with the outline planning permission.

6.85 As it is specified in the S106 there will be a need for a variation to the legal agreement but this is not a matter which should prejudice the consideration of this Reserved Matter application.

6.86 Overall, regard has been had to the landscape and visual impact of the development on the village as well as the potential to enhance existing ecological habitats through appropriate landscaping. The landscaping strategy remains integral to this development. This is considered to be consistent with adopted Local Plan Policies H DM1, ENV SP1, ENV DM4 and ENV DM5.

Issue 7 - Surface and Foul Water Drainage

6.87 The detailed design of this proposal has had regard to the surface water drainage requirements of the site to ensure that there is no increased risk of flooding as a result of this development. This has an additional buffer to take account of climate change. This meets the requirements of the NPPF.

6.88 With regard to the drainage design for private areas, drainage of rainwater from the roofs of buildings and paved areas around buildings would comply with the Building Regulations.

6.89 The drainage strategy would ensure that surface water arising from the developed site would be managed in a sustainable manner to mimic the surface water flows arising from the site prior to development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account.

6.90 The submitted application proposals provides more detailed information regarding the precise location of the SUDs features that are to be delivered within this part of the site. This includes use of SWALES and permeable surfaces.

6.91 With reference to the drainage proposals, this is dealt with by conditions 24, 25, 28 and 32 of the Outline Planning Permission. These conditions will be submitted in due course but the proposed layout has been designed to take account of the parameters set out in the FRA which accompanied the outline planning permission.

6.92 The drainage requirements were established in principle as part of the outline planning permission. Accordingly the project designers and landscape architects have been able to design the development so that these features can be

integrated into the overall layout and incorporated into the hard and soft landscaping proposals.

- 6.93 The current application is considered to be consistent with the requirements of Local Plan Policy WDM2 and WDM3 and WBNDP Policy VE7 along with the guidance with the NPPF. Full details of the drainage strategy will be dealt with via the submission of Outline Planning Conditions.

Issue 8 - Ecology

- 6.94 The outline planning permission was accompanied by a Habitat Appraisal (March 2017) with further updates undertaken in July 2018.
- 6.95 The number of ecological constraints identified at this Site is limited and is restricted to a fairly typical range of protected species issues and the usual need to retain trees and hedgerows, wherever possible. Arable land dominates the Site and is considered to be of low ecological value.
- 6.96 Due to distance and lack of contiguous habitat, development of the site is not predicted to result in any adverse impacts on any nearby designated sites or blocks of Ancient Woodland. Therefore, development of the site will be in accordance with Policy ENV DM1 of the Arun Local Plan (2011-2031) Adopted July 2018.
- 6.97 The Ecological Technical Note submitted with this application confirms that no further survey work in relation to any protected species including water vole, bats, birds, invertebrates and reptiles is considered necessary as surveys undertaken in 2016 and 2017 identified no constraints to development in respect of these species. Reptiles, roosting bats and water vole were not recorded on site and a fairly typical assemblage of invertebrates and birds were considered to be utilising the boundary habitats of the site, which will largely be retained.
- 6.98 The above mitigation measures and ecological enhancements, including the installation of bat and bird boxes and creation of new habitats including drainage basins and new areas of grassland will be provided alongside development and detailed within an Ecological Management and Mitigation Plan (EMMP). Moreover, no overriding constraints to development have been identified and subject to the implementation of a suitable EMMP, the scheme is considered to accord with all relevant nature conservation legislation, as well as with the provisions of Arun Local Plan (2011-2031) Adopted July 2018,

7. PLANNING CONDITIONS & S106 OBLIGATIONS

7.1 This section sets out the outline planning conditions and obligations in relation to this Reserved Matters.

Planning Conditions: Requiring Compliance

7.2 These conditions do not require details to be submitted but require compliance with the details specified.

	Condition	Cross Referenced Document	Notes
1	Details of Reserved Matters	n/a	N/a
2	Time limit	n/a	n/a
3	Time limit	n/a	n/a
4	Approved Plans	n/a	
7	Electric charge points	n/a	n/a
8	Outline DAS	n/a	n/a
18	Garage size	n/a	n/a
22	Land contamination watching brief	n/a	n/a
31	Water course access	n/a	n/a
35	Archaeology finds	n/a	n/a
37	Tree removal – bird breeding season	n/a	n/a
40	Construction of access	n/a	n/a

Planning Conditions: requiring details to be Submitted with Reserved Matters

7.3 These are conditions which require the Reserved Matters for each application to be submitted as part of this application.

	Condition	Cross Referenced Document	Notes
5	Details of proposed finishes	LIND171208DBMK Rev A	Y
9	Landscape details	Soft Landscaping Plans - 3823_101 Soft Landscaping Plans - 3823_102 Soft Landscaping Plans - 3823_103 Hard Landscaping Plans - 3823_104 Hard Landscaping Plans - 3823_105 Hard Landscaping Plans - 3823_106 POS Plans - 3823_107 POS Plans - 3823_108 POS Plans - 3823_109 POS Plans - 3823_110 POS Plans - 3823_111	Y
39	LMP	CSA Landscape Management Plan 3823_03	Y

Planning Conditions: Prior To Commencement of Development

- 7.4 The following comprises those conditions which must be discharged prior to the commencement of development.
- 7.5 The table highlights the conditions which will be submitted in parallel with this application and are denoted with a 'Y.' Those conditions which will follow after the determination of the Reserved Matters Application are denoted with 'to follow.'

Condition		Cross Referenced Document	Notes
6	CEMP	n/a	To follow
10	Tree protection	n/a	To follow RM submission
11	Hard and Soft Landscaping	Soft Landscaping Plans - 3823_101 Soft Landscaping Plans - 3823_102 Soft Landscaping Plans - 3823_103 Hard Landscaping Plans - 3823_104 Hard Landscaping - 3823_105 Hard Landscaping Plans - 3823_106 POS Plans - 3823_107 POS Plans - 3823_108 POS Plans - 3823_109 POS Plans - 3823_110 POS Plans - 3823_111 LEAP Plan 1 -3823_112 LEAP Plan 2- 3823_113	Y
12	Ecology Surveys	Ecological Technical Note 3823_01 Rev A	Y
13	Ecological Management & Mitigation Plan	n/a	To follow RM submission
14	Compound details	n/a	To follow
15	Road details & phasing	n/a	To follow RM submission
16	Refuse Strategy	Cycle & Refuse Parking Plan LIND171208CRP.01A Ardent Plan 183240-002B	Y
17	Parking details	Parking Strategy Plan LIND171208PSP.01A	Y
20	Energy	n/a	To follow
21	Broadband strategy	n/a	To follow
23	Air Quality & Noise	n/a	To follow RM submission
24	Drainage Strategy	FRA Addendum Note prepared by Ardent reference 183240-02 Proposed Drainage Strategy Plan 183240_001	Y

25	Surface Water Drainage	FRA Addendum Note prepared by Ardent reference 183240-02 Proposed Drainage Strategy Plan 183240_001	Y
27	Watercourse Drainage	n/a – no drainage proposed to a watercourse	Y
28	Drainage management	FRA Addendum Note prepared by Ardent reference 183240-02 Proposed Drainage Strategy Plan 183240_001	Y
30	Watercourse access	n/a – no drainage proposed to a watercourse	Y
32	SuDS	FRA Addendum Note prepared by Ardent reference 183240-02 Proposed Drainage Strategy Plan 183240_001	Y
33	SuDS management	FRA Addendum Note prepared by Ardent reference 183240-02 Proposed Drainage Strategy Plan 183240_001	Y
34	Archaeology	n/a	To follow
36	Tree protection	n/a	To follow RM submission
38	Badger survey	Ecological Technical Note 3823_01 Rev A	Y
41	Travel Plan	Travel Plan SLH21828 October 2018	Y
42	Parking details	Parking Strategy Plan LIND171208PSP.01A	Y
43	Cycle parking	Cycle & Refuse Parking Plan LIND171208CRP.01A	Y

Planning Conditions: Prior to Occupation of Development

- 7.6 The following comprises those conditions which must be discharged prior to the first occupation of development.
- 7.7 The table also highlights the information which will follow through other applications to discharge conditions after the determination of the Reserved Matters application but prior to the dwellings being occupied.

	Condition	Cross Referenced Document	Notes
26	SuDS implementation	n/a	To follow
29	SuDS management strategy	n/a	To follow

Summary on Planning Conditions

- 7.8 As noted above, the outline planning permission for development of this site was granted on 23rd February 2018 subject to compliance with a total of 43no. conditions.
- 7.9 3no. conditions require details to be submitted as part of the Reserved Matters for each phase.
- 7.10 24.no conditions require the submission of details prior to commencement of development.
- 7.11 A separate application(s) for the discharge of conditions will follow the RM submission.

Section 106 Obligations

- 7.12 The S106 agreement dated 1st November 2017 contained the requirement for the submission of additional information for agreement with the Council. The following tables sets these obligations out;

Obligation		Trigger	Notes
5.1	Affordable Housing Scheme	As part of the RM	Provided as part of the RM
6.1	POS scheme	As part of the RM	Provided as part of the RM
7.1	MUGA	As part of the RM	For discussion as part of the RM

8. SUMMARY AND CONCLUSIONS

- 8.1 This Planning Statement has been prepared in support of a Reserved Matters application for 175 no. dwellings, vehicular access, landscaping, and open space, and other ancillary works on land east of Tye Lane in Walberton.
- 8.2 Following the grant of outline planning permission, the Applicants have engaged in a series of pre application discussions with Officers at Arun District Council and have also engaged with Walberton Parish Council and local residents to ensure that the proposals address all of the key issues.
- 8.3 The application site already benefits from extant outline planning permission which established the principle of the proposed development. This set out many of the guiding principles and parameters for the development as well as the timescales and delivery of key facilities and infrastructure.
- 8.4 The approved Design Statement which formed part of the outline Planning Application provided a framework to guide the preparation and submission of reserved matters applications to ensure that they are properly coordinated and deliver a high quality mixed use development.
- 8.5 As already explained it can be demonstrated that the proposals accord with the approved documents.
- 8.6 In summary, it is considered that the proposals can be supported for the following reasons:-
- The site already benefits from an extant outline planning permission for a residential development of 175 dwellings.
 - It can be demonstrated that the proposals are in substantial accordance with the approved Outline Design Statement as required by condition no.8 of the outline planning permission.
 - The proposals have been designed in conjunction with the outline Surface Water Drainage Strategy. The application is supported by more detailed information on drainage specific to the proposals for this site.
 - The application is supported by an updated Ecological Assessment which assesses the impact of the application and provides recommendations for mitigation.

- The development can satisfactorily address the potential for noise through the outline planning conditions.
- 8.7 Moreover, supporting technical reports have been updated in relation to the current proposals confirm that the application proposals are acceptable and these will be submitted either as part of the Reserved Matter submission or through the submission of applications to discharge conditions.
- 8.8 The Applicants are very keen to start work on site and to start delivering new housing (including much needed affordable housing) in line with national planning guidance and local Development policies.
- 8.9 The Applicants would therefore welcome continued dialogue with Officers and other stakeholders so that the applications can be progressed towards a favourable determination.

APPENDIX 1
OUTLINE PLANNING PERMISSION- WA.44.17.OUT



Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 5
Application for Outline Consent
DECISION NOTICE

Application Ref: WA/44/17/OUT

1 To Addressee

McLaren Clark Group
 Unit 4 Park Farm
 Chichester Road
 Arundel
 West Sussex
 BN18 0AG

2 Site Address

Land East of Tye Lane
 Walberton

3 Description of Development

Outline application with some matters reserved for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping & community facilities to include allotments, play space & community orchard. This application is a Departure from the Development Plan & may affect the character & appearance of the Walberton Village Conservation Area.

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the following conditions and Section 106 Agreement.

- 1 Details of the appearance, landscaping and layout, (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 Application for approval of the reserved matters shall be made to the Local Planning Authority not later than five years from the date of this permission.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the first of the reserved matters to be approved.
- Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the town and Country Planning Act 1990 (as amended).
- 4 The planning permission relates to the following approved plans:
- 2507-A-1000- A Site Location Plan
 2507-A-1100-A Parameters Plan
 ITB11324-GA-001 Rev F Proposed Site Access to Yapton Lane
- Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy GEN7 of the Arun District Local Plan.
- 5 The details referred to in condition 1 shall include details of the materials and external finishes of the buildings, surfaces for roads/footpaths, means of enclosure and the parking of vehicles, and the provision of samples of such materials and finishes as required. Development shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.
- Reason: To enable to the Local Planning Authority to control the development in detail in the interests of amenity in accordance with Policy GEN7 of the Arun District Local Plan.

- 6 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. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
- a. An indicative programme for carrying out of the works
 - b. The arrangements for public consultation and liaison during the construction works
 - c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
 - d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
 - e. the parking of vehicles of site operatives and visitors
 - f. loading and unloading of plant and materials
 - g. storage of plant and materials used in constructing the development
 - h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - i. the provision of effective 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),
 - j. effective measures to control the emission of dust and dirt during construction
 - k. a scheme for recycling/disposing of waste resulting from demolition and construction works.
 - l. the traffic management to be used by construction vehicles to enter and exit the site;
 - m. building, engineering and other operations to be carried out only between the hours of 0800 and 1800 Monday to Friday, 0800 to 1300 Saturdays and shall not be carried out at any time on Sundays or Public Holidays;
 - n. noise and vibration controls.
- Development shall be carried out in accordance with the approved Construction Method Statement.

Reason: To enable to the Local Planning Authority to control the development in detail in the interests of amenity in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because of the safety and amenity issues that need to be addressed.

- 7 Each home should have an Electric Vehicle charge point.

Reason: Petrol and diesel cars and 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 GEN7 of the Arun District Local Plan.

- 8 The development hereby permitted shall not be carried out except in substantial accordance with the Design and Access Statement incorporating Design Guidance dated June 2017.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy GEN7 of the Arun District Local Plan.

9

The landscaping and layout particulars to be submitted in accordance with Condition 1 shall include:

- i. Details of all existing trees and hedgerows on the land, showing which are to be retained and which removed;
- ii. Details of the positions, height, design, materials and type of boundary treatment to be provided;
- iii. Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree.
- iv. The detailed landscape design for the development including the layout and design of the public realm within the development.
- v. Details of the play areas and public open spaces.
- vi. Details of the surfacing, lighting, and signage of all footpaths, cycle routes and a phasing plan for their provision;

No hedge or tree shall be felled, uprooted or otherwise removed before, during or after the construction period except where removal is indicated on a plan approved by the Local Planning Authority.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy GEN7 of the Arun District Local Plan.

10

- a. Prior to the commencement of development or other operations likely to affect trees being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, shall be submitted to and approved in writing by the Local Planning Authority.

No development or other operations shall take place except in complete accordance with the approved protection scheme.

- b. No operations affecting trees shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening of any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.

- c. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced-off or otherwise protected in the approved scheme.

- d. Protective fencing shall be retained intact until completion of the development hereby approved and shall not be removed or re-positioned without the prior written approval of the Local Planning Authority.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy GEN7 of the Arun District Local Plan.

- 11 No development above damp proof course (DPC) level shall take place 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 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 GEN7 of the Arun District Local Plan.

- 12 Development shall not begin until further ecological surveys have been carried out and submitted to the Local Planning Authority. These surveys shall relate to water voles, bats, birds, invertebrates and reptiles.

Reason: In order to secure adequate habitat enhancement and mitigation of potential impacts of the development in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

- 13 Prior to the commencement of construction works or any preparatory works detailed Ecological Management and Mitigation Plan including a Schedule of Works shall be submitted to the LPA for approval and will be based on the recommendations within the supporting Preliminary Ecological Appraisal Report, and the Bat and Reptile Survey Report (September 2017) . All approved details shall then be implemented in full and in accordance with the agreed timings and details.

The Ecological Management and Mitigation Plan shall include but not be restricted to:

- timings for clearance of trees or scrub to avoid impacts on breeding birds
- two phased cutting of grassland along site boundaries to deter reptiles and amphibians
- details of compensatory and additional tree planting
- details of compensatory boundary habitat planting
- details and location of bird and bat boxes, log piles around the site boundaries
- creation of at least three wildlife ponds
- boundary features to measure at least 5m width for the majority of the site to allow for commuting badgers
- measures to minimise the disturbance of badgers

Should the detailed layout of the site require the removal of further trees which have the potential to support bats, a climbed tree inspection survey will be required.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy GEN23 and GEN29 of the Arun District Local Plan (2003). It is considered necessary for this to be a pre-commencement condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

- 14 Prior to development, full details of the construction compound, including arrangements for turning delivery vehicles and areas set aside for construction staff parking, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity in accordance with Arun District Local Plan Policy GEN7.

- 15 Prior to the commencement of development, details of the layout and specification of and construction programme for the roads, footpaths, cycleways and parking areas, including tracking details for refuse vehicles shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until it is provided with access constructed in accordance with such approved details to the highway network.

Reason: In the interests of road safety and to accord with approved policy in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because of the safety and amenity issues that need to be addressed..

- 16 No dwelling shall be occupied until refuse and recycling bins have been provided and space has been laid out for their storage in relation to that dwelling in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall not be used for any purpose other than the storage of refuse and recycling bins.

Reason: In the interests of the amenity of occupiers of nearby properties in accordance with Arun District Local Plan Policy GEN7 and DEV26.

- 17 No dwelling shall be occupied until space for that dwelling has been laid out for the parking of cars, motorcycles and cycles in relation to that dwelling in accordance with a drawing and schedule to be submitted to and approved in writing by the Local Planning Authority. These areas shall thereafter not be used for any purpose other than the parking of cars, motorcycles and cycles.

Reason: In the interests of road safety and to accord with approved policy in accordance with Policy GEN7 of the Arun District Local Plan.

- 18 Garages provided on the site shall measure a minimum of 6 metres x 3 metres internally.

Reason: To ensure that adequate and satisfactory provision is made for the parking (and garaging) of vehicles clear of all highways in accordance with Policy GEN7 of the Arun District Local Plan.

- 19 No development hereby permitted shall be commenced until a scheme for the location and installation of fire hydrants has been submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition the scheme shall be in accordance with the Guidance Note: The Provision of Fire Hydrants and an Adequate Water Supply for Fire Fighting as published by West Sussex Fire and Rescue Services (as amended from time to time). No building hereby permitted shall be occupied until the fire hydrant(s) required to serve that building have been installed in accordance with the approved scheme.

Reason: In order to provide adequate infrastructure for emergency services, in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure the safety of residents on the site.

- 20 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the National Planning Policy Framework, March 2012). Details and a timetable of how this is to be achieved for each phase or sub phase of development, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase or sub phase begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure on site renewable energy in accordance with national planning policy, in accordance with Policy GEN7 of the Arun District Local Plan.

- 21 Prior to the commencement of development, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: To safeguard the amenities of residents in accordance with Arun District Local Plan policies GEN7. It is considered necessary for this to be a pre-commencement condition because the provision of broadband needs to be incorporated into the design for the site.

- 22 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun District Plan policy GEN7.

- 23 No development shall begin until an Air Quality Assessment and a Noise Impact Assessment have been submitted and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved schemes and any subsequent amendments shall be approved in writing by the Local Planning Authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun District Plan policy GEN7. It is considered necessary for this to be a pre-commencement condition because of the need to protect the health of the residents.

- 24 Development shall not commence until a drainage strategy detailing the proposed means of foul disposal and implementation timetable has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. It is considered necessary for this to be a pre-commencement condition because the site needs to have adequate drainage.

- 25 Development shall not commence 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, the recommendations of the SuDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. It is considered necessary for this to be a pre-commencement condition because the site needs to have adequate drainage.

- 26 Immediately following implementation of the approved SuDS scheme 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. There shall be no deviation to the approved scheme other than with the written consent of the Local Planning Authority. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 27 The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSSC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site.

Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 28 Development shall not commence until full details of the maintenance and management of the SuDS 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 (a) details of financial management of the site including arrangements made in the event that the management company (or any subsequent management company) is no longer able to fulfil its duties; and (b) arrangements for the replacement of major components at the end of the manufacturers recommended design life.

Reason: To ensure the efficient maintenance and on-going operation of the SuDS system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32. It is considered necessary for this to be a pre-commencement condition because the site needs to have adequate drainage.

- 29 Upon completed construction of the SuDS System but prior to occupation of any part of the scheme, the owner or management company shall either provide the local planning authority with an updated copy of the management manual incorporating any changes as a result of construction/implementation or confirm in writing that no changes are required to the manual.

No further changes shall be made to the approved SuDS Maintenance & Management Plan/Regime including the management company responsible or the financial arrangements between the owners of the dwellings & the management company other than with the written consent of the Local Planning Authority.

The owner or management company shall thereafter strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity.

Reason: To ensure the efficient maintenance and on-going operation of the SuDS system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32, in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

30 The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority.

No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason: To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion, in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

31 No development should take place within 5 metres of any ordinary watercourse and access of future maintenance must be considered during planning. If works are undertaken within, under, over or up to an Ordinary Watercourse, even if this is temporary, an Ordinary Watercourse Consent (OWC) may need to be applied for from the District or Borough Council.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

32 Development should not commence until finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles, for the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should demonstrate that the surface water run-off generated up to and including the 1 in 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

33 Development should not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved designs.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. It is considered necessary for this to be a pre-commencement condition because the site needs to have adequate drainage.

- 34 No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is of archaeological significance in accordance with Arun District Local Plan Policy GEN7. It is considered necessary for this to be a pre-commencement condition because archaeology can only be investigated before construction commences.

- 35 The Local Planning Authority shall be informed in writing immediately of any items of archaeological interest unearthed during the building operation and given a reasonable opportunity for an examination of the artefact and the site where it was found.

Reason: To enable items of archaeological interest to be recorded in accordance with Arun District Local Plan Policy GEN7.

36

The existing trees/bushes/hedges shall be/retained/protected in a manner to be agreed with the Local Planning Authority before the development commences for the duration of the development and shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being seriously damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

No trees/or bushes/growing/and to be retained/on the site shall be damaged, uprooted, felled, topped or lopped without the prior written consent of the Local Planning Authority until 2 years after completion of the development hereby permitted. Any trees removed without such consent or being severely damaged or becoming seriously diseased or dying before the end of that period shall be replaced with trees of such size and species as may be agreed with the Local Planning Authority.

No development including site access, demolition or associated construction activities, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence in accordance with BS5837 (2012) and Section 9, to be approved by the Local Planning Authority for erection around each tree, group of trees and vegetation to a distance of 15m or to the Root Protection Area (RPA) as calculated in accordance with Table 2 of BS5837 (2012) to be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of top soil unless agreed by the Local Planning authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority.

No trenching should occur within the protective fencing surrounding the Root Protection Area. If however there is no alternative but to locate the services then its encroachment into the Root Protection Area must be kept to a minimum and where the roots should be exposed using compressed air technology, such as the air spade to reduce damage caused by mechanical methods. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist would be required to assess and determine whether the loss of the roots would be detrimental to the continued health and stability of the affected tree.

Reason: To ensure the retention of vegetation important to the visual amenity, /the ecological quality/and for the environment of the area in accordance with policy GEN7 of the Arun District Local Plan.

37

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).

Reason: In the interests of amenity in accordance with Arun District Local Plan policies GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because the trees need to be protected during the construction works.

- 38 Prior to start on site a badger survey should be undertaken to ensure badgers are not using the site.
- Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because badgers are a protected species.
- 39 A Landscape Management Plan is submitted at Reserved Matters stage, which details the ongoing management and aftercare of the site once construction is complete. The Landscape Management Plan should include the following requirements:
- any trees removed should be replaced at a ratio of 2:1;
 - a wildflower meadow should be planted;
 - filling any gaps in tree lines or hedgerows with native species;
 - bat, bird and barn owl boxes installed on the site;
 - grassland areas managed to benefit reptiles;
 - log piles provided on-site.
- Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy GEN7 of the Arun District Local Plan.
- 40 No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.
- Reason: In the interests of road safety in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because the site needs to have safe access off the highway before construction commences.
- 41 No part of the development shall be first occupied until a revised 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 revised 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 in accordance with Policy GEN7 of the Arun District Local Plan.
- 42 No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.
- Reason: To provide car-parking space for the use in accordance with Policy GEN7 of the Arun District Local Plan.

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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 and in accordance with Policy GEN7 of the Arun District Local Plan.

INFORMATIVE: There may be a ditch / culvert on the western boundary of the site alongside Tye Lane, for which the landowner will have responsibility. If this ditch / culvert exists then the applicant is urged to discuss this with the Drainage Engineer(s) at Arun District Council.

INFORMATIVE: Section 278 Agreement of the 1980 Highways Act - Works within the Highway
The applicant is advised to enter into a legal agreement with 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.

INFORMATIVE: Traffic Regulation Order

The applicant is advised to contact the WSCC Traffic Regulation Order team (01243 642105) to obtain the necessary paperwork and commence the process associated with the proposed speed limit changes. The applicant would be responsible for meeting all costs associated with this process. The applicant should note that the outcome of this process cannot be guaranteed.

Case Officer: Michael Eastham

Date of Decision:

23 February 2018



Neil Crowther
Group Head of Planning

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

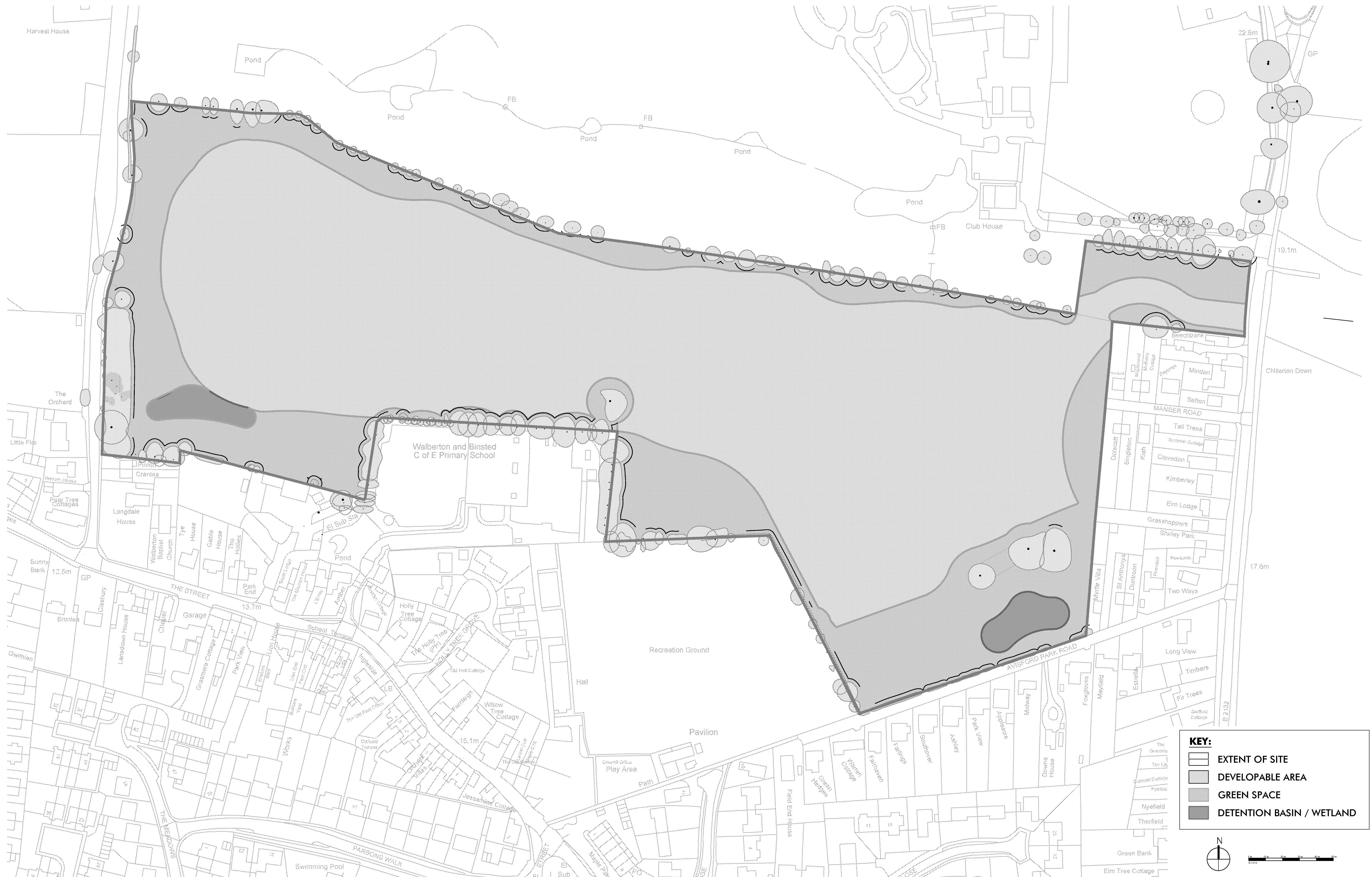
If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).

APPENDIX 2

APPROVED PARAMETER PLANS



APPENDIX 3
APPLICATION SITE LOCATION PLAN

