

Recommendation Report for Planning Permission

REF NO:	Y/48/21/PL
LOCATION:	Land south of Ford Lane East of North End Road Yapton BN18 0DS
PROPOSAL:	Construction of temporary vehicular access off North End Road for three years to allow safe access to the affordable units throughout the remaining period of construction within the application site following Y/82/20/RES. This site is in CIL Zones 2 & 3 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is for the construction of a temporary vehicular access into the site from North End Road to serve 16 affordable dwellings.
SITE AREA	6.7 hectares (total site area).
RESIDENTIAL DEVELOPMENT DENSITY (NET)	29 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development on the site frontage with North End Road.
BOUNDARY TREATMENT	There are hawthorn hedgerows, trees and brambles growing around the periphery of the site. The applicant has constructed contractor fencing to secure and enclose the site.
SITE CHARACTERISTICS	A field between North End Road, Ford Lane and footpath FP358. The site is arable farmland with relatively large fields across a relatively flat landform. The southern boundary borders businesses at the Orchard Business Park and rear gardens to several houses along Church Lane. Roughly half the site perimeter adjoins existing development and the other half is next to fields. To the west is North End Road, to the north is Ford Lane, and to the east is arable farmland.
CHARACTER OF LOCALITY	Essentially ribbon development along North End Road, while most of Ford Lane runs between fields St Mary's Church is to the south-east, and it as a Grade I Listed Building. The churchyard is surrounded by trees which provide dense cover to the rear between the church and the site. The church tower can be seen above the trees from the site and beyond. Two other listed buildings on the south of Church Lane are Church House and Park Lodge, located further west on Church Lane.

RELEVANT SITE HISTORY

Y/82/20/RES	Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space, strategic landscaping, 2.2ha of public open space, green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road (resubmission following Y/19/20/RES). This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way. This site falls within Strategic Site SP2 (Zero Rated).	ApproveConditionally 10-11-20
Y/131/20/DOC	Approval of details reserved by condition imposed under ref APP/C3810/W/17/3170059 (Y/80/16/OUT) relating to Condition Nos 7 - means of access/egress onto Ford Lane, 8 - retention & improvement of Public Rights of Way 357, 358, 359 & new cycle & pedestrian routes, 9 - Stage 1 Road Safety Audit, 12 - Travel Plan and 17 - Phase 1 Habitat Survey	
Y/19/20/RES	Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space & strategic landscaping & 2.2ha of public open space & green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road. This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way.	Refused 12-05-20
Y/80/16/OUT	Outline application with some matters reserved for 4.5 hectares of residential development comprising 3.4 hectares of land for up to 100 dwellings (up to 30 (30%) affordable housing) together with 1.1 hectares of land set aside for public open space & strategic landscaping & 2.2 hectares of public open space and green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road. Resubmission of	Refused 16-02-17

Y/60/14/OUT. This application is a departure from the development plan, affects the character & appearance of the Church Lane Yapton Conservation Area & affects the setting of a listed building.

**Appeal: Allowed+Conditions
15-01-18**

Y/106/20/PL	Temporary commercial use of 4 previously approved dwellings for use as a sales area and sales office and show homes including access, parking and landscaping. This application affects a Public Right of Way.	ApproveConditionally 26-11-20
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Y/80/16/OUT for up to 100 dwellings was allowed on appeal on 15th January 2018. A pre-application enquiry (PAA/85/19) was submitted relating to a reserved matters application which would be based on Y/80/16/OUT. A reserved matters application (Y/19/20/RES) was refused on 12th May 2020. A subsequent reserved matters application (Y/82/20/RES) was approved on 10th November 2020.

REPRESENTATIONS

YAPTON PARISH COUNCIL:

No objection.

The following conditions are requested:

- The temporary access is for private vehicles only, excepting waste collection and the emergency services.
- The temporary access can only be used by occupants and visitors to the 16 affordable dwellings.
- This temporary access must be permanently closed-off with raised kerbing re-instated for the pavement.
- Safe pedestrian crossing point along this section of pavement along North End Road must be ensured.

COMMENTS ON REPRESENTATIONS RECEIVED:

Planning related comments noted and issues addressed in the Conclusions section of this report.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

HIGHWAYS ENGLAND:

No objection.

The 16 affordable dwellings, to which the proposed development will provide access, should count towards the 50-dwelling trigger point on the whole site for completion of the approved improvements to the A27 junction with Yapton Lane (please refer to condition 13 imposed by the Planning Inspector on Y/80/16/OUT).

LOCAL HIGHWAY AUTHORITY:

No objection.

The Stage 1 Road Safety Audit has been submitted, together with clearer to read versions of the plans. A condition is required demonstrating how the route created would not allow through access to Ford Lane, together with conditions regarding the provision of car and cycle parking for the apartment buildings.

WSSC FIRE AND RESCUE SERVICE:

No objection.

It is recommended that the temporary vehicular access be made permanent for emergency vehicle access.

ADC CONSERVATION OFFICER:

The site is located in the vicinity of St Mary's Church (Grade I), Church House (Grade II), Park Lodge (Grade II) and The Old Cottage (Grade II); the following Locally Listed Buildings: 1 & 2 Church Cottages, Little Orchard and Yapton Lodge; and Church Lane Conservation Area. The proposal would not cause harm to the significance of the heritage assets or their setting.

ADC GREENSPACE:

No objection.

ADC ARBORICULTURE:

No consultation response was submitted.

COMMENTS ON CONSULTATION RESPONSES:

Planning related comments noted and issues addressed in the Conclusions section of this report.

POLICY CONTEXT

Designation applicable to site:

Within the Built-Up Area Boundary (BUAB) in the Local Plan.

DEVELOPMENT PLAN POLICIES

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

ENVDM4	ENV DM4 Protection of trees
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
TSP1	T SP1 Transport and Development
INFSP1	INF SP1 Infrastructure provision and implementation
SDSP2	SD SP2 Built-up Area Boundary

[Yapton neighbourhood plan 2014 Policy BB1](#) Built-up Area Boundary

Yapton neighbourhood plan 2014 Policy E8 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

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

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

The Yapton Neighbourhood Plan (NP) 2014-2029 was made on 5th November 2014. Relevant Yapton NP policies have been taken into account and are addressed in the 'Conclusions' section of this report.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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

Section 70(2) of TCPA provides that:-

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

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

The proposed temporary access road on North End Road is located inside the built-up area boundary (BUAB) of Yapton and therefore complies with the relevant Development Plan policies. The proposal would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area including Church Lane Conservation Area and the Listed Buildings.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The principle of residential development was established when Y/80/16/OUT was allowed on appeal on 15th January 2018 for 100 dwellings. The reserved matters (Y/82/20/RES) comprising layout, scale, appearance and landscaping were approved on 10th November 2020. Construction has commenced on the show homes and the sales area that fronts onto Ford Road.

KEY ISSUES

The key issues to be considered as part of this application are:

- Is the layout of the temporary access acceptable in terms of highway safety.
- What is the impact of the temporary access on the approved Construction Management Plan?
- Does the temporary access impact on the listed buildings and Church Lane Conservation Area?

ASSESSMENT

This application seeks the construction of a temporary vehicular access into the site from North End Road to the 2 apartment buildings in the south-western corner of the site for up to 3 years. Due to the approved build route on the site, the temporary site access is required to ensure safe vehicular access to 16 affordable units within the two apartment buildings in the south-western corner of the site while the remaining areas of the site are under construction.

It has been agreed under Condition 6 of the outline planning permission that the construction of 16 affordable apartment buildings will take place in parallel with the open market housing, providing at least 50% of the affordable dwellings half way through construction. Once the work on site is complete and it is safe for the 2 apartment buildings to be accessed via the approved access from Ford Lane, the temporary access off North End Road would be removed and reinstated as agreed.

CONSTRUCTION MANAGEMENT PLAN

The proposed access has no effect on the approved Construction Management Plan. The phasing of development remains unchanged, however the temporary access just allows the 2 apartment buildings accommodating the 16 affordable units to be safely accessed and occupied while the remaining units are being constructed, in accordance with the detail approved for Condition 6 of the outline consent which agrees that 50% of the affordable dwellings would be constructed half way through construction.

TRANSPORT

Improvements to the A27/Yapton Lane junction:

Condition 13 imposed on Y/80/16/OUT says "No development hereby permitted shall take place until a detailed scheme of highway works for improvements to the A27/Yapton Lane junction has been submitted to and approved in writing by the LPA and no more than 50 dwellings of the development hereby permitted shall be occupied until the completion of the approved improvement to the A27 junction with Yapton Lane". Highways England has requested that the 16 affordable units to which the proposed development would provide access, should count towards the 50-dwelling trigger point on the whole site for completion of the approved improvements. This application does not include any units so it would not have any impact on the trigger points in the outline application.

Trip Generation, Distribution and Assignment:

A Transport Technical Note accompanied the planning application as required by Policy T SP1(e) of the Local Plan. Using trip rates agreed at the outline planning stage, it is anticipated that this proposal would generate 8 two way vehicle movements in the AM peak and 10 two way vehicle movements in the PM peak. This level of two way vehicle movements at peak times in the morning and evening is acceptable and would not place undue pressure on the local highway network.

Site Access Layout:

The site layout which includes access from Ford Lane was approved under reserved matters (Drawing No. 065 Rev. A) and this was based on and accords with the Site Access Drawing Number 130431-10 Rev. A, which is listed in Condition 3 imposed on the outline permission (Inspector's Decision letter (APP/C3810/W/17/3170059).

This application is for an additional access into the site from North End Road. The temporary access road, which would be used for a period of 3 years from June 2021 to May 2024, measures 5.5 metres wide. North End Road is subject to a 30mph speed limit. Visibility splays of 2.4 metres x 43 metres are shown on Drawing No. ITB14679-GA-003 Rev. B, which are considered to be acceptable as they have been designed to ensure that there would be no conflict with the existing bus shelter on North End Road and clear lines of sight are achievable in both directions along North End Road.

The Local Highway Authority initially requested the submission of a Stage 1 Road Safety Audit, together with clearer plans, and a plan showing the location and number of dwellings to be served by the temporary access. A Road Safety Audit, including a Designer Response has been submitted, together with a speed survey on North End Road to inform the distance of visibility splays from the access. Clearer plans have been submitted (Drawing No. ITB14679-GA-003 Rev. B - Temporary Access and Drawing No. ITB14679-GA-004 - Swept Path Analysis - Refuse Vehicle / Estate Car). There is sufficient space for an 11 metre long refuse vehicle to enter and leave the site in forward gear as shown on

Drawing No. ITB14679-GA-004. The amended plans are acceptable as they are clearer to read and ensure that vehicles can manoeuvre and leave the site in forward gear, and there is a sufficient visibility splay along the site frontage with North End Road.

Yapton Parish Council has requested conditions regarding the temporary access is for private vehicles only, excepting waste collection and the emergency services; that the temporary access can only be used by occupants and visitors to the 2 apartment buildings accommodating the 16 affordable units; the temporary access must be permanently closed-off with raised kerbing re-instated for the pavement; and safe pedestrian crossing point along this section of pavement along North End Road must be ensured. With regard to the through route, this application is proposed to ensure access to the affordable apartments while the remaining dwellings within the site are still under construction. The site would be fenced to secure the area which is still under construction; and this would form a barrier, ensuring that no through route to Ford Lane would be created, which is acceptable and should be conditioned.

Emergency Vehicle Access:

The Fire and Rescue Service has requested that the temporary vehicular access be made permanent for emergency vehicle access. The reserved matters approval did not approve this access as an emergency access; and the Section 278 agreement for this area has been agreed.

Footway/Cycleway Link:

A footway is provided on the eastern side of the carriageway running parallel to the site boundary. Tactile paving would be introduced at the temporary site access, with dropped kerbs and pedestrian visibility splays of 2.0 metres x 20 metres at the site access which would be kept clear of obstruction above a height of 0.6 metres. When the work on site is complete and it is safe for the affordable houses and apartments to be accessed from Ford Lane, the temporary access off North End Road would be stopped-up to provide a parking area for two dwellings, together with the provision of a 3.0 metre wide footway/cycleway access into the site from North End Road. There is no need to impose conditions requiring the provision of car and cycle parking for the apartment buildings as requested by the Local Highway Authority as these were imposed on Y/82/20/RES.

Conclusion on Transport:

Subject to a condition limiting the vehicular access off North End Road to a temporary period of 3 years, and a condition requiring the installation of contractor fencing at the eastern end of the temporary vehicular access to ensure that no through route to Ford Lane from North End Road would be created, the proposed development accords with Policy T SP1 of the Local Plan. Pedestrian and cycle access onto North End Road was approved as part of the outline planning permission and this has been carried through to the Movement and Access Plan approved under Y/131/20/DOC and this will be implemented when the temporary access is stopped-up.

TREES

A Tree Survey and an Arboricultural Impact Assessment have been carried out and concludes that the proposed scheme has minimal impacts, with a hawthorn and brambles on the site boundary which are proposed to be removed. The Tree Protection and Removal Plan (Drawing No. JSL3292_810) identifies the trees to be retained, the location of the protective fencing and the Root Protection Areas of the trees.

It is proposed that 2 clusters of hawthorn and brambles (G5 & S2) running along the south western corner of the site are removed, none of which provide a landscape buffer. The hawthorn and brambles are not the subject of a Tree Preservation Order and their removal would not have an unacceptable impact on the site frontage along North End Road. The tree protection fencing proposed to protect T25 and G4 is acceptable. The proposed development complies with Policy ENV DM4 of the Local Plan as the development works would not have a negative impact on existing trees.

HERITAGE ASSETS

Paragraph 190 of the NPPF (February 2019) requires great weight to be given to the conservation of heritage assets. Any harm resulting from the proposed development should be weighed against the public benefit in accordance with paragraph 196 of the NPPF (February 2019). Paragraph 196 of the NPPF says that "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, where appropriate, securing its optimum value".

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 says: "In the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"

There are 3 types of designated heritage assets which are located adjacent to the wider residential development on Land south of Ford Lane and east of North End Road, none of which would be affected by the access which is located some distance from the heritage assets in the south western corner of the site:

- 1) St Mary's Church (Grade I), Church House (Grade II), Park Lodge (Grade II) and The Old Cottage (Grade II) Listed Buildings;
- 2) 1 & 2 Church Cottages, Little Orchard and Yapton Lodge Locally Listed Buildings; and
- 3) Church Lane Conservation Area.

St Mary's Church (Grade I) and the Conservation Area. Church Lane Conservation Area covers a small and tightly defined area around the church and contains a limited number of houses. The layout of the conservation area means that the older buildings within the conservation area are located close to some more modern houses and bungalows on the north side of Church Lane, which provide some separation between the conservation area and the site.

The temporary vehicular access is located some distance from the various heritage assets in the south western corner of the site. The impact of the development (as a whole) has already been assessed and developing the south western corner of the site as a temporary access would not cause harm to the significance of the heritage assets or their setting, in accordance with paragraph 196 of the NPPF.

The development is acceptable and complies with Policy HER DM1 of the Local Plan in terms of impact on listed buildings and Policy HER DM3 of the Local Plan in terms of impact on the Conservation Area; Policy E8 of the Yapton NP, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), in that it protects the setting of Listed Buildings and Church Lane Conservation Area.

RESIDENTIAL AMENITY

The siting of the temporary vehicular access in the south western corner of the site is approximately 20 metres from the northern boundary of the Saxon Way development. The location of the temporary vehicle access would ensure that there would be no adverse impacts on the approved houses on the site or on the existing houses on Saxon Way or along North End Road. The development would be acceptable on the residential amenities of neighbouring properties because there would be no materially adverse impacts from the temporary access, but conditions are required controlling the hours of working and for the submission of a Construction Management Plan for the construction of the temporary vehicular access off North End Road. Subject to conditions, the proposed development complies with Policy D DM1(3) of the Local Plan in terms of impact on neighbouring residential amenity along North End Road.

SUMMARY

Subject to a time limited condition, the proposed construction of a temporary vehicular access off North

End Road is acceptable. The proposed development complies with Policy D DM1, Policy T SP1, Policy ENV DM4, Policy HER DM1 and Policy HER DM3 of the Local Plan and Policy E8 of the Yapton Neighbourhood Plan.

RECOMMENDATION

It is recommended that planning permission is granted for a temporary vehicular access to the site from North End Road, which expires on 31st May 2024. The following conditions should be imposed.

HUMAN RIGHTS ACT

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

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

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

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

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

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission; and the Local Planning Authority must be notified in writing on commencement of the development.

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

- 2 The temporary vehicle access hereby permitted shall be discontinued permanently on or before the 31st May 2024, following which the temporary access identified on Drawing No. ITB14679-GA-003 Rev. B - Temporary Access shall be removed from the site by 30th September 2024 and that the permanent arrangements be provided.

Reason: To ensure the vehicle access to the site from North End Road is for a limited period, in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

- 3 The development hereby approved shall be carried out in accordance with the following

approved drawings and submitted materials:

- Drawing No. A855 037 Rev. A - Site Location Plan.
- Drawing No. 18-644/400 Rev. C - Section 278 Agreement Plan.
- Drawing No. ITB14679-GA-003 Rev. B - Temporary Access.
- Drawing No. ITB14679-GA-004 - Swept Path Analysis - Refuse Vehicle / Estate Car.
- Drawing No. JSL3292_800 - Tree Constraints Plan.
- Drawing No. JSL3292_810 - Tree Protection and Removal Plan.

- Technical Note: Transport Statement (Ref. DS/GT/ITB14679-009 TN), 5th March 2021.
- Technical Note: Additional Information (Ref. DS/ITB 14679-007) including RSA incorporating Designer Response, 18th May 2021.
- Tree Survey & Arboricultural Impact Assessment (Ref. JSL3292_880), 10th March 2021.

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

- 4 Within 3 months of the date of this permission, contractor fencing shall be installed at the eastern end of the temporary vehicular access which would form a barrier, to secure the area which is still under construction, ensuring that no through route to Ford Lane from North End Road would be created.

Reason: In the interests of highway safety, amenity and the environment in accordance with Policy D DM1 and Policy T SP1 of the Arun Local Plan.

- 5 No construction / demolition activities shall take place other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no activities taking place on Sunday or Bank Holidays.

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

- 6 Prior to the commencement, including any works of demolition, a Construction Management Plan shall be submitted and be approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- a) An indicative programme for carrying out of the works;
 - b) The anticipated number, frequency, routing and types of vehicles used during construction;
 - c) Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
 - d) Measures to minimise the noise generated by the construction process to include the careful selection of plant and machinery;
 - e) Measures to control the emission of dust and dirt during construction;
 - f) The parking of vehicles of site operatives and visitors;
 - g) Loading and unloading of plant and materials, including permitted times for deliveries;
 - h) Storage of plant and materials used in constructing the temporary vehicular access;
 - 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 Regulations Orders);
 - j) A scheme for recycling / disposing of waste resulting from construction works i.e. no burning permitted.

Reason: For the avoidance of doubt and to protect the amenity of local residents, the

environment and highway safety, in accordance with Policy D DM1 and Policy QE DM1 of the Arun 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 mitigate the impact of construction works and deliveries on neighbouring residential amenity.

- 7 **INFORMATIVE: Works within the Highway - Implementation Team**
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
- 8 **INFORMATIVE: Temporary Works Required During Construction**
The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.
- 9 **INFORMATIVE: Temporary directional signs to housing developments**
The applicant is advised that they must apply and obtain approval from West Sussex County Council as Highway Authority for all temporary directional signs to housing developments that are to be located on the highway. Further details of the process and how to apply are available here <https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/temporary-development-signs/#overview>
- 10 **INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.** The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.