



Public Document Pack

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26 September 2019

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held in **Council Chamber at the Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF on Wednesday 9 October 2019 at 2.30 pm** and you are requested to attend.

Members: Councillors Bennett (Chairman), Ms Thurston (Vice-Chair), B Blanchard-Cooper, Bower, Charles, Coster, Edwards, Mrs Hamilton, Lury, Northeast, Mrs Pendleton, Roberts, Mrs Stainton, Mrs Yeates and Mrs Worne

PLEASE NOTE THAT THE ORDER OF THE AGENDA MAY BE ALTERED AT THE DISCRETION OF THE CHAIRMAN AND SUBJECT TO THE AGREEMENT OF THE MEMBERS OF THE COMMITTEE

PLEASE ALSO NOTE THAT PLANS OF THE APPLICATIONS DETAILED IN THE AGENDA ARE AVAILABLE FOR INSPECTION AT THE COUNCIL'S PLANNING RECEPTION AT THE CIVIC CENTRE AND/OR ON LINE AT www.arun.gov.uk/planning<<http://www.arun.gov.uk/planning>>

AGENDA

18. OFFICER REPORT UPDATES

(Pages 1 - 28)

Circulated at the meeting.

Note : Reports are attached for all Members of the Committee only and the press (excluding exempt items). Copies of reports can be obtained on request from the Committee Manager.

Note : Members are reminded that if they have any detailed questions would they please inform the Chairman and/or relevant Director in advance of the meeting.

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DEVELOPMENT CONTROL COMMITTEE

9 OCTOBER 2019

OFFICER REPORT UPDATES

REPORT UPDATE

Application no: AW/134/19/HH
Page no: 13
Location: 33 Balliol Close Aldwick
Description: Single storey side and rear extension with habitable roofspace and conversion of existing roofspace to habitable use, together with porch removal and replacement windows.

UPDATE DETAILS

Reason for Update/Changes:

Additional objection received from Cllr Tony Dixon (Ward member for Aldwick West)

- If approved, it would set a design precedent that is out of keeping with the wider estate which could be used as a precedent for similar properties in less discrete locations.

Members should note that the objection received from Aldwick Parish Council also includes " The application is in direct conflict with policy D DM4 b and c of the Arun Local Plan and with the Parish Design Statement page 71".

Officers Comment:

Comments noted however none of these points alter the Officers recommendation.

Reason for Update/Changes 3.9.19 :

Following the post committee site visit revised plans were submitted. The main changes are

- Depth reduced by 1m.
- Dormer reduced by 1.5m.
- Roof altered to the rear to form a barn hip end.

1 additional objection received from a nearby occupier.

Officers Comment:

Revised Plans are considered acceptable. Comments noted however no additional points raised that have not already been addressed within the report and none of these points alter the Officers recommendation.

Reason for Update/Changes 4.10.19:

The application was re-advertised due to the amended plans that were received.

Aldwick Parish Council retained their objection and provided further comments.

- It did not reflect the characteristics of the site, layout, character, material finish and architectural details.
- Varied significantly from nearby properties.
- Contravenes Local Plan policy DSP1 and the Parish Design Statement.

16 additional representations were received from 15 nearby occupiers including West Meads Resident Association.

7 for support from 6 nearby occupiers.

- The application will not hinder anyone.
- No apparent impact from the road side.
- There are similar developments on the estate.
- Visual impact is minimal.
- Other bungalows have converted into their roof space.
- Development is for extension and living accommodation in roof space, not a two storey extension.

2 of no objection from 2 nearby occupiers

- Many have been developed, why not this one?
- The conversion is aesthetic to the local environment.

7 objection from 7 nearby occupiers.

- The development will hugely impact neighbouring bungalows and privacy.
- It would spoil the estate.
- It will overlook gardens and reduce light.
- We fear the property will be split into 2 and will be an eyesore.
- It will look out of place.
- Vast overdevelopment of the site.
- It will set a precedent.
- Changes proposed are minor.

Officers Comment:

Comments noted however no additional points raised that have not already been addressed within the report and none of these points alter the Officers recommendation. Each application is decided on their own merits.

The consultation date ends on the 10th October and therefore the application cannot be issued until this date. As a result it is requested the decision is made under delegated powers by the Head of Planning in consultation with the Chair and Vice Chair.

REPORT UPDATE

Application no: Y/103/18/PL
Page no: 21
Location: 10 Acre Field North of Grevatts Lane Yapton
Description: Single Chapel Crematorium with car parking, landscape works, surface water drainage features & associated highway improvements. This application is a Departure from the Development Plan.

UPDATE DETAILS

Reason for Update/Changes:

The applicant has provided the following responses to the independent Road Safety Audit (RSA):

(a) The additional signage and tactile paving will be secured through the s278 agreement and the Stage 2 RSA. The client is happy to commit to the signage and tactile paving;

(b) Grevatts Lane West is not a farm track but public highway therefore any maintenance or upgrading of it should be carried out by the County Council. Furthermore, the proposal will not generate pedestrian or vehicle movements in order to justify a request for the applicant to pay for such maintenance or upgrade works;

(c) The provision of a footway along Grevatts Lane West would not be proportionate to the impact of proposal given that the existing highway provides a very low trafficked safe shared route; and

(d) The access arrangements have been tracked for a HGV and this would allow for all vehicle movements including buses & coaches. However, it is not anticipated that coaches would use the facility given the size and capacity of the facility.

WSCC Highways have also confirmed that the access arrangements have been tracked for a Hearse, Fire Tender, Refuse Vehicle and Articulated HGV.

The need for the applicant to enter into a S.278 Agreement will be confirmed in the S.106 Agreement.

An additional representation was received on the 25th September from Sustrans who request that ADC and WSCC look at creating a junction that is similar to the one built at Comet Corner/Bilsham Road so that the crossing is safer for users and motor vehicles alike. It is also suggested that the A259 cycle/footpath be extended along the length of Grevatts Lane West to provide alternative access to Bilsham Road.

As the Section 106 legal agreement has not yet been signed/completed, the recommendation remains as per the officer report (the Committee are requested to resolve to delegate the application approval of planning permission, subject to the completion of the s106 agreement and the recommended conditions, to the Group Head of Planning for a decision to then be made in consultation with the Chair and Vice Chair of the Development Control Committee).

Officers Comment:

There are no changes to the recommendation or conditions.

REPORT UPDATE

Application no: AW/28/19/PL
Page no: 63
Location: Rear of 276 Aldwick Road Aldwick
Description: Erection of 1 No. dwelling & associated works.

UPDATE DETAILS

Reason for Update/Changes:

The Agreement to secure the Pagham Harbour Contribution of £871 has now been completed and the recommendation has therefore been changed to:

APPROVE CONDITIONALLY WITH SECTION 106 AGREEMENT.

Officers Comment:

The changes to the recommendation are shown on the attached replacement recommendation sheet.

Erection of 1 No. dwelling & associated works.

Rear of 276 Aldwick Road
Aldwick

RECOMMENDATION

SAC - App Cond with S106

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

P02 "Location and Block Plan";
P02 "Proposed Floor Plans, Roof Plan and Elevations";
LLD1612-ARB-DWG-002 Rev 01 "Tree Retention and Protection Plan";
LLD1612-ARB-DWG-003 Rev 00 "Location of Section Lines/Levels";
LLD1612-ARB-DWG-004 Rev 00 "No Dig Construction Indicative Section";
LLD1612-ARB-DWG-005 Rev 00 "No Dig Construction Section A-A";
LLD1612-ARB-DWG-006 Rev 00 "No Dig Construction Section B-B"; and
LLD1612-ARB-DWG-007 Rev 00 "No Dig Construction Section C-C".

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies T SP1, QE SP1, D DM1, HER DM4 and ENV DM4 of the Arun Local Plan.
- 3 All activity is to be carried out in strict accordance with the Arboricultural Impact Assessment and Method Statement, LLD1612-ARB-REP-001, Rev 01, Lizard Landscape Design and Ecology.

Reasons: To comply with BS5837 and policy ENV DM4 of the Arun Local Plan to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised and they can continue to enhance the landscape and amenity of the area.
- 4 The development must be carried out in accordance with the mitigation and enhancement measures as set out within sections 5.0 and 6.0 of the submitted Ecological Impact Assessment by Lizard Landscape Design and Ecology (ref LLD1612 Rev 00, dated 09/05/19). The enhancements and mitigation measures shall be implemented as per the document and then permanently retained and thereafter maintained as fit for purpose. There shall also be continued management of the site to prevent reptile habitat from developing on the site during the construction process.

Reason: In accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework.
- 5 No construction activities shall take place, other than between the hours of 8:00am - 18:00 Monday to Friday, 08:00 - 13:00 Saturday and no working activities at any time on Sundays, bank and public holidays.

Reason: To protect the amenities of nearby residents in accordance with Arun Local Plan policies QE SP1 and QE DM1.
- 6 Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a PRE-COMMENCEMENT Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) - at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and

have been erected and positioned exactly as shown on the Tree Retention and Protection Plan, dwg.no. LLD1612-ARB-DWG-002, Rev 01, Lizard Landscape Design and Ecology.

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

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

Reason: To comply with BS5837 and policy ENV DM4 of the Arun Local Plan to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised and they can continue to enhance the landscape and amenity of the area. This is required to be a pre-commencement condition because it is necessary to ensure that trees are protected prior to any commencement of building works.

- 7 Prior to the commencement of development, the developer shall provide a buffer zone to the hedges along the site boundaries to be secured by temporary security fencing placed in such a manner so that the fencing is not touching the hedgerow. The habitat within the buffer zones shall be maintained as existing and there shall be no access to these buffer zones during the construction process. Once construction is completed, the fencing shall be removed and the hedgerows permanently retained as a natural area for wildlife.

Reason: In order to protect wildlife habitat (bats, reptiles) and in the interests of general biodiversity in accordance with policy ENV DM5 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to ensure that the wildlife habitat is protected prior to the start of construction works.

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

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

- 9 No development above damp proof course (DPC) level shall take place unless and until a colour schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character & appearance of the surroundings by endeavouring to achieve a building of visual quality in accordance with policies D DM1 and HER DM4 of the Arun Local Plan.

- 10 No development above damp proof course (DPC) level shall take place until details of any new screen walls and/or fences have been submitted to and approved by the Local Planning Authority and the dwelling shall not be occupied until such agreed screen walls and/or fences associated with them have been erected.

Reason: In the interests of amenity and the protection of trees in accordance with policies D DM1 and ENV DM4 of the Arun Local Plan.

- 11 The dwelling, hereby approved, shall not be occupied until the car parking has been constructed in accordance with the approved site plan. This space shall thereafter be retained at all times for its designated use.

Reason: To provide adequate on-site car parking space for the development in accordance with policy T SP1 of the Arun Local Plan.

- 12 No part of the development shall be first occupied until covered and secure cycle parking spaces

have been provided in accordance with the approved plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and policy T SP1 of the Arun Local Plan.

- 13 Prior to occupation of the dwelling, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwelling shall be submitted to the Local Planning Authority for approval and thereafter implemented in accordance with the approved details and the charge point shall thereafter be permanently retained and maintained in good working condition.

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

- 14 No removal of trees, shrubs or other vegetation that may contain birds' nests shall take place between 1st March and 31st August inclusive, unless a suitably qualified ecologist/wildlife specialist has undertaken a careful, detailed, check of vegetation for active birds' nests immediately before the vegetation is cleared and confirmed that no nests will be harmed. Where nests are discovered, the vegetation shall remain in place until nesting activity has ended naturally and the ecologist has confirmed that it is safe to proceed.

Reason: To prevent interference with the breeding success of wild birds in the interests of biodiversity conservation, as well as to ensure compliance with the legal protection of birds, their nests and eggs under Section 1 of the Wildlife and Countryside Act 1981, as amended and in accordance with policy ENV DM5 of the Arun Local Plan.

- 15 All tree pruning considered essential to enable the agreed development must meet the requirements of BS3998:2010
Tree work - Recommendations:

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010; and
- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interest of continued health and vitality of trees and to accord with current industry guidelines and sound arboricultural practice and policy ENV DM4 of the Arun Local Plan.

- 16 **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.

- 17 **INFORMATIVE:** The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

- 18 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (excepting dormer windows) to the dwelling house shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space, ensure continued protection of important trees and safeguard the cohesive appearance of the development in accordance with policies D DM1, ENV DM5 and HER DM4 of the Arun Local Plan.

- 19 **INFORMATIVE:** This decision has been granted with a s106 legal agreement relating to a contribution of £871 towards the provision of accessible natural open green spaces to serve the Pagham area.

- 20 **INFORMATIVE:** Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.
- 21 **INFORMATIVE:** A formal application for connection to the public sewerage system may be required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on the SW website via the following link
<https://beta.southernwater.co.uk/infrastructurecharges>.

REPORT UPDATE

Application no: BE/69/19/OUT
Page no: 99
Location: The Cottage Shripney Road Bognor Regis
Description: Outline planning application with all matters reserved except access for up to 31 No. houses and flats with car parking, landscaping and associated infrastructure & access off Shripney Road (A29), all following the demolition of the existing dwelling & outbuildings - This application is a Departure from the Development Plan

UPDATE DETAILS

Reason for Update/Changes:

Members should note that the applicant has agreed to a change in the description so that it now states "up to 31 dwellings". This will provide the Local Planning Authority with greater flexibility in the future when a reserved matters application is submitted.

Members should also note that the application red edge has been slightly amended to remove two small areas of land along the northern boundary which were in the ownership of the Spirit Pub Company Ltd (the owners of the Robin Hood Pub). Neither the Premier Inn Hotel nor the Robin Hood Pub have made any comments on the application.

Conditions 01 and 08 have been amended to reflect the updated red edge plans and Condition 09 has been amended to correct a typo (implemented not implanted).

A new condition (no. 21) has been added to secure the proposed pedestrian footways on Shripney Road. This was not included in WSCC Highways response but did form part of the conditions on the previous application.

The Section 106 Legal Agreement has not yet been signed therefore, the recommendation remains as per the officer report (it is requested that delegated authority is granted for the approval of planning permission, to the Group Head of Planning for a decision to be issued once the legal agreement has been signed).

Officers Comment:

The changes to the conditions are shown on the attached replacement recommendation sheet.

Outline planning application with all matters reserved except access for up to 31 No. houses and flats with car parking, landscaping and associated infrastructure & access off Shripney Road (A29), all following the demolition of the existing dwelling & outbuildings - This application is a Departure from the Development Plan

The Cottage
Shripney Road
Bognor Regis

RECOMMENDATION

ACS - App Cond sub to S106

- 1 The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 2 years beginning with the date of this permission:-
 - (a) Layout;
 - (b) Scale;
 - (c) Appearance;
 - (d) Landscaping.

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 The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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 approved shall be carried out in accordance with the following approved plans :

Dwg. 6656-010 Rev E "Site Location Plan";
Dwg. 6656-020 Rev B "Site Plan";
Dwg. 160818-06 Rev A "Proposed Footway Arrangement";
Dwg. 160818-07 Rev B "Site Visibility"; and
Dwg. 160818-08 Rev B "Pedestrian Crossing Visibility".

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies QE SP1, D DM1, T SP1, T DM1 and C SP1 of the Arun Local Plan.
- 4 The development must be carried out in accordance with the recommendations and mitigation measures as set out within section 4.0 (pages 36 to 41) of the Preliminary Ecological Appraisal (September 2018) and section 4.0 (pages 11 to 16) of the Bat Activity Surveys Report (June 2017). The enhancements and mitigation measures shall be retained and thereafter maintained as fit for purpose.

Reason: In accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework.
- 5 The development shall be carried out in accordance with the "Acoustic Planning Report" dated 4th Sept 2018 (ref 26112-RP-AC-001) by Hilson Moran.

Reason: In the interests of protecting the amenity and living conditions of future residents in

accordance with policies QE SP1 and QE DM1 of the Arun Local Plan.

- 6 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 'noisy' work on Sunday or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan.

- 7 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). 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 ECC SP2 of the Arun Local Plan. This is required to be a pre-commencement condition because it may be necessary for the approved scheme to involve the fabric of the buildings.

- 8 No development excluding the access shall commence until the vehicular access serving the proposed site has been constructed in accordance with the approved planning drawings 6656-010 Rev E "Site Location Plan" and 6656-020 Rev B "Site Plan".

Reason: In the interests of road safety and in accordance with policy T SP1 of the Arun Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because the access should be in place before the commencement of works to the site and because road safety is at the heart of a planning permission.

- 9 No development shall commence until such time as plans and details incorporating the recommendations given in the Stage 1 Road Safety Audit and accepted in the Designers Response have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter, the approved improvements shall be implemented in accordance with the approved details and permanently retained thereafter.

Reason: In the interests of road safety and in accordance with policy T SP1 of the Arun Local Plan and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition because road safety is at the heart of a planning permission.

- 10 Prior to the commencement of construction works, details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management / maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policy W DM1 (2) (b) of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the foul water drainage system prior to commencing any building works.

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

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

- 12 The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their

riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan and 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. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

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

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

- 14 No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- a) An indicative programme for carrying out of the works;
- b) Details of the arrangements for public engagement / consultation both prior to and continued 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, including permitted times for deliveries;
- 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 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) 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 i.e. no burning permitted.

Reason: As requested by the Councils Environmental Health officers in the interests of local residents in accordance with policies QE SP1, QE DM1, QE DM2 & QE DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction staff.

- 15 Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that

the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved. Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework and with Arun Local Plan policy QE DM4. The site rests upon a Secondary A aquifer (Superficial Deposits) overlying a Principal Aquifer (Undifferentiated Chalk). There is a potential linkage for contaminants to migrate vertically into the Principal Aquifer posing a risk to controlled waters. The Environment Agency state that a full site investigation may not be required and would encourage a thorough preliminary investigation to ascertain the risk of contamination. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 16 No part of the development shall be first occupied until visibility splays of 2.4 metres by 120 metres to the south and 2.4 metres by 71 metres to the north have been provided at the proposed site vehicular access onto Shripney Road, in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level.

Reason: In the interests of road safety and in accordance with policy T SP1 of the Arun Local Plan and the National Planning Policy Framework.

- 17 Prior to the occupation of any part of the development, full details of any new lighting shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of both horizontal illuminance across the site & vertical illuminance affecting immediately adjacent receptors, plans of light appliances, the height & position of fitting, illumination levels & light spillage. The lighting scheme shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011) Zone E2 and also minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats), the interests of minimising crime and to minimise unnecessary light spillage outside the development site in accordance with policies ENV DM5, QE SP1 and QE DM2 of the Arun Local Plan.

- 18 Prior to each phase of development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework and with Arun Local Plan policy QE DM4. If required, the verification report will provide confidence that the applicant has accurately considered the conceptual model of the site and any linkages between potential sources and receptors.

- 19 Prior to the occupation of any part of the 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 will continue in accordance with the approved strategy.

Reason: To safeguard the amenities of future residents in accordance with Arun Local Plan policy TEL SP1.

- 20 Prior to the occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority

for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

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

- 21 No part of the development shall be first occupied until such time as the pedestrian access footways/crossing points on Shripney Road serving the development have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority.

Reason: In the interests of road safety and in accordance with policy T SP1 of the Arun Local Plan and the National Planning Policy Framework.

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

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 23 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 a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework and policy QE DM4 of the Arun Local Plan.

- 24 No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with paragraph 170 of the National Planning Policy Framework and policies W SP1 & W DM1 of the Arun Local Plan. If any required test boreholes are not decommissioned correctly they can provide preferential pathways for contaminant movement which poses a risk to groundwater quality. Groundwater is particularly sensitive in this location because the proposed development site is located on a Secondary A aquifer (Superficial Deposits) overlying a Principal Aquifer (Undifferentiated Chalk).

- 25 A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of each phase of development.

Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 170 of the National Planning Policy Framework, the Position Statement of 'The Environment Agency's approach to groundwater protection' and policies W SP1 & W DM1 of the Arun Local Plan.

- 26 The reserved matters scheme shall include a housing mix which sets out a range of house types and tenures and is specific to Bersted. The scheme shall demonstrate how the development addresses the needs of current and future households in the Bersted area. The scheme shall also provide a proportion of homes to meet Lifetime Home standards (or the equivalent current standard).

Reason: In accordance with policy HDQ4 of the Bested Neighbourhood Plan to ensure that the new houses provide for the future needs of the local area.

- 27 The landscape details referred to in Condition 1 shall include details of all existing trees and hedgerows on the land indicating which are to be retained and which removed. Development shall be

carried out in accordance with the approved details. 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 interest of amenity and the quality of the environment of the development in accordance with policies D DM1 and ENV DM4 of the Arun Local Plan.

- 28 The landscape details referred to in Condition 1 shall include full details of the position, design, materials, height and type of boundary treatments to be provided. The boundary treatments shall be provided to each dwelling before the dwelling is occupied or in accordance with the approved phasing plan. Development shall be carried out in accordance with the approved details and permanently retained in a useable condition thereafter.

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

- 29 The landscape details referred to in Condition 1 shall include a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas other than privately owned domestic gardens. The landscape management plan shall be implemented in accordance with the approved details.

Reason: In the interest of amenity and the quality of the environment of the development in accordance with policies D DM1 and LAN DM1 of the Arun Local Plan.

- 30 **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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 31 **INFORMATIVE:** This decision has been granted in conjunction with a Section 106 legal agreement relating to:

(1) Affordable Housing

9 x affordable rented properties which will be in the block containing flats 1-9. To be provided not later than 50% occupation of the development.

(2) Primary Education

Formula for calculation at the reserved matters stage to be spent on Additional Equipment at Aldingbourne Primary School, Westergate. To be provided prior to first occupation.

(3) Secondary Education

Formula for calculation at the reserved matters stage to be spent on fixtures, fittings and equipment at phase 1 of the new secondary school serving Arun. To be provided prior to first occupation.

(4) 6th Form Education

Formula for calculation at the reserved matters stage to be spent on improved digital infrastructure for classrooms at St Phillip Howard Catholic High School Sixth Form. To be provided prior to first occupation.

(5) Libraries

Formula for calculation at the reserved matters stage to be spent on a project to enhance library space with improved digital access at Bognor Regis Library. To be provided prior to first occupation.

(6) Fire & Rescue

Formula for calculation at the reserved matters stage to be spent towards the supply and installation of additional fire safety equipment to vulnerable persons homes in West Sussex Fire Rescue Services Southern Area serving Bersted. To be provided prior to first occupation. It should be noted however that this is not considered to be compliant with the CIL Regulations and therefore this decision has not been made on the basis of support from the inclusion of this contribution within the signed S.106 agreement.

(7) Healthcare

A contribution of £35,357 (index linked) for either the infrastructure needs of managing the

"Treatment Rooms project" at the new Croft Surgery (preferred option) or, in the longer term, for new facilities at a planned integrated community hub site in the district. To be provided prior to commencement of development.

(8) Off-site Local Play

A contribution of £31,000 (index linked) to be spent on the Berghestede Play area - The Trees Estate, North Bersted, for improvements and/or additions to children's play equipment. To be provided prior to first occupation.

(9) On-site Public Open Space

Either the provision of a management plan or (if the POS is to be adopted) then a payment of £13.51 per m2 for future maintenance (to be provided within 2 months of the completion of the POS).

- 32 **INFORMATIVE:** Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.
- 33 **INFORMATIVE:** Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens. The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.
- 34 **INFORMATIVE** In the interests of crime prevention and deterrence, the development should incorporate security measures in accordance with the consultation advice of Sussex Police (dated 05/07/19) as available on the Councils website.
- 35 **INFORMATIVE:** The applicant should note that a applicants should be aware that a Natural England Protected Species License will be required for the demolition of the main house, and this will need to be obtained prior to any works taking place.
- 36 **INFORMATIVE:** In addition to the requirements of the wildlife enhancement/mitigation condition, the following additional enhancements should be shown on any future reserved matters scheme:
- Any trees removed should be replaced at a ratio of 2:1;
 - Filling any gaps in tree lines or hedgerows with native species; and
 - Gaps are included at the bottom of the fences to allow movement of small mammals across the site.

REPORT UPDATE

Application no: EP/179/18/PL
Page no: 147
Location: Gladwyn The Street East Preston
Description: Demolition of existing house & erection of 3 x 3 bedroom houses together with landscaping, car parking and fencing.

UPDATE DETAILS

Reason for Update/Changes: Revised plan(s) received:

A pre-committee site visit was carried out on the 03/10/2019. Cllr Roberts was unable to attend and sent his apologies.

The Parish Council have raised concern with the height of the building and the roof pitch. Concern was raised that the roof space could following any approval be converted into accommodation. As such, an update has been made to the proposed conditions. Please note condition 9, as shown on the attached amended recommendation sheet. This condition seeks to restrict Permitted Development with regard to the creation of dormers.

An amended Block Plan ref: 2386/01/03/C was received on the 02/10/2019. This plan was submitted as the width of the dwelling when measured of the original Block Plan did not match the width of the proposal when measured off the Elevation Plan. The width of the proposed dwelling is now accurately represented on the plans including the amended Block Plan. The Planning Agent has also confirmed the width to be 14.84 metres via an email submitted on the 02/10/2019.

The first sentence of the Description of Application should read:

' Each of the proposed houses would measure approximately 10.6 metres in depth and the terrace would measure a total of 14.8 metres in width.'

not:

'Each of the proposed houses will measure 10.3m in depth and 14.4m in width.'

The second sentence should read:

'...with an eaves height of 4.8 metres.'

not:

..with an eaves height of 4.7 metres.'

Consultee comments have been received from the Highways Officer. They do not object, subject to the imposition of a condition.

The revised site plan demonstrates visibility splays at the existing access. Whilst the plan has been annotated stating that 2.4 x 43m splays are achievable.

A plan demonstrating the full extent of splays can be secured via condition. (See condition 4 of the amended replacement recommendation sheet as attached).

The applicant has clearly indicated that the existing boundary wall either side of the access will be reduced in height to a maximum of 0.6m within the proposed splays.

Seven parking spaces will be provided for the three dwellings in accordance with the revised WSCC Parking Standards for unallocated spaces.

Each space meets minimum specifications of 2.4 x 4.8m as set out in Manual for Streets (MfS). There appears to be sufficient space on site for vehicles to turn and exit onto the publicly maintained highway in a forward gear.

Consultee comments have been received from East Preston Parish Council. They Object to the application as they remain concerned the lack of practical on-street parking close to the development will result in a great deal of inconvenience to neighbouring properties.

They remain concerned about the depth of the blank roofline.

The committee did not understand the perceived benefits of moving the southern most property forward.

Officer Comment:

It should be made clear that the ridge height of the proposed terrace has been reduced from the scheme originally proposed. The original scheme, with dormers in the roof, had an overall height of approximately 9.6 metres while the current scheme has a height of 8.9 metres. The proposed terrace has been reduced in height by approximately 0.7 of a metre.

In light of the amended Block Plan and addendum to the Heritage Statement produced by The Heritage Advisory Ltd July 2019 ref: 2019/5355 has been submitted and received by the Local Planning Authority on the 08/10/2019. The addendum notes that the proposals have been revised in order to reduce impact on already approved dwellings at 9 Lime Tree Close. The revised scheme would not affect the setting neighbouring Listed Buildings.

Note: The additional and amended conditions are shown on the attached amended replacement recommendation sheet.

Demolition of existing house & erection of 3 x 3 bedroom houses together with landscaping, car parking and fencing.

Gladwyn
The Street
East Preston

RECOMMENDATION

AC - Approve Conditionally

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

1697/01/01 Plans and Elevations as Existing
Location Plan Ref 2386
2386/01/01/B received on the 16/09/2019
2386/01/02/D received on the 16/09/2019
2386/01/03/C received on the 02/10/2019 (with the exception of the visibility spays as shown)
2386/01/04/ Block Plan as existing

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

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.
- 4 No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto The Street in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and in accordance with policy T SP1 of the Arun Local Plan.
- 5 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designed purpose.

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

6 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 policies T SP1 and T DM1 of the Arun Local Plan.

7 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes, including details such as the joinery and the quality of work, and samples of such materials and finishes to be used, including the front doors, have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

8 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 D DM1 of the Arun District Local Plan.

9 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no dormer windows to the dwelling houses shall be constructed unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers and safeguard the appearance of the development in accordance with policy D DM1 of the Arun Local Plan.

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.

11 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

12 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:

<https://beta.southernwater.co.uk/infrastructurecharges>.

13 **INFORMATIVE:** A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link
<https://beta.southernwater.co.uk/infrastructurecharges>.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer. The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

REPORT UPDATE

Application no: FG/74/19/PL
Page no: 161
Location: Highdown Industrial Park Littlehampton Road Ferring
Description: 2 No. commercial B1/B8 use buildings with associated car parking, access & refuse storage This application is a Departure from the Development Plan.

UPDATE DETAILS

Reason for Update:

An additional condition (no 9) is proposed requiring precise details of the materials to be submitted to the Local Planning Authority for consideration.

Consultation response received from County Highways:

No Objection - Comments are advisory. Given the access is already in situ WSCC raise no issues with the existing visibility or width of the access and there is enough space for a car to enter and exit the site from safely.

Pedestrians can access the site from the southern footway along Littlehampton Road via an informal crossing which has a pedestrian refuge island in the middle of the carriageway. This provides access into the footway network of Ferring and access to the Asda superstore. WSCC has consulted the TRICS database which reveals a B1/B8 use class with 414sqm would generate in the region of 18 trips a day which equates to 2 in the morning peak and 2 in the afternoon peak, which would not cause any significant highway capacity issues.

Car parking is provided for 11 cars which are 2.4m x 4.8m and cycle storage is also provided although no showers are proposed. Using the WSCC car parking calculator as a guide the provision of 11 spaces would be in line with standards.

A Construction Management Plan should be conditioned (no 7).

Officers Comment:

An additional pre commencement construction management plan condition has been added to the recommendation. The agent has agreed to its imposition.

Note: The changes to recommendation conditions are attached on the amended replacement recommendation sheet.

2 No. commercial B1/B8 use buildings with associated car parking, access & refuse storage This application is a Departure from the Development Plan.

Highdown Industrial Park
Littlehampton Road
Ferring

RECOMMENDATION

AC - Approve Conditionally

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
Site Plan Plan - Location Plan 01 C
Proposed Elevations 1 02 A
Proposed Elevations 2 03A
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.
- 3 The car parking layout indicated on drawing 01 C shall be constructed prior to occupation of the Units. The car parking area must be retained for its designated parking use in perpetuity.
Reason: To provide car-parking space for the use in accordance with policy T SP1 of the Arun Local Plan.
- 4 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 D DM1 of the Arun District Local Plan.
- 5 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.
Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system

prior to commencing any building works.

6 Prior to the commencement of development the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification report providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a 'long-term monitoring and maintenance plan' for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to 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 Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

7 No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy TSP1 of the Arun Local Plan. It is considered necessary for this to be a pre commencement condition because the purpose of the condition is to mitigate the impact of construction

8 Hours of operation of the units shall be restricted to between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no work on Sunday or Bank Holidays.

Reason: In the interests of amenity in accordance with Arun Local Plan policies QE SP1 and QE DM1.

9 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of

Arun Local Plan.

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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

11 INFORMATIVE: It is noted that the application makes no proposals for the lighting of the building. You are reminded that if lighting was to be applied then consent would be required given the buildings proximity to the National Park and its dark skies.

12 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

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