



Public Document Pack

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21 July 2021

PLANNING COMMITTEE

A meeting of the Planning Committee will be held in **Council Chamber at the Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF** on **Wednesday 21 July 2021 at 2.00 pm** and you are requested to attend.

Members: Councillors Chapman (Chair), Lury (Vice-Chair), B Blanchard-Cooper, Bower, Charles, Coster, Edwards, Goodheart, Kelly, Tilbrook, Ms Thurston and Miss Rhodes

PLEASE NOTE: Subject to Covid-19 Risk Assessments members of the public are advised of the following:

Where public meetings are being held at the Arun Civic Centre in order to best manage the limited space available, members of the public are in the first instance asked to watch the meeting online via the Council's Committee pages – the meeting will be available to watch live via the internet at this address: [Agenda for Planning Committee on Wednesday 21 July 2021, 2.00 pm - Arun District Council](#)

- a) Where a member of the public has registered a request to speak, they will be invited to submit the question or statement in advance of the meeting to be read out by an Officer. In response to the continuing health restrictions, there will be very limited public access to this meeting. Admission for public speakers will be by ticket only, bookable when submitting statements. Attendees will be asked to sit in an allocated seat in the public gallery on a first come first served basis. Only one ticket will be available for per person.
- b) It is recommended that all those attending take a lateral flow test prior to the meeting.
- c) All those attending the meeting will be required to wear face coverings and maintain social distancing when in the building/meeting room.
- d) Members of the public must **not** attend any face to face meeting if they or a member of their household have Covid-19 symptoms and/or are required to self-isolate.

For further information on the items to be discussed, please contact:
committees@arun.gov.uk

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 ON LINE AT www.arun.gov.uk/planning<<http://www.arun.gov.uk/planning>>

AGENDA

OFFICER REPORT UPDATES

Are attached.

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.

Note : Filming, Photography and Recording at Council Meetings - The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. This meeting may therefore be recorded, filmed or broadcast by video or audio, by third parties. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and as available via the following link – [Filming Policy](#)

These meetings are webcast live.

To watch recorded webcasts use the following link - Development Control [Webcast Page](#)

REPORT UPDATE

Application no: EP/16/21/PL
Page no: 5
Location: Land East of 1 The Way East Preston
Description: Replacement garage. This site in in CIL Zone 4 (Zero Rated) as other development.

UPDATE DETAILS

Reason for update: Condition three of this application has been amended to say the proposed garage shall be occupied solely for purposes ancillary to the occupation and enjoyment of Chance Cottage as a dwelling and shall not be used as a separate unit of accommodation

Note: The changes to condition show under Officers Recommendation at the end of the attached report.

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HEADS OF TERMS

LAND AT FORD ROAD, ARUNDEL (AB/135/20/OUT)

Financial obligation(s) summary or change	Trigger Point	Amount	Due to (ADC, WSCC, NHS, other)	Destination/ project
Transport	Prior to the occupation of the first dwelling on the site the applicant shall enter into a S278 Agreement with Highways England. The contribution shall be payable prior to the occupation of the 70th dwelling on the site.	£18,027 (index linked at 2017 prices).	ADC to transfer to Highways England.	Contribution towards a scheme of highway mitigation measures at the A27 / A284 Ford Road roundabout in Arundel.
Transport	To be delivered prior to occupation of the first dwelling.	£3,500	WSCC	Contribution towards the auditing of the Travel Plan.
Monitoring (ADC)	Prior to commencement.	£1,000	ADC	Contribution towards the costs of monitoring the delivery of these planning obligations and reporting under The Community Infrastructure Levy Regulations, 2010.
Monitoring (WSCC)	Prior to commencement.	Financial sum to be confirmed by WSCC.	WSCC	Contribution towards the costs of monitoring the delivery of these planning obligations and reporting under The Community Infrastructure Levy Regulations, 2010.
NON-FINANCIAL Obligation Summary		Trigger Point		Due To (ADC, WSCC, Other)
<p>Affordable Housing:</p> <p>27 affordable units (30% provision). <u>Rented:</u> 6 x 1 bed 10 x 2 bed 4 x 3 bed <u>Shared Ownership:</u> 2 x 1 bed 3 x 2 bed 2 x 3 bed</p> <p>There is an opportunity for the affordable dwellings to be managed on the site by the Arundel Community Land Trust (CLT). The Arundel CLT should be listed in the S106 Agreement.</p>		Not to occupy or cause to allow to occupy, more than 50% of the market housing units in the development until the affordable housing is provided on the land.		ADC

<p>Community Building: The transfer of the land for the community building to Arundel Town Council (<i>land identified on the Illustrative Masterplan [Drawing No. IM003 Rev. E] which needs to be included in the Section 106 Agreement</i>).</p>	<p>To be transferred prior to occupation of more than 50% of the dwellings.</p>	<p>Arundel Town Council</p>
<p>Allotments: The transfer of the land for the allotments to Arundel Town Council (<i>land identified on the Illustrative Masterplan [Drawing No. IM003 Rev. E] which needs to be included in the Section 106 Agreement</i>).</p>	<p>To be transferred prior to occupation of more than 50% of the dwellings.</p>	<p>Arundel Town Council</p>
<p>Unadopted Highway: A non-adoption clause to safeguard the Local Highway Authority if the internal layout is not offered for adoption and similarly, a management plan clause to secure an appropriate management company for the long-term maintenance of any highway infrastructure remaining private.</p>	<p>This is to take place prior to the occupation of the 1st dwelling.</p>	<p>WSCC</p>

Illustrative Masterplan [Drawing No. IM003 Rev. E]



Quantum of Development	
	Area (ha)
Net Developable Area	3.82
Subs	0.67
Allotments + Community Building	0.10
Green (inc. LEAP)	0.21
Primary Tree Lined Road	0.42
Green Infrastructure	4.95
Site Area	10.17

Developable Area: 3.82 ha
Number of Units: 90
(Affordable Units: 27)
Density: 24dph

- Existing Built Form
- Existing Vegetation
- Proposed Planting
- Primary Tree Lined Road
- SuDS - Sustainable Drainage System
- Allotments
- LEAP - Local Equipped Area for Play
- LAP - Local Area for Play
- 1m Contours
- Site Boundary
- Emergency Site Access Only
- Public Right of Way
- Pedestrian Access
- Proposed Footpath (Hoggin Surface)
- Mown path
- Vehicle Access (new junction)
- Community Building
- Community Building Access

Illustrative Masterplan

Land at Ford Road, Arundel

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drawing no.	AV000	drawing	Illustrative Masterplan
revision	1	scale	1:50000
drawn by	CD	checked by	CD
date	02.04.21	job no.	AVLU 400057



REPORT UPDATE

Application no: AB/135/20/OUT
Page no: 19
Location: Land at Ford Road Arundel
Description: Outline application with some matters reserved (except for access) for the development of 90 dwellings & associated amenity land, including land allocated for a community building & for a community allotment. This application affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.

UPDATE DETAILS

SECTION 106 HEADS OF TERMS

A copy of the S106 Heads of Terms Table was not attached to the committee report or the agenda papers.

Officer's Comment:

A copy of the Table is attached to this update report.

ADDITIONAL OBJECTIONS

3 further letters of objection on the following grounds:

- 700 residents signed a petition asking the Norfolk Estate to re-consider their plans for development of this site.
- More people have opposed this development than have approved it through the Neighbourhood Plan.
- The density and the impact of the development on the local services and infrastructure is unsustainable.
- Development on green field land in this area is unsustainable.
- The site is a substantial distance from the train stations and bus services.
- There are plenty of smaller brownfield sites in and around Arundel that could provide affordable housing.
- The development would push more traffic onto Ford Road.
- Cumulative impact of developments at Climping, Ford Airfield and the A27 by-pass, would destroy the area.
- If granted, other landowners will selling their land between Arundel and Ford for housing development.
- The development would destroy wildlife habitats, including biodiversity corridors for bats.
- The site is very close to a flood plain and development may exacerbate future flooding events.

Officer's Comment:

These issues have been covered in the Officer's Report.

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REPORT UPDATE

Application no: AL/28/21/PL
Page no: 1
Location: The Grange Westergate Street Westergate
Description: Demolition of 2 No. outbuilding & erection of 2 No 1.5 storey dwellings, detached garage block & associated scheme of hard & soft landscaping. This site falls within Strategic Site SP2, CIL Zone 1 (Zero Rated).

UPDATE DETAILS

TREE PRESERVATION ORDER

It is understood that 3 trees that are proposed to be removed are subject to a Tree Preservation Order (TPO). Policy ENV DM4 of the Local Plan should be addressed.

Officers Comment:

The site has a Tree Preservation Order (TPO/AL/2/16) covering a band of trees that runs along the northern boundary of the site. The TPO also includes 3 trees that are separate from and do not form part of the band of trees along the boundary of the site; and it is these trees which are proposed to be removed to accommodate the development. These 3 trees are not mature trees; nor are they particularly outstanding specimens as they are relatively young. The benefits of the proposed development in this location, set back from the Biodiversity Corridor which runs along the private access lane immediately south of the site and the Biodiversity Corridor in the fields to the north of the site, outweigh the loss of the 3 trees. The benefits of the development of 2 houses and a garage block on the site means that the land with the 3 trees on cannot remain what it is now. In addition, a detailed landscaping scheme is recommended by means of condition, requiring the submission of a detailed planting plan and specification detailing species choice, actual plant and tree quantities, planting densities and size at time of planting, which would compensate for the loss of the 3 trees, in accordance with Policy ENV DM4(c) of the Local Plan.

APPROPRIATE ASSESSMENT

As the site is within 12km of Singleton and Cocking Tunnel the LPA has carried out an Appropriate Assessment which concludes that there will be no likely significant adverse effects upon the Singleton and Cocking Tunnels SAC or the bat species associated with the site and functionally linked habitats. Natural England (NE) has been consulted on the Appropriate Assessment.

Officer's Comment

The LPA has contacted Natural England and been informed that due to workloads NE has not had chance to review the Appropriate Assessment, even though the Assessment was sent to them over 4 weeks ago.

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REPORT UPDATE

Application no: M/47/21/HH
Page no: 103
Location: 22 Tudor Close Middleton-On-Sea
Description: Removal of existing roof structure, new first floor accommodation and pitched roof above and replacement rear two storey extension and new front porch extension.

UPDATE DETAILS

Reason for Update/Changes:
Comments from Legal Services

Officers Comment:
Addition of policy W DM1 and amendments to wording within report relating to this.

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