



Public Document Pack

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10 September 2021

PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber at the Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF on Wednesday 8 September 2021 at 11.30 am** and you are requested to attend.

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

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 safe 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: [Arun District Council](#)

- a) Where a member of the public has registered a request to speak, they will be invited to submit the question in advance of the meeting to be read out by an Officer. In response to the continuing health guidelines, there will be very limited public access to this meeting. Admission for public speakers will be by ticket only, bookable when submitting questions. 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 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 safe 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.

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

AGENDA

OFFICER REPORT UPDATES

Will be circulated ahead of 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.

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 – [PART 8 - CP - Section 5 Filming Photographic Protocol](#)

These meetings are webcast live.

To watch recorded webcasts use the following link – Planning Committee [Webcast Page](#)

REPORT UPDATE

Application no: F/5/20/PL
Page no: 93
Location: Ford Airfield Market Ford
Description: Reconfiguration of Ford Market, including revised market access, hardstanding for replacement vehicular parking and associated infrastructure, landscape, ancillary and site preparation works.

UPDATE DETAILS

Reason for Update/Changes:

1) Consultation response received from Ecology after the agenda was finalised and is summarised as follows:

"Should permission be granted, it should be conditioned that the mitigation and enhancements as proposed within section 5 of the Ecological Impact Assessment Report (2019) as provided by ECOSA, should be implemented in its entirety including:

- New tree planting of 0.14 hectares and 0.36 hectares of shrub planting to comprise a diverse mix of native species;
- No works to the on-site buildings and no external lighting;
- Precautionary clearance of grassland to minimise impacts on reptiles;
- Hibernation features for reptiles within new planting;
- Off-site compensatory habitat for reptiles.

As stated within the report, "the mobility of animals means that updated surveys will be required, particularly where development does not commence within 12 months of the survey". Since the latest reptile survey was undertaken in summer 2018, an updated reptile survey and mitigation, including the site for the off-site compensatory habitat for reptiles, will need to be provided."

In line with the above consultation response Condition 9 has been amended to no longer be pre-commencement and requires development to be carried out in accordance with mitigation and enhancements identified in Section 5 of the Ecological Impact Assessment Report (2019).

In addition to the variation to Condition 9 a new condition has been added as Condition 10 which requires the developer to submit a reptile survey and mitigation strategy for approval by the LPA prior to the commencement of development. This is to address that the reptile survey was carried out in Summer 2018 and as such should be updated prior to the commencement of development.

2) Condition 19 (now Condition 20) incorrectly referenced the western arm of the runway, this has been amended to eastern arm as was originally intended.

3) The officer's recommendation report in regards to archaeology concludes that subject to the use of a suitably worded condition the development would accord with policy HER DM6. However, policy HER DM6 requires that where a site on which development is proposed has the potential to

include heritage assets with archaeological interest, the application must be accompanied by a desk based archaeological assessment.

In this case the application was not accompanied by a desk based archaeological assessment and as such cannot be deemed to accord with the requirements of HER DM6. However, as identified within the original officer's report the proposal has been considered by the Council's archaeologist who has confirmed that the use of a suitably worded condition would ensure that any features of archaeological interest were identified and recorded. Therefore, whilst the proposal would not accord with policy HER DM6(a) the proposed condition ensures that the development will not have an unacceptable impact upon any archaeological features present at the site.

Officers Comment:

No additional comments in regards to the above matters.

Note: The changes to recommendation, conditions and/or reasons are attached on the amended replacement recommendation sheet.

<p>Reconfiguration of Ford Market, including revised market access, hardstanding for replacement vehicular parking and associated infrastructure, landscape, ancillary and site preparation works.</p>	<p>Ford Airfield Market Ford</p>
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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:

 - Market Site Boundary Plan - 23885 - RG-M-108G
 - Proposed Site Plan - 23885 - RG-M-118F
 - Market Operation Diagram - 23885 - RG-M-116E
 - Tree Protection Plan - 18189-BT6
 - Ford Market and Car Boot Parking Access Arrangements - ITB13091-GA-036 Rev E
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 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.
 - details of measures to protect the soil resource of the overflow car park.
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 in order to ensure that measures are in place to mitigate the impacts of construction prior to development taking place.

- 4 No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provision to be made for the control of noise emanating from the site. Thereafter, the use of the proposed development shall not commence until the approved scheme has been fully implemented.

Reason: To protect the amenity of local residents in accordance with policy QE DM1 of the Adopted Arun Local Plan 2011 - 2031. It is considered necessary for this to be a pre-commencement condition to ensure that the development does not adversely impact upon the amenity of nearby uses and property during construction.

- 5 The development hereby approved shall not be commenced 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 completion of the development, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.'

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the tree intended for retention on the site are adequately protected during development.

- 6 No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: The site is of archaeological significance in accordance with Arun Local Plan Policy HER DM6. It is considered necessary for this to be a pre-commencement condition to ensure that archaeological interest features are adequately identified and recorded prior to the commencement of development.

- 7 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 part of the overflow carpark shall be brought into use until the complete surface water drainage system serving that part of the site is in use and 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.

- 8 Immediately following implementation of the approved surface water drainage system and prior to the overflow car park being brought into use, 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.

- 9 Prior to the overflow carpark and new footway being brought into use the mitigation and enhancements as proposed within section 5 of the Ecological Impact Assessment Report (2019) as provided by ECOSA, shall be implemented in its entirety including:

- New tree planting of 0.14 hectares and 0.36 hectares of shrub planting to comprise a diverse mix of native species;
- No works to the on-site buildings and no external lighting;
- Precautionary clearance of grassland to minimise impacts on reptiles;
- Hibernation features for reptiles within new planting; and
- Off-site compensatory habitat for reptiles.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy ENV SP1 and ENV DM5 of the Arun Local Plan.

- 10 Prior to the commencement of the development hereby permitted an updated reptile survey and mitigation strategy, including the site for the off-site compensatory habitat for reptiles shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The Ecological Impact Assessment (2019) submitted in support of the application identifies that "the mobility of animals means that updated surveys will be required, particularly where development does not commence within 12 months of the survey". Therefore, given the reptile survey submitted in support of the application was undertaken in Summer 2018 this needs to be reviewed. It

is considered necessary for this to be a pre-commencement condition to ensure that appropriate compensatory habitats and mitigation is provided to offset the developments impact.

- 11 Prior to the overflow carpark hereby permitted being brought into use the safety measures identified on drawing 'Ford Market and Car Boot Parking Access Arrangements - ITB13091-GA-036 Rev E' shall be implemented in full.

Reason: In the interests of pedestrian safety in accordance with policy T SP1 of the Arun Local Plan.

- 12 The market shall be in operation only on Thursdays, Saturdays and Sundays and on no other days of the week. The market shall be in operate for the following sales on each day:

Thursday - Car boot sale only.
Saturday - Car boot sale and farmers' market only.
Sunday - Car boot sale and market only.

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

- 13 No vehicular traffic will access the market prior to 4am and there will be no access to the market trading area prior to 6.30am. Trading will be restricted to the following times:

Thursday - 7.30am and 3.00pm.
Saturday - 7.30am and 3.00pm.
Sunday - 8.30am and 3.00pm.

All vehicles must be removed from the site by no later than 4.30pm on Thursday, Saturday and Sunday.

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

- 14 The total number of stalls at the site shall not exceed 200 and no more than 250 cars present within the trading market enclosure at any one time.

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

- 15 No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. This submission shall include a layout plan with beam orientation and a schedule of proposed light equipment (luminaire type, mounting height, aiming angles and luminaire profiles). The approved scheme shall be installed, fully assessed by a competent individual when operational to ensure no light creep/bleed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area/the environment and wildlife/local residents from light pollution.

- 16 Prior to commencement of the development, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved development 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 retained and maintained in good working conditions.

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 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 (NPPF). It is considered necessary for this to be a pre-commencement condition to ensure that infrastructure is installed prior to the commencement of the use hereby permitted.

- 17 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/Public Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Local Plan 2011 - 2031.

- 18 No sounds reproduction or amplification equipment (including Public Address (PA) systems, tannoys or loudspeakers, etc.) which is audible outside the site boundary shall be installed or operated on the site.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted

Arun Local Plan 2011 -2031.

- 19 Prior to the closure of the western access from Yapton Road details of the pedestrian and emergency access to the site shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be fully implemented within 2 months of the closure of the western access.

Reason: In the interest of highway safety in accordance with policy T SP1 and the National Planning Policy Framework (NPPF).

- 20 The total number of parking spaces on site shall not exceed 2,000. The eastern arm of the runway and associated parking spaces as well as the overflow car park shall be used solely for the parking of vehicles and for no other purpose associated with the operation of the market.

Reason: In the interests of highway safety in accordance with policy T SP1 and the National Planning Policy Framework (NPPF).

- 21 **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 event plus 40% on stored volumes/rainfall intensity (allowance for climate change) 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 storm event plus 40% on stored volumes/rainfall intensity. 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 at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.

- 22 **INFORMATIVE:** The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

- 23 **INFORMATIVE:** This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

- 24 **INFORMATIVE:** The applicant is advised that the erection of temporary signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

REPORT UPDATE

Application no: P/132/20/RES
Page no: 17
Location: Land north of Hook Lane Pagham
Description: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

UPDATE DETAILS

Reason for Update/Changes:

1. Error in plan reference numbers in Condition 1:

- Add missing plan: 'Souter/Glover1(2 block)-Floor Plans HT.SG1.2Blk.p Rev A'
- Quilter-Town-Brick-Plans and Elevations HT.QU.T.01.pe - Replace 'Rev C' with 'Rev B'
- Plots 102-103 - Floor Plans and Elevations P.123-128.e - Replace 'Rev C' with Rev B'
- Plots 298-300.p - Replace 'Rev B' and 'Rev A'
- Woodcarver-Town-Weatherboard-Plans and Elevations HT.WO.T.03.pe replace 'Rev B' and 'Rev C'
- Woodcarver-Town-Brick-Plans and Elevations HT.WO.T.01.pe replace 'Rev B' with 'Rev C'
- Replace 'Arkwright-Town-Brick-Plans and Elevations HT.AR.T.01.pe C' with 'Arkwright Elevations and Plans-Town-Brick HT.WE.T.01.pe Rev A'

2. Consultation response received from ADC Cleansing Services flagging potential concern with refuse vehicle manoeuvring and overhanging landscaping in front of properties in relation to plots 29 and 61/63.

Officers Comment:

1. Error in plans required to be amended for accuracy.
2. The concerns about refuse vehicle manoeuvring are considered to be a very minor negative of the scheme which would be outweighing by the overall benefits of the scheme including ensuring the delivery of housing.

There are no changes to the recommendation. Condition 1 to be amended as set out above.

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REPORT UPDATE

Application no: A/130/21/PL
Page no: 1
Location: 16 Pine Trees Close Angmering
Description: Demolition of existing garage, conversion of extension (approved under A/66/21/HH) to 1 No. 2 bed dwelling, provision of 4 parking spaces and cycle/refuse storage. This application is within CIL Zone 2 and is CIL liable as new dwelling.

UPDATE DETAILS

Reason for Update/Changes:

1 letter of objection on the following grounds:

- The provision of 4 parking spaces in front of the adjacent bungalow would be unacceptable.
- The additional vehicle traffic would be unacceptable.
- The narrow footpath next to the site would provide access to the strategic housing site on Dappers Lane.
- The development of a terrace of 3 dwellings would be out of character with the houses in the area.

Officers Comment:

- The provision of 4 parking spaces (2 per dwelling) complies with the ADC Parking Standards SPD.
- The existing driveway would be retained and the garage would be demolished thereby creating sufficient space.
- The existing footpath would be retained and would not be compromised by the proposed development.
- The proposed single storey pitched roof side extension mirrors the previously approved scheme, apart from the sub-division of the plot to create a new dwelling house.

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REPORT UPDATE

Application no: LU/238/20/OUT
Page no: 55
Location: Land west of Bridge Road Roundabout Littlehampton
Description: Outline planning permission with some matters reserved for demolition of existing treatment works and redevelopment of a former camp site on the edge of the River Arun to provide up to 105 homes, 100sqm of A1 Shops use, 220sqm of A3 Restaurant use and 420m of pontoons to provide approximately 32 leisure moorings along with associated landscaping, sluice gate, flood defence works, car parking and highways works, including access. This application also lies within the parish of Clymping, may affect a Public Footpath and is a Departure from the Development Plan.

UPDATE DETAILS

Reason for Update/Changes:

1. Whilst agreeing to the principle of a viability review mechanism, the applicants have not accepted the proposed late stage viability review mechanism as set out in the Report.
2. Additional representation received from Climping Parish Council recognising the value of the development to Littlehampton and extension of the current A259 cycle route, but residual concerns about: appearance when viewed across the river valley from Climping (height, size and mass of buildings should be restrained and in keeping with open outlook of the river valley); potential environmental damage to the river margin; and five-leg roundabout and signalised crossing on main northerly exit of the A259 and consistency with proposals to improve traffic flows.
3. The proposed S106 Agreement Heads of Terms document was not included with the Report. The Heads of Terms have been updated to reflect the need for further negotiation on the S106 Agreement.

Officers Comment:

1. Further negotiation is required to secure an appropriate viability review mechanism in the proposed S106 Agreement and should agreement not be reached then the application would need to be refused due to the lack of a S106 Agreement to secure affordable housing provision or contributions, A27 highway mitigation measures, and Travel Plan auditing contribution.
2. In response to the residual concerns raised by Climping Parish Council, the scale of the proposal is addressed in the main report which concludes that it complies with the development plan policies. The impact of the proposal on the river margin is considered in the Biodiversity section of the report and mitigation would be secured through condition 23 which requires compliance with the Ecological Impact Assessment. The highway concerns are addressed in the Access section of the Report which confirms that the proposal would not materially affect the operation of the roundabout.
3. Heads of Terms attached to Report Update.

update(ODB 57)

Note: The changes to recommendation, conditions and/or reasons show under Officers Recommendation at the end of the attached report.

Officer Recommendation:

That the Planning Committee delegate to the Group Head of Planning (in consultation with the Chairman and the Vice Chairman) authority to:

a) Authorise the execution and completion of the Section 106 Agreement following negotiation to secure a viability review mechanism;

b) Grant planning permission subject to conditions and the Section 106 Agreement

c) Should there be a failure to reach agreement on the Section 106 Agreement within three months, to refuse planning permission for the following reasons:

'1. In the absence of a completed S106 Agreement the proposed development would fail to provide a satisfactory mechanism to secure affordable housing provision or contributions contrary to policies INF SP1 and AH SP2 of the Arun Local Plan 2018'

2. In the absence of a completed S106 Agreement the proposed development would fail to provide satisfactory mitigation for the impact on the A27 and would not secure the requirement Travel Plan auditing contribution contrary to policy T SP1 of the Arun Local Plan 2018'.

HEADS OF TERMS- LU/238/20/OUT

Financial obligation(s) summary or change	Trigger Point	Amount	Due to (ADC, WSCC, NHS, other)	Destination/ project	5% or £15,000 for related projects	Spend by restriction
Transport	Prior to the occupation of the first dwelling on the site the applicant shall enter into a s.278 Agreement with Highways England. The contribution shall be payable prior to the occupation of 50% of the dwellings on the site.	£20,563.20 (index linked at 2017 prices).	ADC to transfer to Highways England.	Contribution towards a scheme of highway improvements at the A27/B2233 Nyton Road junction and/or the A27/A280 Patching northern roundabout.		Ten (10) years of the date of receipt of final instalment of the Contribution
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.		
Affordable Housing	Not to occupy, or cause to allow to occupy, more than 50% of the market housing units in the development until the 8 affordable housing units	8 shared ownership units + 60% of any surplus profit identified in a Viability Review	ADC	Contribution towards the provision of affordable housing in the District of Arun.		Ten (10) years of the date of receipt of final instalment of the Contribution

	<p>have been provided on the land.</p> <p>A (viability) review to be carried out – trigger to be agreed.</p>					
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REPORT UPDATE

Application no: AL/20/21/PL
Page no: 143
Location: Land At Wings Nursery Lidsey Road Woodgate
Description: Demolition of Wings House & erection of 71 No. replacement dwellings (70 net new dwellings), access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works (resubmission following AL/46/20/PL). This application is a Departure from the Development Plan.

UPDATE DETAILS

Reason for Update/Changes:

Natural England responded on 31/08/21 to advise that they concur with the conclusions of the revised Appropriate Assessment and so raise no objection to permission being granted provided that all mitigation measures are appropriately secured in any planning permission given. These measures are secured by conditions 4, 5, 6, 14, 19 & 27.

Highways England have not yet advised how (on what specific project) the strategic highway contribution will be spent. As they were first contacted about this on 07/07/21, officers have now given them until the Committee on 08/09/21 to confirm the specific project or the contribution will be removed from the s106.

A letter of support dated 07/09/21 has been received from the Aldingbourne, Barnham and Eastergate Community Land Trust stating that the Trust has been working with the applicant on the nominations agreement, meaning that these affordable homes would be allocated to local people.

Officers Comment:

Note: There are no changes to the recommendation or conditions.

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REPORT UPDATE

Application no: AL/66/21/PL

Pages no: 183 - 200

Location: Land Rear (South) of Sundown Littleheath Road

Description: 1 No. 4 bedroom detached dwelling with a detached 3 bay garage (2 open bays and 1 enclosed), associated foul field drain, storm soakaway, new front boundary treatment, roof mounted PV & Ground Source Heat pump System (resubmission following AL/62/19/PL).

UPDATES DETAILS

Reason for Update/Changes:

The Council has received further comments and responses:

Response from Environmental Agency received on 25/08/2021:

- The only comment we would make is to advise the Applicant that as the site is located in Source Protection Zone 1, the Applicant is likely to need to apply for a permit from us for the proposed non-mains drainage system in accordance with the Environmental Permitting (England and Wales) Regulations 2016.

Please note that the need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of a permit.

Further comments from Drainage Engineers received on 07/09/21:

- In this case, where we believe that a compliant system could be demonstrated if the requisite information is collected and /or presented as required, I am willing to approve the variation to a 'prior to occupation' condition for surface water drainage.

There is clear guidance on our website and within BRE365 on how this should be undertaken and presented.

As per the previous message (24/8/2021), there may be other issues that need to be resolved, and these may be best suited to a 'prior to commencement' condition. I note that the Source Protection Zone is zone 2 and not zone 1.

There are changes to conditions:

Condition to surface drainage varied to a 'prior occupation' (no pre commencement).

Conditions MAT1 'Materials' has been removed due to provision of sufficient information by the applicant.

Condition FAB1 'Details of enclosure' has been removed due to provision of sufficient information by the applicant.

Condition EV 'Charging points' has been varied due to provision of sufficient information by the applicant and consequently approved by EH Officer.

There are no changes to recommendation.