



Public Document Pack

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

Tel: (01903 737500)
Fax: (01903) 730442
DX: 57406 Littlehampton
Minicom: 01903 732765

e-mail: committees@arun.gov.uk

Committee Manager Andrew Bishop

20 July 2022

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 20 July 2022 at 2.00 pm** and you are requested to attend.

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

PLEASE NOTE: Where public meetings are being held at the Arun Civic Centre, to best manage safe space available, members of the public are encouraged to watch the meeting online via the Council's Committee pages.

1. Where a member of the public wishes to attend the meeting or has registered a request to take part in Public Speaking physically at the Planning Committee, they are to enter the Civic Centre via the front reception and then make their way up to the Council Chamber on the second floor and take a seat in the Public Gallery [the Blue Room].
2. Those attending the meeting will *not* be required to wear a face covering. Masks will be made available at the meeting for those who may wish to wear one.
3. We request members of the public do not attend any face to face meeting if they 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

A G E N D A

OFFICER REPORT UPDATES

Report and condition updates.

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: A/256/21/RES
Page no: 9
Location: Land North of Water Lane Angmering
Description: Approval of reserved matters following outline consent A/248/21/PL for the erection of 525 No residential dwellings with associated parking, landscape, play areas & public open space.

UPDATE DETAILS

Reason for Update/Changes:

1. The plans condition has been amended to take account of updated drawings submitted by the applicant. These amendments were minor in nature and addressed the following matters:

- Drainage: 3m water course buffers now shown, including the buffer between the eastern bank of attenuation pond ('village pond') and the top of the ditch bank.

- Highways: A series of minor highway design changes comprising two kerb build outs (for a priority give and take arrangement) and the boundary lines of Plots 176, 177 and 480 are slightly pushed back to avoid forward visibility lines slightly encroaching on the front gardens. A slight widening of the road by Plot 354 (for tracking) also included.

- Landscape: Soft landscaping of amenity spaces and street trees have been updated to take account of the above highways and drainage revisions to the layout. In response to comments from the Landscape Officer planting mixes have also been amended. The remaining changes to the soft landscaping plans relate to the doorstep planting mix and private garden areas.

2. Additional comments were received from National Highways after preparation of the recommendation which requested further information to demonstrate that the proposals will not threaten the safety and operation of the A27. The application should not be determined until such time as we have agreed the details of the bund, fence and drainage because of the potential risk to the A27 trunk road.

Therefore, to address these comments three additional conditions have been proposed as part of the recommendation to secure details of the drainage for the bund and its design and construction on the northern boundary as well as the design of the fencing in this location adjacent to the A27. These conditions have been agreed with National Highways as addressing their concerns. A further condition has also been included to secure details of landscape planting on the bund.

3. Further comments have been received from the Council's Landscape officer confirming that following submission of the amended planting details the proposals are acceptable.

4. The Parish Council were re-consulted on the amended details on the 9th June with comments to have been submitted by the 30th June. However, no comments were provided in this timeframe. At the end of this consultation period further amended plans were submitted by the applicant to

address the matters as identified under point 1.

Due to this the Council had intended to carry out a 10 day neighbourhood plan notification but in error a 21 day consultation was sent which gave the Parish until the 4th August to respond. Therefore, given this the recommendation should be amended as follows to allow comments from the Parish to be submitted:

RECOMMENDATION: That Planning Committee delegate authority to the Group Head of Planning to grant planning permission following the expiry of the consultation on 4 August 2022. If further representations are received on matters not already described in the existing consultations/representations then the delegated authority will require consultation with the Chair and Vice Chair prior to any decision being issued.

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

Approval of reserved matters following outline consent A/248/21/PL for the erection of 525 No residential dwellings with associated parking, landscape, play areas & public open space.

Land North of Water Lane
Angmering

RECOMMENDATION

AC - Approve Conditionally

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:
- Site Layout Masterplan (1:1000) - P101 Rev K
 - Coloured Site Layout Masterplan - C101 Rev C
 - Site Layout (Dappers Lane parcel) - P102 Rev C
 - Site Layout (South) - P103 Rev D
 - Site Layout (North) - P104 Rev D
 - Proposed Street Scenes A to E (sheet 1 of 3) - P105 Rev B
 - Proposed Street Scenes F to K (sheet 2 of 3) - P106 Rev B
 - Proposed Street Scenes L to Q (sheet 3 of 3) - P107 Rev C
 - Coloured Street Scenes A to E (sheet 1 of 3) - C105 Rev A
 - Coloured Street Scenes F to K (sheet 2 of 3) - C106 Rev A
 - Coloured Street Scenes L to Q (sheet 3 of 3) - C107 Rev A
 - Coloured selected Key building house elevations - C108 Rev A
 - Coloured selected Apartment Building Elevations - C109 Rev A
 - Affordable Housing Distribution Plan - C110 Rev D
 - Dwelling Size Distribution Plan - C111 Rev D
 - Materials Distribution Plan - C112 Rev G
 - Building Heights Parameter Plan - C113 Rev D
 - Plots 120-122 - Proposed Plans and Elevations - P110 Rev A
 - Plots 187-188 - Proposed Plans and Elevations - P111 Rev A
 - Plots 158-159 - Proposed Plans and Elevations - P112 Rev A
 - Plots 136-137 - Proposed Plans and Elevations - P113 Rev A
 - Plots 123-126 - Proposed Plans and Elevations - P114 Rev A
 - Plots 113-116 - Proposed Plans and Elevations - P115 Rev A
 - Plots 337-339 - Proposed Plans and Elevations - P116 Rev A
 - Plots 133-135 - Proposed Plans and Elevations - P117 Rev A
 - Plots 138-140 - Proposed Plans and Elevations - P118 Rev A
 - Plots 170-172 & 189-191 - Proposed Plans and Elevations P119 Rev A
 - Plots 156-157 - Proposed Plans and Elevations - P120 Rev A
 - Plots 166-168 - Proposed Plans and Elevations - P121 Rev A
 - Plots 109-110 - Proposed Plans and Elevations - P122 Rev A
 - Plots 395-397 - Proposed Plans and Elevations - P125 Rev A
 - Plots 398-400 - Proposed Plans and Elevations - P126 Rev A
 - Plots 435-443 - Proposed Plans - P127 Rev A
 - Plots 435-443 - Proposed Elevations - P128 Rev B
 - Plot 472 - Proposed Plans and Elevations - P129 Rev A
 - Plots 468-469 & 470-471 - Proposed Plans and Elevations - P130 Rev B
 - Plots 377-379 - Proposed Plans and Elevations - P131 Rev A
 - Plots 192-195 - Proposed Plans and Elevations - P132 Rev P
 - Plots 33-45 - Proposed Plans and Elevations - P133 Rev P
 - Plots 131-132 - Proposed Plans and Elevations - P134 Rev P
 - Plots 207-208 & 209-210 - Proposed Plans and Elevations - P135 Rev A
 - Plots 334-336 - Proposed Plans and Elevations - P136 Rev A
 - Plots 332-333 - Proposed Plans and Elevations - P137 Rev A
 - Plots 82-83 - Proposed Plans and Elevations - P138 Rev A

- Plots 79-81 - Proposed Plans and Elevations - P139 Rev A
- Plots 211-212, 236-237 & 238-239 - Plans & Elevs - P140 Rev A
- Plots 199-202 - Proposed Plans and Elevs - P141 Rev A
- Plots 25-27 & 28-30 - Proposed Plans and Elevations - P142 Rev A
- Plots 31-33 - Proposed Plans and Elevations - P143 Rev A
- Plots 253, 268, 269, 276, 277, 283 & 284 - Proposed Plans and Elevations - P144 Rev B
- Plots 444-445 - Proposed Plans and Elevations P145 - Rev A
- Plots 402-403 & 433-434 - Proposed Plans and Elevs - P146 Rev B
- Plots 451-452 - Proposed Plans and Elevs - P147 Rev B
- Plots 453-455 & 456-458 - Proposed Plans and Elevs - P148 Rev B
- Plots 390-392 - Proposed Plans and Elevations - P149 Rev B
- Plots 485-486 - Proposed Plans and Elevations - P150 Rev A
- Plots 404-405, 429-430 & 431-432 - Plans and Elevs - P151 Rev A
- Plots 407-409 - Proposed Plans and Elevations - P152 Rev A
- Plot 206 - Proposed Plans and Elevations - P153 Rev P
- Plot 149 - Proposed Plans and Elevations - P154 Rev P
- Plots 46-47, 48-49, 57-58 & 111-112 - Plans & Elevs - P155 Rev A
- Plots 63-64 & 117-118 - Proposed Plans and Elevs - P156A
- Plots 141-142 - Proposed Plans and Elevations - P157 Rev A
- Plots 129-130 - Proposed Plans and Elevations - P158 Rev A
- Plots 1-2 - Proposed Plans and Elevations - P159 Rev A
- Plots 75 & 76 - Proposed Plans and Elevations - P160 Rev A
- Plots 50, 67, 71, 86 & 90 - Proposed Plans and Elevations - P161 Rev A
- Plots 3 & 143 - Proposed Plans and Elevations - P162 Rev A
- Plots 173, 185, 186, 196, 198, 250, 255, 291, 299, 304, 311, 314, 319, 330 & 341 - Proposed Plans & Elevs - P163 Rev A
- Plots 180, 232, 235 & 243 - Proposed Plans and Elevs - P164 Rev A
- Plot 176 - Proposed Plans and Elevations - P165 Rev A
- Plots 127-128 - Proposed Plans and Elevations - P166 Rev B
- Plots 5, 6, 11, 12 & 51 - Proposed Plans and Elevations - P167 Rev A
- Plot 179 - Proposed Plans and Elevations - P168 Rev A
- Plot 52 - Proposed Plans and Elevations - P169 Rev B
- Plot 53 - Proposed Plans and Elevations - P170 Rev A
- Plots 155 - Proposed Plans and Elevations - P171 Rev A
- Plots 177-178, 181-182, 183-184, 233-234, 240-241, 256-257 & 300-301 - Proposed Plans and Elevations - P172 Rev A
- Plots 84-85 - Proposed Plans and Elevations - P173 Rev A
- Plots 65-66, 73-74 & 77-78 - Proposed Plans & Elevs - P175 Rev B
- Plots 7-8, 9-10, 55-56, 68-69 & 88-89 - Proposed Plans and Elevations - P176 Rev A
- Plot 145 - Proposed Plans and Elevations - P177 Rev B
- Plots 279-280, 289-290, 312-313, 315-316, 317-318, 321-322 & 344-345 - Proposed Plans and Elevations - P178 Rev A
- Plots 174, 175, 222, 224, 226, 229, 247, 249, 320, 323, 326 & 346 - Proposed Plans and Elevs - P179 Rev A
- Plot 4 - Proposed Plans and Elevations - P180 Rev A
- Plots 144 & 151 - Proposed Plans and Elevations - P181 Rev A
- Plots 153 & 154 - Proposed Plans and Elevations - P182 Rev A
- Plots 197, 215 & 231 - Proposed Plans and Elevations - P183 Rev A
- Plot 213 - Proposed Plans and Elevations - P184 Rev A
- Plots 223, 225, 248, 272, 274, 286, 302, 303 & 329 - Proposed Plans & Elevations - P185 Rev P
- Plots 287-288 - Proposed Plans and Elevations - P186 Rev P
- Plots 72 & 87 - Proposed Plans and Elevations - P187 Rev P
- Plot 70 - Proposed Plans and Elevations - P188 Rev P
- Plots 342 & 343 - Proposed Plans and Elevations - P189 Rev P
- Plots 146-148 - Proposed Plans and Elevations - P190 Rev P
- Plots 419-420 & 421-422 - Proposed Plans and Elevs - P191 Rev B
- Plots 414, 446, 473, 474 & 475 - Proposed Plans & Elevs - P192 Rev B
- Plots 417-418, 423-424, 427-428, 490-491, 492-493 & 519-520 - Proposed Plans and Elevations - P193 Rev B
- Plots 505-506 - Proposed Plans and Elevations - P194 Rev B
- Plots 356, 370, 375, 394, 416, 511 & 517 - Proposed Plans and Elevations - P195 Rev A
- Plots 480 & 500 - Proposed Plans and Elevations - P196 Rev A
- Plot 504 - Proposed Plans & Elevations - P199 Rev B
- Plots 355, 359, 376, 393, 406, 410, 413, 425, 477, 478, 487, 496, 497 & 518 - Proposed Plans & Elevations - P200 Rev B
- Plot 479 - Proposed Plans and Elevations - P201 Rev B
- Plot 426 - Proposed Plans and Elevations - P202 Rev A
- Plot 495 - Proposed Plans and Elevations - P203 Rev A
- Plot 150 - Proposed Plans and Elevations - P204 Rev P
- Plots 217, 219, 242 & 298 - Proposed Plans and Elevations - P205 Rev A
- Plot 351 - Proposed Plans and Elevations - P206 Rev A
- Plots 411 & 412 - Proposed Plans and Elevations - P207 Rev A

- Plots 307 & 308 - Proposed Plans and Elevations - P208 Rev A
- Plot 203 - Proposed Plans and Elevs - P209 Rev A
- Plots 204, 205, 214, 216, 227, 228, 230, 246, 278, 281 & 328 - Proposed Plans and Elevations - P210 Rev A
- Plots 152, 245 & 347 - Proposed Plans and Elevations - P211 Rev A
- Plots 54, 221, 244 & 324 - Proposed Plans and Elevations - P212 Rev A
- Plots 292, 305, 310 & 352 - Proposed Plans and Elevs - P213 Rev A
- Plots 220 & 325 - Proposed Plans and Elevations - P214 Rev A
- Plots 254, 295, 306 & 309 - Proposed Plans and Elevs - P215 Rev A
- Plot 348 - Proposed Plans and Elevations - P216 Rev A
- Plots 218 & 327 - Proposed Plans and Elevations - P217 Rev A
- Plots 293, 294, 349 & 350 - Proposed Plans and Elevations - P218 Rev A
- Plots 251, 252, 266, 270, 282, 296 & 297 - Proposed Plans and Elevations - P219 Rev B
- Plots 275 & 285 - Proposed Plans and Elevations - P220 Rev B
- Plot 271 - Proposed Plans and Elevations - P221 Rev A
- Plot 273 - Proposed Plans and Elevations - P222 Rev P
- Plots 59-62 - Proposed Plans and Elevations - P223 Rev P
- Plot 267 - Proposed Plans and Elevations - P224 Rev P
- Plot 447 - Proposed Plans and Elevations - P225 Rev B
- Plot 450 - Proposed Plans and Elevations - P226 Rev B
- Plots 482 & 525 - Proposed Plans and Elevations - P227 Rev B
- Plots 415, 448, 449, 513 & 516 - Proposed Plans & Elevs - P228 Rev A
- Plots 501 & 508 - Proposed Plans and Elevations - P229 Rev A
- Plots 481, 502 & 523 - Proposed Plans and Elevations - P230 Rev B
- Plots 353 & 512 - Proposed Plans and Elevations - P231 Rev B
- Plot 521 - Proposed Plans and Elevations - P232 Rev B
- Plots 476 & 503 - Proposed Plans and Elevations - P233 Rev B
- Plot 354 - Proposed Plans and Elevations - P234 Rev P
- Plot 119 - Proposed Plans and Elevations - P235 Rev B
- Plots 24, 331 & 340 - Proposed Plans and Elevations - P236 Rev A
- Plot 169 - Proposed Plans and Elevations - P237 Rev A
- Plot 401 - Proposed Plans and Elevations - P238 Rev A
- Plots 509-510 - Proposed Plans and Elevations - P239 Rev P
- Plots 13-17 - Building 1 - Proposed Floor Plans - P240 Rev A
- Plots 13-17 - Building 1 - Proposed Elevations - P241 Rev
- Plots 13-24 - Building 1 - Proposed Elevations - P242-1 Rev P
- Plots 13-24 - Building 1 - Proposed Elevations - P242-2vP
- Plots 91-99 - Building 2 - Proposed Floor Plans - P243 Rev C
- Plots 91-99 - Building 2 - Proposed Elevations - P244 Rev A
- Plots 100-108 - Building 3 - Proposed Floor Plans - P245 Rev C
- Plots 100-108 - Building 3 - Proposed Elevations - P246 Rev A
- Plots 160-165 - Building 4 - Proposed Floor Plans - P247 Rev A
- Plots 160-165 - Building 4 - Proposed Elevations - P248 Rev A
- Plots 258-261 - Building 5 - Proposed Floor Plans - P249 Rev B
- Plots 258-261 - Building 5 - Proposed Elevations - P250 Rev A
- Plots 262-265 - Building 6 - Proposed Floor Plans - P251 Rev B
- Plots 262-265 - Building 6 - Proposed Elevations - P252 Rev A
- Plots 360-369 - Building 7 - Proposed Floor Plans - P255 Rev B
- Plots 360-369 - Building 7 - Proposed Elevations - P256 Rev A
- Plots 380-389 - Building 8 - Grd & 1st Floor Plans - P257 Rev B
- Plots 380-389 - Building 8 - 2nd Floor & Roof Plans - P258 Rev B
- Plots 380-389 - Building 8 - Proposed Elevations - P259 Rev B
- Plots 459-467 - Building 9 - Proposed Floor Plans - P260 Rev A
- Plots 459-467 - Building 9 - Proposed Elevations - P261 Rev B
- Ancillary Buildings (Sheet 1 of 5) - P265 Rev A
- Ancillary Buildings (Sheet 2 of 5) - P266 Rev A
- Ancillary Buildings (Sheet 3 of 5) - P267 Rev A
- Ancillary Buildings (Sheet 4 of 5) - P268 Rev P
- Ancillary Buildings (Sheet 5 of 5) - P269 Rev P
- Patterned brickwork detail - P270 Rev P
- Plots 488-489 - Proposed Plans and Elevations - P275 Rev P
- Plots 357-358 & 483-484 - Proposed Plans and Elevs - P276 Rev P
- Plots 372-374 - Proposed Plans and Elevations - P277 Rev P
- Plots 371, 494, 514 & 515 - Proposed Plans and Elevs - P278 Rev P
- Plot 507 - Proposed Plans and Elevs - P279 Rev P
- Plots 498 & 499 - Proposed Plans and Elevs - P280 Rev P
- Plots 522 & 524 - Proposed Plans and Elevs - P281 Rev P
- Illustrative Landscape Masterplan - HBA-875-001 Rev K
- Tree Protection Plan - Overview - 21094-5
- Tree Protection Plan- 21094-5 AREA 1
- Tree Protection Plan- 21094-5 AREA 2
- Tree Protection Plan- 21094-5 AREA 3

- Tree Protection Plan- 21094-5 AREA 4
- Tree Protection Plan- 21094-5 AREA 5
- Tree Protection Plan- 21094-5 AREA 6
- Tree Protection Plan- 21094-5 AREA 7
- New Playscape- HBA-875-301
- Outdoor Gym- HBA-875-302
- Play Trail 1- HBA-875-303
- Play Trail 2- HBA-875-304
- The Oval- HBA-875-305
- The Farmyard- HBA-875-306
- The Hub- HBA-875-307
- Play Trail 3- HBA-875-308
- Bubble LAP- HBA-875-309
- The Village- HBA-875-310
- Gravelly Dell- HBA-875-311
- Illustrative Section 1- HBA-875-401
- Illustrative Section 2- HBA-875-402
- Illustrative Section 3- HBA-875-403
- Illustrative Section 4- HBA-875-404
- Illustrative Section 5- HBA-875-405
- Illustrative Section 6- HBA-875-406
- Illustrative Section 7- HBA-875-407
- Hard Landscape Plan - HBA-875-100 Rev J
- Hard Landscape Plan Sheet 1 of 34- HBA-875-101 Rev B
- Hard Landscape Plan Sheet 2 of 34- HBA-875-102 Rev B
- Hard Landscape Plan Sheet 3 of 34- HBA-875-103 Rev B
- Hard Landscape Plan Sheet 4 of 34- HBA-875-104 Rev B
- Hard Landscape Plan Sheet 5 of 34- HBA-875-105 Rev B
- Hard Landscape Plan Sheet 6 of 34- HBA-875-106 Rev B
- Hard Landscape Plan Sheet 7 of 34- HBA-875-107 Rev B
- Hard Landscape Plan Sheet 8 of 34- HBA-875-108 Rev B
- Hard Landscape Plan Sheet 9 of 34- HBA-875-109 Rev B
- Hard Landscape Plan Sheet 10 of 34- HBA-875-110 Rev B
- Hard Landscape Plan Sheet 11 of 34- HBA-875-111 Rev B
- Hard Landscape Plan Sheet 12 of 34- HBA-875-112 Rev B
- Hard Landscape Plan Sheet 13 of 34- HBA-875-113 Rev B
- Hard Landscape Plan Sheet 14 of 34- HBA-875-114 Rev B
- Hard Landscape Plan Sheet 15 of 34- HBA-875-115 Rev B
- Hard Landscape Plan Sheet 16 of 34- HBA-875-116 Rev B
- Hard Landscape Plan Sheet 17 of 34- HBA-875-117 Rev B
- Hard Landscape Plan Sheet 18 of 34- HBA-875-118 Rev B
- Hard Landscape Plan Sheet 19 of 34- HBA-875-119 Rev B
- Hard Landscape Plan Sheet 20 of 34- HBA-875-120 Rev B
- Hard Landscape Plan Sheet 21 of 34- HBA-875-121 Rev B
- Hard Landscape Plan Sheet 22 of 34- HBA-875-122 Rev B
- Hard Landscape Plan Sheet 23 of 34- HBA-875-123 Rev B
- Hard Landscape Plan Sheet 24 of 34- HBA-875-124 Rev B
- Hard Landscape Plan Sheet 25 of 34- HBA-875-125 Rev B
- Hard Landscape Plan Sheet 26 of 34- HBA-875-126 Rev B
- Hard Landscape Plan Sheet 27 of 34- HBA-875-127 Rev B
- Hard Landscape Plan Sheet 28 of 34- HBA-875-128 Rev B
- Hard Landscape Plan Sheet 29 of 34- HBA-875-129 Rev B
- Hard Landscape Plan Sheet 30 of 34- HBA-875-130 Rev B
- Hard Landscape Plan Sheet 31 of 34- HBA-875-131 Rev B
- Hard Landscape Plan Sheet 32 of 34- HBA-875-132 Rev B
- Hard Landscape Plan Sheet 33 of 34- HBA-875-133 Rev B
- Hard Landscape Plan Sheet 34 of 34- HBA-875-134 Rev B
- Soft Landscape Plan Sheet 1 of 34- HBA-875-201 Rev B
- Soft Landscape Plan Sheet 2 of 34- HBA-875-202 Rev B
- Soft Landscape Plan Sheet 3 of 34- HBA-875-203 Rev B
- Soft Landscape Plan Sheet 4 of 34- HBA-875-204 Rev B
- Soft Landscape Plan Sheet 5 of 34- HBA-875-205 Rev B
- Soft Landscape Plan Sheet 6 of 34- HBA-875-206 Rev B
- Soft Landscape Plan Sheet 7 of 34- HBA-875-207 Rev B
- Soft Landscape Plan Sheet 8 of 34- HBA-875-208 Rev B
- Soft Landscape Plan Sheet 9 of 34- HBA-875-209 Rev B
- Soft Landscape Plan Sheet 10 of 34- HBA-875-210 Rev B
- Soft Landscape Plan Sheet 11 of 34- HBA-875-211 Rev B
- Soft Landscape Plan Sheet 12 of 34- HBA-875-212 Rev B
- Soft Landscape Plan Sheet 13 of 34- HBA-875-213 Rev B
- Soft Landscape Plan Sheet 14 of 34- HBA-875-214 Rev B
- Soft Landscape Plan Sheet 15 of 34- HBA-875-215 Rev B

- Soft Landscape Plan Sheet 16 of 34- HBA-875-216 Rev B
- Soft Landscape Plan Sheet 17 of 34- HBA-875-217 Rev B
- Soft Landscape Plan Sheet 18 of 34- HBA-875-218 Rev B
- Soft Landscape Plan Sheet 19 of 34- HBA-875-219 Rev B
- Soft Landscape Plan Sheet 20 of 34- HBA-875-220 Rev B
- Soft Landscape Plan Sheet 21 of 34- HBA-875-221 Rev B
- Soft Landscape Plan Sheet 22 of 34- HBA-875-222 Rev B
- Soft Landscape Plan Sheet 23 of 34- HBA-875-223 Rev B
- Soft Landscape Plan Sheet 24 of 34- HBA-875-224 Rev B
- Soft Landscape Plan Sheet 25 of 34- HBA-875-225 Rev B
- Soft Landscape Plan Sheet 26 of 34- HBA-875-226 Rev B
- Soft Landscape Plan Sheet 27 of 34- HBA-875-227 Rev B
- Soft Landscape Plan Sheet 28 of 34- HBA-875-228 Rev B
- Soft Landscape Plan Sheet 29 of 34- HBA-875-229 Rev B
- Soft Landscape Plan Sheet 30 of 34- HBA-875-230 Rev B
- Soft Landscape Plan Sheet 31 of 34- HBA-875-231 Rev B
- Soft Landscape Plan Sheet 32 of 34- HBA-875-232 Rev B
- Soft Landscape Plan Sheet 33 of 34- HBA-875-233 Rev B
- Soft Landscape Plan Sheet 34 of 34- HBA-875-234 Rev B
- Soft Landscape Front Gardens - HBA-875-2100 to 2104
- Soft Landscape Front Gardens - HBA-875-201-210
- Soft Landscape Front Gardens - HBA-875-240-249
- Soft Landscape Front Gardens - HBA-875-250-259
- Soft Landscape Front Gardens - HBA-875-260-269
- Soft Landscape Front Gardens - HBA-875-270-279
- Soft Landscape Front Gardens - HBA-875-280-289
- Soft Landscape Front Gardens - HBA-875-290-299
- General Arrangement 1 of 3 - 2003033-0100-01Rev F
- General Arrangement 2 of 3 - 2003033-0100-02Rev F
- General Arrangement 3 of 3 - 2003033-0100-03Rev E
- Proposed Levels 1 of 3 - 2003033-0310-01Rev D
- Proposed Levels 2 of 3 - 2003033-0310-02Rev D
- Proposed Levels 3 of 3 - 2003033-0310-03Rev D
- Longitudinal Sections 1 of 5- 2003033-0320-01 Rev B
- Longitudinal Sections 2 of 5 - 2003033-0320-02Rev C
- Longitudinal Sections 3 of 5 - 2003033-0320-03Rev B
- Longitudinal Sections 4 of 5 - 2003033-0320-04Rev B
- Longitudinal Sections 5 of 5 - 2003033-0320-05Rev B
- Swept Path Analysis - Refuse Vehicle 1 of 2 - 2003033-TK-01-01 Rev F
- Swept Path Analysis - Refuse Vehicle 2 of 2 - 2003033-TK-01-02 Rev F
- Swept Path Analysis - Fire Tender 1 of 2 - 2003033-TK-02-01 Rev D
- Swept Path Analysis - Fire Tender 2 of 2 - 2003033-TK-02-02 Rev D
- Swept Path Analysis - Vehicle Passing 1 of 2 - 2003033-TK-03-01 Rev E
- Swept Path Analysis - Vehicle Passing 2 of 2 - 2003033-TK-03-02 Rev D
- Swept Path Analysis - Vehicle Passing Alternate 1 of 2 - 2003033-TK-04-01 Rev E
- Swept Path Analysis - Vehicle Passing Alternate 2 of 2 - 2003033-TK-04-02 Rev D
- Swept Path Analysis - Bus Route 1 of 1 - 2003033-TK-05-01 Rev D
- Combined Services Plan - UR2020-139-DFT-CSD-100 Rev A
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13001-S3Rev P02
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13002-S3Rev P02
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13003-S3Rev P02
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13004-S3Rev P02
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13005-S3Rev P02
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13006-S3Rev P02
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13007-S3Rev P01
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13008-S3Rev P01
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13009-S3Rev P01
- Horizontal Illuminance - 2215-DFL-ELG-XX-RP-EO-13001-S3Rev P01
- Note on planting mixes - HBA-889 27.06.2022
- Planting Schedules and Notes for Planning - 8th July 2022

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1, D SP1, QE SP1 and T SP1 of the Arun Local Plan.

- 2 Prior to the occupation of 150 dwellings on the site hereby permitted details of the geotechnical arrangements for the bund along the northern boundary with the A27 shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of all materials, levels and calculations to demonstrate that the bund is geotechnically stable in accordance Design Manual for Road and Bridges CD622. The bund shall be implemented prior to the occupation of 400 dwellings in accordance with the details so approved.

Reason: To ensure that the A27 continues to be an effective part of the national system of routes for

through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

- 3 Prior to first occupation details of the fence to be erected along the northern site boundary with the A27 shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of its location, materials, height and maintenance arrangements, which shall be in accordance with the Manual of Contract Documents for Highway Works (MCHW) series 300 and Design Manual for Road and Bridges CD377.

Reason: To ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

- 4 Prior to the occupation of 150 dwellings on the site hereby permitted details of the drainage arrangements for the bund along the northern boundary with the A27 shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the surfacing materials and levels to demonstrate that no surface water runoff will discharge onto the A27, either during construction or post implementation.

Reason: To ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

- 5 Prior to the occupation of the 150th dwelling details confirming the height and width as well as landscaping details for the bund along the northern boundary with the A27 shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of plant species, heights and locations as well as cross sections showing the peak and trough of the bund. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the completion of the bund, and any trees or plants which within a period of 5 years from the completion of the bund 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 landscape character in accordance with policy LAN DM1 of the Arun Local Plan.

- 6 INFORMATIVE: The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highways Authority, to cover the proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

- 7 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.

REPORT UPDATE

Application no: EP/55/22/PL
Page no: 79
Location: 4 Beechlands Cottages Beechlands Close East Preston
Description: Variation of condition imposed under EP/41/17/PL relating to condition 2-approved plans.

UPDATE DETAILS

Further comments received from neighbours - 1 letter of objection.

- Original application EP/41/17/PL has expired, works commenced on 7th March 2022 after the 3 years given to commence works.
- A Solicitor's letter has been presented where it is stated that works to foundations to No 4 were 'necessary repair works to the existing foundations'. These works therefore do not constitute a start date for the application.
- Arun District Council has confirmed that no planning conditions have been discharged.
- There is confusion over Building Control site visits.

Officers Comment:

The above comments have been noted. In bringing this to our attention further investigations into the reported 'repair works' were undertaken by the case officer and comments were requested from Arun Building Control, who were dealing with the Building Regulation Application. The appointed building control officer responded with the following:

'I've just revisited the photos and can confirm that the photos of the footing seen under Application EP/89/17/BR on the 24/4/2020 relate directly to the new dwelling (which will become number 5 Beechlands). This inspection was carried out remotely to comply with the Covid 19 rules in at the time, but it was all satisfactory. The footings were not a repair or necessary for the existing dwelling at number 4.'

Accordingly works to implement approval EP/41/17/PL were carried out in April 2020 before May 2020 which is when the permission expired. As such approval EP/41/17/PL is extant and the application for a variation of condition valid.

Furthermore, application EP/41/17/PL had no conditions which required discharging. Therefore no Discharge of Conditions application was required to be submitted before works commenced.

This page is intentionally left blank

REPORT UPDATE

Application no: FG/58/22/PL
Page no: 85
Location: 4 The Pantiles Ferringham Lane Ferring
Description: Conversion of the top two floors into a 1 No 3 bed flat (resubmission following FG/22/22/PL). This site is in CIL Zone 4 (Zero Rated) as other development.

UPDATE DETAILS

Reason for Update/Changes:

Ferring Parish Council provided an updated comment.

- Following the revisions to the plans from the original proposal and the consultation response from County Highways, Ferring Parish Council Planning & Licensing Committee are content to withdraw their objection.

Officer Comment

- There are now no objections to the proposal.

This page is intentionally left blank