

REPORT UPDATE

Application no: A/282/22/RES
Page no: 21
Location: Land off Arundel Road Angmering
Description: Approval of reserved matters following A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for 160 No dwellings with associated public open space, landscaping, parking, ecological mitigation and earthworks. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

UPDATE DETAILS

Reason for Update/Changes:

Angmering Parish Council have responded to the additional consultation to state: "Although APC are not objecting to this application and feels that it is now landscape-led it does, however, still have concerns with the height of the apartment blocks 135-160 as it feels that the plans put forward still do not comply with the Angmering Neighbourhood Development Plan Policy HD5 Built Form in that the roof height is way in excess of the 2.5 Storey acceptable to the ANDP and ADLP Policies."

The height of the apartment buildings is discussed at the bottom of page 31 of the report. The approved Design Code allows for 2.5 storeys and although the Code sets a height limit of 11.5m, the proposed height at 11.9m is not significantly different and will not result in any harm, to views from outside the site. There are many factors with roof design that impact upon height and the Parish do not provide an assessment of whether or not there are any similarly tall 2.5 storey dwellings in the local area.

There have been two additional objections covering concerns with:

- departure from the development plan.
- loss of green space in Angmering and the green gap.
- increased traffic flows and increased causing danger to pedestrians.
- ongoing water supply and sewage issues in the area.
- increased flood risk.
- insufficient ecological survey information.
- harm to the infrastructure of the village which is presently insufficient.
- inadequate consultation with local schools; and
- adverse impacts on heritage assets.

All of these concerns are either matters that have been addressed by the outline permission or already by this report.

Officers Comment:

There are no changes to the recommendation or conditions.

update(ODB 57)

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REPORT UPDATE

Application no: A/20/23/PL
Page no: 57
Location: Land to Rear of 36-40 Meadowside Angmering
Description: Erection of 8no. Garages for non-commercial, domestic use (Use Class B8) to the rear of 36-40 Meadowside. This application is in CIL Zone 2 (zero rated) as other development.

UPDATE DETAILS

This update has been made to make members aware there have been 2 No. further objections made since the writing of the committee report.

These objections predominantly reiterate points raised by the original objections. These include concerns regarding the overshadowing of rear gardens, that parking in this site was and would be more appropriate than garages, concerns over who would police the use of the garages and that there is a lack of demand for more garages. All relevant planning comments are addressed within the report.

There is no change to the recommendation or any of the conditions.

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REPORT UPDATE

Application no: LU/263/22/RES
Page no: 115
Location: Land west of Holly Drive Littlehampton
Description: Approval of reserved matters following LU/47/11 for the Southern allotments and access.

UPDATE DETAILS

Reason for Update/Changes:

The revised plan officers are seeking as per the report has been submitted. It shows the 4 additional parking spaces (14 in total) and changes to the western boundary to provide an easement for WSCC regarding access to the A284. WSCC Highways & Parks have been asked to comment on the revised plans.

Officers are still awaiting a Stage 1 Safety Audit for junction of site access with Holly Drive.

A total of 25 letters of objection have been received. Two further letters of objection have been received since the publication of the agenda.. They relate to

- Removal of trees
- Plans available on the public website
- Requirement for further landscape detail
- Requirement for further ecological work to be submitted
- Ecological surveys are out of date

In any decision to approve we will need to add the ecology conditions recommended by our consultant. These relate to mitigation to be carried out in accordance with the submitted appraisal and the submission of a biodiversity enhancement strategy.

Officers Comment:

In light of the outstanding matters the recommendation is revised to -

Defer with delegated approval to the Group Head of Planning in consultation with the Chair in order to satisfactorily resolve the outstanding matters regarding consultee responses and the receipt of the Stage 1 Safety Audit. This will include the addition of two conditions recommended by our consultant Ecologist as set out above.

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REPORT UPDATE

Application no: WA/125/22/PL
Page no: 133
Location: Spindlewood Yapton Lane Walberton
Description: Change from 2 pairs of semi-detached units approved under WA/79/20/PL on western side of site to 4 No detached properties. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

UPDATE DETAILS

This report has been updated to make Members aware that this application is a full Planning Application rather than a variation to the approved plans, as noted within the 'Application Description'. This is to make it clear that this application seeks to amend only a section and not the whole of the previous approval.' Therefore, this application is seeking 4 detached dwellings to the rear portion of the site. It is noted that under WA/79/20/PL approved at appeal, 4 semi-detached dwellings were approved (2 pairs of semi-detached structures), this application seeks to split these structures. The size and scale of the individual dwellings and number of bedrooms remain as approved however, alterations to the fenestration and materials are also sought.

LOCATION PLAN

A new Location Plan was requested and has been provided by the Agent. The amended Location Plan (KAD 16 A SITE REV D) now details the access road meeting the highway within the redline area, as is required by the technical guidance set out in the NPPG.

MATERIALS

Further information has also been provided in relation to the proposed material finishes to be used in the build, further to those indicatively shown on 3D images and plans. It is proposed to build plots 5 and 8 in Lingfield Red Multi bricks with 50/50 Knapped & Unknapped Field Flint Block to the front elevation, plain clay tile roofs with white PVC window frames. Plots 6 and 7 will be finished in Q-Clad Standard Black Featheredge timber cladding, plain clay tiled roofs with anthracite grey PVC windows.

These materials are acceptable and appropriate for this semi-rural location. As such, the condition relating to materials will now not be required to be discharged and condition 4 has been re-worded so that the rear 4 dwellings are built in accordance with the approved details as mentioned above.

SUMMARY

It is recommended to approve the application, as per the Officer Report, with an amendment to conditions 2 & 4 relating to the approved plans and materials.

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Change from 2 pairs of semi-detached units approved under WA/79/20/PL on western side of site to 4 No detached properties. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Spindlewood
Yapton Lane
Walberton

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:
 - KAD 16 A SITE Rev D Location Plan
 - KAD 08 A SITE Rev B Block Plan
 - KAD 04 A FP Rev E Plans and Elevations Plot Rear 5
 - KAD 05 A FP Rev B Plans and Elevations Plot Rear 6
 - KAD 08 A FP Rev A Plans and Elevations Plot Rear 8
 - KAD 07 A FP Rev A Plans and Elevations Plot Rear 7
 - TPP-KC/SPINDELWOOD/001 Tree Protection Plan.
 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 work to construct the dwellings hereby permitted shall commence until the vehicular access serving the development has been formed sufficient for use by construction vehicles.

Reason: To secure satisfactory standards of access for the proposed development in accordance with policy T SP1 of the Arun Local Plan.
- 4 The materials and finishes of the external walls and roof of the buildings hereby permitted shall be as follows:

Plots 5 and 8 - Lingfield Red Multi bricks with 50/50 Knapped & Unknapped Field Flint Block to the front elevation, plain clay tile roofs with white PVC window frames.

Plots 6 and 7 - Q-Clad Standard Black Featheredge timber cladding, plain clay tiled roofs with anthracite grey PVC windows.

 Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.
- 5 Prior to the commencement of development, measures for the protection of all trees shown to be retained on the site shall be implemented in accordance with the details shown on tree protection plan TPP-KC/SPINDELWOOD/001. All works on site shall be carried out in strict accordance with the approved tree protection details and the protective measures shall only be removed on completion of the development.

Reason: To secure satisfactory protection of protected trees on site in accordance with Policy ENV DM4 of the ALP.
- 6 No work above slab level of the dwellings hereby permitted shall take place until a surface water

drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The water drainage scheme, once approved, shall be implemented prior to the occupation of any of the dwellings hereby permitted.

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.

- 7 No dwelling hereby permitted shall be occupied until details for the maintenance and management of the surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The approved maintenance and management arrangements shall be implemented prior to the occupation of any of the dwellings hereby permitted.

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 No dwelling hereby permitted shall be occupied until details of a fire hydrant or stored water supply have been submitted to and approved in writing by the Local Planning Authority. The approved fire hydrant or stored water supply shall be installed and thereafter retained prior to occupation of any the dwellings hereby permitted.

Reason: In the interests of amenity and in accordance with policy INF SP1 and T SP1 of the Arun Local Plan 2011-2031 and in accordance with The Fire & Rescue Service Act 2004.

- 9 Electric vehicle charging points and secure cycle storage, shall be constructed in accordance with the approved site plan (KAD 08 A SITE Rev B Block Plan) and details included within the Design and Access Statement.

Reason: New petrol and diesel cars/vans will not be sold beyond 2030, 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 Parking Standards SPD and the NPPF.

- 10 No demolition or construction activities shall take place other than between 0800 - 1800 Mondays to Fridays and between 0800 - 1300 Saturdays with no working on Sundays or public holidays.

Reason: In the interests of the general amenity of the locality and to minimise disturbance arising from the activity on the site and the traffic generated thereby in accordance with Arun Local Plan policy QE DM1.

- 11 **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.

- 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 infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance, as per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>, on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage designs must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 45%).

Freeboard is to be provided between the base of the infiltration structure and the highest recorded groundwater level identified in that location. Ideally this should be 1 metre where possible, as stated in the CIRIA Suds Manual guidance. However, on the coastal plain in particular, where geology dictates and where shallow perched/tidally influenced water tables are often present, this is unlikely to be achievable irrespective of this, infiltration must still be fully considered. Therefore, to maximise this potential and avoid utilising other less favourable methods of surface water disposal, the bases of infiltration structures are permitted to be immediately above the peak recorded groundwater levels where it is deemed necessary.

In areas where an aquifer is to be protected (subject to guidance from the Environment Agency) then a minimum 1 metre freeboard must be provided.

Suitable water treatment is required upstream to the point of discharge in all circumstances to minimise any groundwater pollution risk or detriment to the drainage network.

Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design. The applicant is advised to discuss the extent of ground water 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. Reference should also be made to the 'West Sussex LLFA Policy for the Management of Surface Water'.

- 13 INFORMATIVE: If during construction works, it becomes apparent that implementation cannot be carried in accordance with previously agreed details any resubmission of the drainage design must be accompanied by an updated copy of the management manual.

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