

REPORT UPDATE

Application no: Y/31/23/PL
Page no: 165
Location: Land adjacent to Little Meadow Bilsham Road Yapton
Description: Construction of 6 No new dwellings with new access from Bilsham Road, sustainable drainage and landscaping. This application is a Departure from the Development Plan, may affect the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwellings.

UPDATE DETAILS

Reason for Update/Changes:

ADDITIONAL CONSULTATION RESPONSES:

ADC Greenspace has commented recommending no objection to the proposals on landscape grounds, subject to consideration and enhancement of the green infrastructure and landscape setting. Full comments are available to view on the Council's website, but in summary are as follows:

- Landscape details submitted within the Planning Design and Access Statement are vague and would need to be conditioned under any approval.
- There would need to be a green infrastructure separation to the residential areas, with consideration of the landscape setting.
- The indicative layout appears to show well-spaced dwellings with good sized gardens.
- Sustainable drainage is indicated for the site, any SuDS features need to be integrated into the design to maximise wildlife and biodiversity benefit.
- Further information on Biodiversity Net Gain will need to be provided.

The views set out above are already reflected in the agenda report and any conditions requested have already been included.

ADC's Conservation Officer has responded to the consultation. Full comments are available to view on the Council's website, but in summary the Conservation Officer has advised that there will be less than substantial harm to designated heritage assets (albeit on the lower end of the scale), and that it is necessary to demonstrate public benefits in accordance with paragraph 202 of the NPPF. This view is already reflected in the agenda report.

Officers Comment:

The issues raised by the representations are already considered in the report and there are no changes to recommendation or conditions.

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REPORT UPDATE

Application no: WA/27/23/PL
Page no: 35
Location: Morelands Arundel Road Fontwell Arundel
Description: 4 No. residential dwellings with associated car-parking and access, This application is in CIL Zone 2 and is CIL Liable as new dwellings. (Re-submission of WA/107/22/PL).

UPDATE DETAILS

Reason for Update/Changes:

It has been identified that Unit 4 only benefits from a single garage and this garage will measure approximately 2.9m x 4.9m which falls below the minimum identified size of 3m x 6m. In light of this, the proposed development is not considered to be acceptable and minor changes are required in order for it to be.

In order to overcome this issue, the recommendation has been amended to secure delegated authority for approval subject to the re-orientation of the garage to meet the minimum standards (6m x 3m) and allow for the provision of 1 no. additional parking space on the plot. This will require the re-designing of plot 4 and such an amendment would not require any additional consultation.

The recommendation is updated to read:

It is recommended that delegated authority is granted to the Group Head of Planning in consultation with the Chair or Vice-Chair of the Planning Committee to approve the development subject to conditions as well as securing an amended design for plot 4.

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REPORT UPDATE

Application no: P/80/23/PL
Page no: 55
Location: Lagnersh House Lower Bognor Road Lagness
Description: Use of land for the stationing of 4 No. mobile homes for occupation by people unable to afford rented housing. This application is a Departure from the Development Plan and may affect the setting of a Listed Building. (Resubmission of P/150/22/PL).

UPDATE DETAILS

Reason for Update/Changes:

ADDITIONAL REPRESENTATIONS:

Pagham Parish Council have stated that the application has not addressed its concerns from previous applications and so object for the following reasons:

- Serious concern over the access to water for fire appliances in the event of an emergency.
- The road was closed for 2 months over winter due to flooding, and this is also prevalent during the summer months.
- Adverse impact on the neighbouring properties.
- The access to the site is dangerous, being on a blind corner.
- Approval for these properties could lead to more properties being installed, leading to more risk.
- This road will see a considerable increase in traffic once strategic development at Bersted is delivered.
- Previously the mobile homes were used by family members, but now it appears that a this is effectively a business; and
- No mention is made of how sewage is dealt with on the site, or drainage.

An additional objection has been submitted by the adjacent neighbour raising the following concerns/issues:

- Harm to the setting of the Grade II Listed Building (Lagnersh Farmhouse).
- Contrary to ADC's case officer, legal matters of access are material planning considerations.
- The access from the highway is not suitable.
- An injunction will be served against ADC if permission is granted.

The applicant/owner has submitted a letter in response to counter all of the issues raised by the neighbour..

ADDITIONAL CONSULTATION RESPONSES:

Natural England have responded to the consultation reference the impact to the Pagham Harbour Special Protection Area. They advise that the proposed mitigation measure to be secured by legal agreement will be reliable and effective in preventing adverse effects on the integrity of the

European Site from the recreational impacts associated with this residential development.

ADC Environmental Health have advised no objection subject to conditions to secure electric vehicle charging, to control lighting and to restrict the site to 4 mobile homes. However, these conditions have already been included.

ADDITIONAL DOCUMENTS:

An amended Heritage Statement was received on the 27th July which corrects a couple of paragraphs to ensure there is full reference to the caravans (mobile homes) and the possibility of the barn being a non-designated heritage asset. The council's conservation officer has reviewed this and has verbally advised that there will be less than substantial harm to the Listed Building and so as per para 202 of the NPPF, it is necessary to demonstrate public benefits. This view is already reflected in the agenda report.

The applicant has also now formally served notice on the neighbouring property due to the fact that the access to the land crosses land in the ownership of the neighbour.

LEGAL AGREEMENT

The Pagham s106 agreement was completed/signed on the 31st July.

Officers Comment:

The issues raised by the representations are already discussed in the report and there are no changes to the conditions. However, the recommendation is now to approve conditionally with the signed s106 agreement.

REPORT UPDATE

Application no: FG/67/23/PL
Page no: 71
Location: 5 Grange Park Ferring
Description: Demolition of existing dwelling and erection of 1 No new dwelling. This site is in CIL Zone 4 and is CIL Liable as new dwelling (resubmission of FG/94/22/PL).

UPDATE DETAILS

Reason for Update:

1 No. additional objection from nearby occupier.

Officers Comment:

This new objection was submitted on the same grounds as those that have already been raised by other objectors. No new points of objection were raised.

Note: No changes to the decision or report are necessary.

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REPORT UPDATE

Application no: CM/24/23/PL
Page no: 83
Location: Bramleys Horsemere Green Lane Climping
Description: Removal of caravan site and 4 static holiday caravans and erection of 2No. new detached dwellings with garages along with car parking and use of existing access. This application is in CIL Zone 3 and is CIL Liable as new dwellings and is a Departure from the Development Plan. (Resubmission of CM/10/23/PL).

UPDATE DETAILS

Reason for Update/Changes:

The Local Planning Authority has received further comments from the ecological advisor.

Officers Comment:

Following the further response from the ecology advisor, it is confirmed that the amended ecological survey, mitigation, and enhancement measures are sufficient to ensure adequate protection and enhancement of biodiversity on the site and to achieve a biodiversity net gain in accordance with policy ENV DM5 of the Arun Local Plan.

As such, the recommendation for approval stands, subject to the addition of three conditions requested by the ecological advisor. The added ecology conditions are Conditions 9, 10 & 11 and have been attached to the amended recommendation sheet.

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Removal of caravan site and 4 static holiday caravans and erection of 2No. new detached dwellings with garages along with car parking and use of existing access. This application is in CIL Zone 3 and is CIL Liable as new dwellings and is a Departure from the Development Plan. (Resubmission of CM/10/23/PL).

Bramleys
Horsemere Green Lane
Climping

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:
 - Proposed Site Section, 20.
 - Site Location Plan, 10.
 - Proposed Street Scenes, 16.
 - Proposed Site Sections, 19.
 - Proposed Site Plan, 12.
 - Block Plan, 11.
 - Proposed Floor Plans & Elevations (Garages), 15.
 - Proposed Floor Plans & Elevations (Plot 2), 14.
 - Proposed Floor Plans & Elevations (Plot 1), 13.
 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 Prior to occupation of any of the approved dwellings, the applicant or developer shall provide the dwellings with electric vehicle charge points in accordance with the council's standards as set out in its Parking Standards SPD. This requires all dwellings with a garage or driveway to have EV charging points in 100% of parking spaces with electric ducting provided to all other spaces where appropriate to provide passive provision for these spaces to be upgraded in future. The individual charge points shall be in accordance with the technical requirements set out in Part S, section 6.2 of the Building Regulations 2010 (as amended). The electric vehicle charge points shall thereafter be retained and maintained in good working condition.
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.
- 4 The approved development shall include energy efficiency measures that reflect the current standards applicable at the time of submission and decentralised, renewable or low carbon energy supply systems. Any physical features that are required as part of the works must be installed prior to the occupation of each dwelling and shall be thereafter permanently maintained in good working condition.
Reason: In order to secure a reduction in the use of energy at the site in accordance with national planning policy and policy ECC SP2 of the Arun Local Plan.
- 5 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for

their designated purpose.

Reason: To provide adequate parking provision for the use in accordance with Policy T SP1 of the Arun Local Plan.

- 6 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the plans and details hereby approved by the Local Planning Authority.

Reason: To provide sufficient cycle storage provision and sustainable alternative travel options in accordance with Policy T SP1 of the Arun Local Plan.

- 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. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council, and are an overriding factor in terms of requirements. Winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

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

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

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

- 9 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Revised Ecological Assessment (Peach Ecology, July 2023). This shall include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species in accordance with Policy ENV DM5 of the Arun Local Plan and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 10 Prior to the commencement of the development hereby approved, a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To conserve protected and Priority species in accordance with Policy ENV DM5 of the Arun Local Plan, and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species). This is required to be a pre-commencement condition as it goes to the heart of the application and to ensure adequate consideration of ecological factors.

- 11 Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats in accordance with policy ENV DM5 of the Arun Local Plan, and allow the Local Planning Authority to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species).

- 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, (plus40%) 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 extend 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:** Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

- 14 INFORMATIVE: The trees and hedging to the North of the site appear to be outside of the curtilage and may therefore, be under the ownership of another party. Consent should be sought from the proprietor of the land and therefore, this vegetation prior to its removal.
- 15 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

REPORT UPDATE

Application no: BE/1/23/RES
Page no: 99
Location: Nursery Fields Land North of Chalcraft Lane Bersted
Description: Approval of reserved matters following BE/148/20/OUT for 225 No dwellings. This site affects a Public Right of Way and falls within Strategic Site SD3 CIL Zone 1 (Zero Rated).

UPDATE DETAILS

Reason for Update/Changes:

1. The Development Plan Section of the report was not pulled through correctly. Please find below the wording which was absent from the published report:

"The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's

Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The South Marine Plan is also to be considered in the determination of applications within Arun District, where relevant.

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

The Bersted Neighbourhood Plan has been made and as such forms part of the development plan for the purposes of the determination of this application. The policies contained within the Bersted Neighbourhood Plan are relevant in the determination of this planning application."

2. Paragraph 4, Page 118 incorrectly references Barnham. This should read Bersted.

3. The Agent provided additional Drainage Strategy drawings and information to address the Holding Objection and followed this up with an email stating

"I can confirm the only changes from the previous submission are the that two outfalls to south of the site have been combined to reduce overall discharge rates. Similarly, the outfalls along the entrance road have also been combined. The drawings and associated calculations have been updated to reflect those changes."

This information has been sent to ADC Drainage and WSCC LLFA. Members should note that Drainage details are the subject of conditions attached to the grant of the Outline Planning Permission allowed on Appeal (conditions (12-14 and 20). The information provided thus far sets out the Drainage Strategy which, and noting the need for attenuation, how it has been integrated

with the layout of the development and the parameters plan. As it stands, the design details, provision, and management will require Conditional Discharge.

4. Condition 1 has been amended following a Change to the Plans List through the deletion of 'Substation Garage Elevations & Floor Plans - 221001/AB/SUB/EP' and its replacement with 'M4(2) and M4(3) Parking - 221001/SL18 - Received on 25th July 2023.' and 'Substation Elevations & Floor Plans - 221001/AB/SUB/EP Rev A - Received on 4th August 2023.'.

The amendment to the substation plans removed reference to 'garage' from the drawing title. Whilst, the M4(2) and M4(3) plan was requested by officers to clarify the location of this parking provision.

5. An additional condition (Condition 19 on the updated recommendation sheet) has been included in the recommendation to control the use of units as Sales Homes, to read as follows:

'The residential units at the entrance to the proposed scheme, identified on Dwg No. SL10/F Rev J, Sales Arena Location Plan received on 18th July 2023, shall be permitted to be used as Sales Homes only for the purpose of direct sales of dwellings in relation to the application site. The use as a sales unit is restricted to a period of no longer than 3 years from its completion or shall cease with immediate effect on the completion of the final sale, whichever is sooner. The residential units shall then revert to residential use and retained as such thereafter.

Reason: To enable the Local Planning Authority to control the development, its delivery and in the interests of the amenity/and character and appearance of the area by endeavouring to achieve a development of visual and residential quality in accordance with policies D DM1 & D SP1 of the Arun Local Plan.'

6. Illustrative street scenes have been provided by the Applicant to assist in visualising selected street scenes within the development. Some of these have been included within the PowerPoint Presentation. As they are 'illustrations' they are not included in the approved plans list.

7. Officers are aware that the Planning Agent has emailed a 'Members Briefing in respect of planning application BE/1/23/RES' document ahead of this Planning Committee. It does not form part of the formal application and no comments have been provided by Planning.

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

Approval of reserved matters following BE/148/20/OUT for 225 No dwellings. This site affects a Public Right of Way and falls within Strategic Site SD3 CIL Zone 1 (Zero Rated).

Nursery Fields
Land North of Chalcraft Lane
Bersted

RECOMMENDATION

AC - Approve Conditionally

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:
- Location Plan - 221001/LP Rev A - Received 16/01/2023
 - Schedule of Units - 221001 Rev Z - Received 18/07/2023
 - Site Layout - 221001/SL01 Rev Z - Received 18/07/2023
 - Coloured Site Layout - 221001/SL09 Rev G - Received 18/07/2023
 - Site Layout Storey Heights - 221001/SL02 Rev J - Received 18/07/2023
 - Site Layout Dwelling Types - 221001/SL03 Rev J - Received 18/07/2023
 - Site Layout Tenure - 221001/SL04 Rev L - Received 18/07/2023
 - Site Layout Parking - 221001/SL05 Rev J - Received 18/07/2023
 - Site Layout Refuse Strategy - 221001/SL06 Rev G - Received 18/07/2023
 - Site Layout Fire Strategy - 221001/SL07 Rev H - Received 18/07/2023
 - Site Layout Materials - 221001/SL08 Rev J - Received 18/07/2023
 - Sales Arena Location Plan - 221001/SL10 Rev J - Received 18/07/2023
 - Boundary Treatment Plan - 221001/SL11 Rev. J - Received 18/07/2023
 - Phasing Plan - SL12 Rev. F - Received 18/07/2023
 - Site Layout Self Build - SL13 Rev. E - Received 18/07/2023
 - House Types Floorplans & Elevations listed - 221001/ Sheets 1-41 - Received 18/07/2023
 - House Types BEC Floor Plans & Elevations Plot No's: AS: 19, 82, 85, 86, 87, 88, 125; OPP: 16, 18, 83, 123, 124, 130, 134 - 221001/BEC/EP Rev E - Received 18/07/2023
 - House Types BER Floor Plans & Elevations Plot No's: AS: 7, 8, 9, 10 - 221001/BER/EP Rev A - Received 18/07/2023
 - House Types BER Floor Plans & Elevations Plot No's: AS: 33, 34; OPP: 69, 70 - 221001/BER/EP Rev E - Received 18/07/2023
 - House Types BYS Floor Plans & Elevations Plot No's Brick: AS: 117; OPP: 114 - 221001/BYS/EP Rev A - Received 18/07/2023
 - House Types CON Floor Plans & Elevations Plot No's Brick: AS: 153; OPP: 84, 107, 133, 149 - 221001/CON/EP - Received 18/07/2023
 - House Types CON Floor Plans & Elevations Plot No's Flint: AS: 5, 20, 26, 29, 81, 108, 129, 141, 162; OPP: 1, 13, 28, 80, 89, 96, 121, 157 - 221001/CON FLINT/EP Rev E - Received 18/07/2023
 - House Types CON Floor Plans & Elevations Plot No's Boarding: AS: 55, 68, 90; OPP: 37, 60, 166 - 221001/CON BOARD/EP - Received 18/07/2023
 - House Types COO Floor Plans & Elevations Plot No's: AS: 46, 48, 49, 97, 99, 101, 115; OPP: 47, 50, 98, 100, 102, 116 - 221001/COO/EP Rev E - Received 18/07/2023
 - House Types FAI Floor Plans & Elevations Plot No's Brick: AS: 2, 6, 17, 21, 22, 25, 30, 122, 151, 158, 167; OPP: 31, 93, 131, 132, 150, 152, 161 - 221001/FAI/EP Rev E - Received 18/07/2023
 - House Types FAI Floor Plans & Elevations Plot No's Tile: AS: 23, 24, 79, 92, 95, 139, 145; OPP: 91, 126, 128, 142 - 221001/FAI TILE/EP Rev E - Received 18/07/2023
 - House Types PEN Floor Plans & Elevations Plot No's: AS: 136, 137, 147, 148; OPP: 27, 140 - 221001/PEN/EP Rev E - Received 18/07/2023
 - House Types POR Floor Plans & Elevations Plot No's Brick: AS: 4, 15, 35, 51, 53, 56, 58, 143; OPP: 3, 14, 36, 52, 54, 57, 59, 144 - 221001/POR/EP Rev F - Received 18/07/2023
 - House Types POR Flint Floor Plans & Elevations Plot No's Flint: OPP: 11 - 221001/POR FLINT/EP Rev D - Received 18/07/2023
 - House Types STA END Flint Floor Plans & Elevations Plot No's Flint: AS: 12 - 221001/STA-END FLINT/EP Rev D - Received 18/07/2023

- House Types WOO Floor Plans & Elevations Plot No's Brick: AS: 94; OPP: 135 - 221001/WOO/EP Rev E - Received 18/07/2023
- House Types WOO Flint Floor Plans & Elevations Plot No's Flint: AS: 138, 159; OPP: 32, 127, 146, 160 - 221001/WOO FLINT/EP - Received 18/07/2023
- House Types ALL Floor Plans & Elevations Plot No's Brick: OPP: 177, 187, 190 - 221001/ALL/EP - Received 18/07/2023
- House Types ALL Boarded Floor Plans & Elevations Plot No's Boarded: AS: 184, 188 - 221001/ALL BOARD/EP Rev E - Received 18/07/2023
- House Types ALL Tile Floor Plans & Elevations Plot No's Tile Hung: OPP: 211 - 221001/ALL TILE/EP Rev D - Received 18/07/2023
- House Types LAV Board Floor Plans & Elevations Plot No's Boarded: AS: 200; OPP: 182, 193 - 221001/LAV BOARD/EP Rev D - Received 18/07/2023
- House Types LAV Tile Floor Plans & Elevations Plot No's Tile Hung: AS: 189, 191; OPP: 208 - 221001/LAV TILE/EP Rev D - Received 18/07/2023
- House Types LIN Brick Floor Plans & Elevations Plot No's Brick: AS: 192, 202; OPP: 201, 207 - 221001/LIN/EP Rev A - Received 18/07/2023
- House Types Lin Tile Floor Plans & Elevations Plot No's Tile Hung: AS: 203 - 221001/LIN TILE/EP Rev A - Received 18/07/2023
- House Types MAR Brick Floor Plans & Elevations Plot No's Brick OPP: 168 - 221001/MAR/EP Rev C - Received 18/07/2023
- House Types MAT Brick Floor Plans & Elevations Plot No's Brick: AS: 170, 209; OPP: 169, 210 - 221001/MAT/EP Rev E - Received 18/07/2023
- House Types ROW Floor Plans & Elevations Plot No's Brick: OPP: 183, 204, 206 - 221001/ROW/EP Rev D - Received 18/07/2023
- House Types ROW Tile Floor Plans & Elevations Plot No's Tile Hung: AS: 185; OPP: 186, 205 - 221001/ROW TILE/EP Rev D - Received 18/07/2023
- House Types SHE Floor Plans & Elevations Plot No's Brick: AS: 179, 181; OPP: 178, 180 - 221001/SHE/EP Rev D - Received 18/07/2023
- House Types T54 Floor Plans & Elevations Plot No's : AS: 196, 212; OPP: 197, 215 - 221001/T54/EP Rev E - Received 18/07/2023
- House Types SH55 Floor Plans & Elevations Plot No's : AS: 163; OPP: 38, 106, 156 - 221001/SH55/EP Rev E - Received 18/07/2023
- House Types T52 Floor Plans & Elevations Plot No's : AS: 213, 223; OPP: 171, 214, 222, 224 - 221001/T52/EP Rev F - Received 18/07/2023
- House Types SH52 Floor Plans & Elevations Plot No's: AS: 40, 41, 43, 65, 66, 72, 74, 76, 113, 155, 165 OPP: 39, 42, 44, 62, 63, 67, 71, 73, 75, 112, 154, 164 - 221001/SH52/EP Rev E - Received 18/07/2023
- House Types T51 Floor Plans & Elevations Plot No's : AS: 174; OPP: 172, 173 - 221001/T51/EP Rev A - Received 18/07/2023
- House Types SH51 Floor Plans & Elevations Plot No's: AS: 104, 105, 110, 120; OPP: 103, 109, 118, 119 - 221001/SH51/EP Rev E - Received 18/07/2023
- House Types 2B FOG Floor Plans & Elevations Plot No's: OPP: 64 - 221001/2BFOG/DW/EP Rev E - Received 18/07/2023
- House Types 2B FOG Floor Plans & Elevations Plot No's: AS: 219 - 221001/2BFOG/EP Rev D - Received 18/07/2023
- House Types T75A 1BM Floor Plans & Elevations Plot No's: AS: 220; OPP: 221 - 221001/T75A/1BM/BAR/EP - Received 18/07/2023
- House Types T75A 1BM Floor Plans & Elevations Plot No's: AS: 176; OPP: 175 - 221001/T75/1BM/BAR/EP Rev A - Received 18/07/2023
- House Types 2B WC Floor Plans & Elevations Plot No's: AS: 61, 78; OPP: 45, 77, 111 - 221001/2BWC/DW/EP Rev E - Received 18/07/2023
- House Types 2B WC Floor Plans & Elevations Plot No's: AS: 194, 198; OPP: 195, 199, 225 - 221001/2BWC/EP Rev D - Received 18/07/2023
- House Types T53 Floor Plans & Elevations Plot No's: AS: 216, 217; OPP: 218 - 221001/T53/EP Rev B - Received 18/07/2023
- Single Garage Elevations & Floor Plans - 221001/AB/SG/EP Rev. A - Received 23/06/2023
- Double Garage Elevations & Floor Plans - 221001/AB/DG/EP Rev. A - Received 23/03/2023
- Twin Garage Elevations & Floor Plans - 221001/AB/TG/EP Rev. A - Received 23/03/2023
- M4(2) and M4(3) Parking - 221001/SL18 - Received on 25th July 2023.
- Substation Elevations & Floor Plans - 221001/AB/SUB/EP Rev A - Received on 4th August 2023.
- Street Scenes Sheet 1 of 2 - 221001/SS1 Rev. E - Received 18/07/2023
- Street Scenes Sheet 2 of 2 - 221001/SS2 Rev. E - Received 18/07/2023

- Aboricultural Impact Assessment Appraisal and Method Statement - 22193-AA4-CA (13.07.2023) - Received 18/07/2022
- Tree Protection Plan - 22193-4 - Received 18/07/2023
- Landscape Masterplan - BDWS24069 10 Rev. D - Received 18/07/2023
- Landscape Proposals - BDWS24069 11D - Sheet 1 - Received 18/07/2023
- Landscape Proposals - BDWS24069 11D - Sheet 2 - Received 18/07/2023
- Landscape Proposals - BDWS24069 11D - Sheet 3 - Received 18/07/2023
- Landscape Proposals - BDWS24069 11D - Sheet 4 - Received 18/07/2023
- Landscape Proposals - BDWS24069 11D - Sheet 5 - Received 18/07/2023

- Landscape Proposals - BDWS24069 11D - Sheet 6 - Received 18/07/2023
- Landscape Proposals - BDWS24069 11D - Sheet 7 - Received 18/07/2023
- Landscape Proposals - BDWS24069 11D - Sheet 8 - Received 18/07/2023
- Landscape Proposals - BDWS24069 11D - Sheet 9 - Received 18/07/2023
- Landscape Proposals - BDWS24069 11D - Sheet 10 - Received 18/07/2023
- Landscape Proposals - BDWS24069 11D - Sheet 11 - Received 18/07/2023
- Landscape Proposals - BDWS24069 11D - Sheet 12 - Received 18/07/2023
- Landscape Proposals - BDWS24069 11D - Sheet 13 - Received 18/07/2023
- Open Space Proposals -BDWS24069 20C - Sheet 1 - Received 18/07/2023
- Open Space Proposals -BDWS24069 20C - Sheet 2 - Received 18/07/2023
- Open Space Proposals -BDWS24069 20C - Sheet 3 - Received 18/07/2023
- Open Space Proposals -BDWS24069 20C - Sheet 4 - Received 18/07/2023
- Open Space Proposals -BDWS24069 20C - Sheet 5 - Received 18/07/2023
- Open Space Proposals -BDWS24069 20C - Sheet 6 - Received 18/07/2023
- Open Space Proposals -BDWS24069 20C - Sheet 7 - Received 18/07/2023
- Open Space Proposals -BDWS24069 20C - Sheet 8 - Received 18/07/2023
- Open Space Proposals -BDWS24069 20C - Sheet 9 - Received 18/07/2023
- Open Space ProposalsBDWS24069 22A - Received 18/07/2023
- NEAP Proposals - BDWS24069 21A - Received 18/07/2023

- General Arrangement Engineering Sheet 1 of 3 - A437-RM-11 D General Arrangement Sheet 1 - Received 19/07/2023
- General Arrangement Engineering Sheet 2 of 3 - A437-RM-12 D General Arrangement Sheet 2 - Received 19/07/2023
- General Arrangement Engineering Sheet 3 of 3 - A437-RM-13 D General Arrangement Sheet 3 - Received 19/07/2023
- Long Section Sheet 1 - A437-RM-21 C - Received 19/07/2023
- Long Section Sheet 2 - A437-RM-22 C - Received 19/07/2023
- Long Section Sheet 3 - A437-RM-23 C - Received 19/07/2023
- Long Section Sheet 4 - A437-RM-24 C - Received 19/07/2023
- Long Section Sheet 5 - A437-RM-25 C - Received 19/07/2023
- Long Section Sheet 6 - A437-RM-26 C - Received 19/07/2023

- Site Layout Forward Visibility - ITB18395-GA-001 Rev. HH - Received 18/09/2023
- Site Layout Junction Visibility - ITB18395-GA-002 Rev. HH - Received 18/07/2023
- Swept Path Analysis Fire Appliance - ITB18395-GA-004 Rev. HH - Received 18/07/2023
- Swept Path Analysis Refuse Vehicle - ITB18395-GA-003 Rev. HH - Received 18/07/2023

- Planning Statement (Affordable Housing Statement) - Received December 2022
- Drainage Strategy - PLN-1-4101 (A437-R001 Rev. A), 15th May 2023 - Received 15/05/2023
- Reserved Matters Transport Assessment - DS/ITB18395-001 - Received 23 December 2022
- Transport Assessment Addendum - ITB18395-004B TAA, 14 July 2023 - Received 18/07/2023
- PROW Improvement Note - ITB18395-003 TN - Received 13 January 2023
- Barrell Tree Consultancy Manual for Managing Trees on Development Sites V3.0 - Dated 12 January 2023
- Soft Landscape Management and Maintenance PlanBDWS24069 man, 03/01/2023
- Soft Landscape Specification - BDWS24069 spec - Dated December 2022
- Biodiversity Net Gain (BNG) Assessment - 20221912 425.064617.00001, 09/02/23, Rev. 1.0 - Dated 09/02/23,

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.

- 2 The residential units at the entrance to the proposed scheme, identified on Plan No. SL10/F Sales Arena Location Plan, shall be permitted to be used as Sales Homes only for the purpose of direct sales of dwellings on the application site. The use as a sales unit is restricted to a period of no longer than 3 years from its completion or to cease with immediate effect on the final sale, whichever is sooner. The units will then revert to residential use.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the area by endeavouring to achieve a development of visual quality in accordance with policies D DM1 & D SP1 of the Arun Local Plan.

- 3 The Self Build/Custom Build plots shall be provided in accordance with the details as shown in Dwg No. SL13 Rev. E received on 18th July 2023 and the Schedule of Accommodation received on 18th July 2023 in compliance with the S106 Planning Agreement dated 7th September 2021 pursuant to Application Reference BE/148/20/OUT and Appeal Reference APP/C3810/W/21/3275040 allowed on 8th April 2022, unless otherwise agreed by way of a Deed of Variation.

Reason: For the avoidance of doubt and to clearly identify those plots that are designated for Self Build/Custom Build only and shall be the subject of individual applications in respect of 'reserved matters' having regard to Policies H SP2 and D DM1 of the Arun Local Plan.

4 Notwithstanding the details submitted, no development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls (and roofs) of the proposed dwellings/buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the dwellings/buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the amenity of the development and the surroundings, by endeavouring to achieve a building of visual quality in accordance with Policies D DM1, D SP1 and QE SP1 of the Arun Local Plan.

5 Notwithstanding the submitted drawings and details, no development above damp proof course (DPC) level shall take place unless and until full details of the design, frame materials and finish of the proposed windows and doors of the dwellings have been submitted to and approved by the Local Planning Authority, and the windows and doors of the dwellings shall accord with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the amenity of the development and the surroundings, by endeavouring to achieve a building of visual quality in accordance with Policies D DM1, D SP1 and QE SP1 of the Arun Local Plan.

6 No dwelling shall be first occupied until the internal roads and footways/ paths serving that dwelling have been provided in accordance with the details approved in accordance with Dwg No. 221001/SL01 Rev Z received on 18th July 2023 including access arrangements to the adjacent development site approved under reference BE/148/20/OUT.

Reason: In the interests of road safety and to ensure a satisfactory standard of access or the development in accordance with policies D SP1 Design and T SP1 of the Arun Local Plan.

7 The turning spaces / heads shown on Dwg No. 221001/SL01 Rev Z received on 18th July 2023 shall be provide and thereafter retained for their designated use before the completion of the dwellings hereby approved.

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

8 No dwelling shall be first occupied until the car parking serving the respective dwelling, including garages, have been constructed in accordance with the following approved plans:

- Site Layout Parking - 221001/SL05 Rev J - Received 18/07/2023;
- Single Garage Elevations & Floor Plans - 221001/AB/SG/EP Rev. A - Received 23/06/2023;
- Double Garage Elevations & Floor Plans - 221001/AB/DG/EP Rev. A - Received 23/03/2023; and
- Twin Garage Elevations & Floor Plans - 221001/AB/TG/EP Rev. A - Received 23/03/2023.

Once provided the spaces and garages shall thereafter be retained at all times for their designated purpose.

Reason: To provide car parking space for the use and in accordance with policy T SP1 of the Arun Local Plan, and Adopted Parking Standards SPD.

9 No dwelling shall be first occupied until details of the covered secure cycle storage serving the respective dwelling has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Once provided the cycle storage shall be provided in accordance with the approved details and shall thereafter be retained at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with policy T DM1 of the Arun Local Plan, the Arun Design Guide and Adopted Parking Standards SPD.

10 Prior to occupation of any of the approved dwellings details of the manufacturer/model and position of the electric vehicle charging points (EVC) for each dwelling, as stated in the submitted Transport Statement, shall be submitted to and approved in writing by the local planning authority and thereafter permanently retained and maintained in good working condition.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, 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 National Planning Policy Framework.

11 Prior to the occupation of the final residential unit of an individual parcel/phase (as approved under Condition 6 of outline planning permission BE/148/20/OUT and Appeal Reference APP/C3810/W/21/3275040 allowed on 8th April 2022) the visitor parking spaces within that phase shall be provided in accordance with Dwg No. 221001/SL05 Rev J received on 18th July 2023 and

shall thereafter be retained at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with policy T DM1 of the Arun Local Plan, the Arun Design Guide and Adopted Parking Standards SPD.

- 12 Prior to first occupation of the approved dwellings details for the refuse and recycling storage serving each dwelling shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be retained at all times.

Reason: To ensure that each dwelling has satisfactory refuse and recycling storage in accordance with policy WM DM1 of the Arun Local Plan.

- 13 All planting, seeding and turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the last dwelling contained within a phase (as approved under Condition 6 of outline planning permission BE/148/20/OUT and Appeal Reference APP/C3810/W/21/3275040 allowed on 8th April 2022), and any trees or plants which within a period of 5 years from the completion of the 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 and ENV DM4 of the Arun Local Plan.

- 14 Prior to the occupation of the first residential unit, full details of hard landscape and street furniture (including benches and bins) which shall include details of all fencing, lighting, walling and other boundary treatments, steps, retaining walls and surface finishes shall be submitted to and approved in writing by the Local Planning Authority. The hard landscaping and street furniture relevant to each phase shall be implemented in full prior to the occupation of the last residential unit of the relevant phase and thereafter retained.

REASON: In the interests of visual and residential amenity and the provision of a high quality environment in accordance with policy D DM1 and ENV DM4 of the Arun Local Plan.

- 15 Prior to the commencement of development a 5m buffer strip which features protective fencing around the existing hedging and trees which are to be retained must be installed and maintained in situ for the duration of the construction works in that phase in accordance with the Tree Protection Plan Dwg No. 22193-4r the Arboricultural Impact Appraisal and Method Statement ref 22193-AA4-CA (13/07/2023) received on 21st July 2023, Barrell Tree Consultancy Manual for Managing Trees on Development Sites V3.0 received on 12th January 2023.

Reason: To ensure adequate protection of trees and hedgerows on or near the site, in the interests of amenity and local wildlife including protected species, and in accordance with policies ENV 4 and ENV DM5 of the Arun Local Plan. It is necessary for this to be a pre-commencement condition to ensure that trees and hedgerows and local wildlife are protected as necessary prior to construction works commencing.

- 16 All activities at the site shall be carried out in strict accordance with the measures and methods included in the "Arboriculture Implications Appraisal and Method Statement (Ref: 22193_AA-CA) received on 18th July 2023 and the 'Manual for Managing Trees on development Sites' V3.0 received on 12th January 2023 including the Tree Protection details, excavation, installing services and utilities in Root Protection Areas/Zones

Reason: To comply with BS5837 and policy ENV DM4 of the Arun Local Plan, to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

- 17 Notwithstanding the details submitted, and prior to first occupation of any dwelling on site, details of play equipment and surfaces to be used in the LEAPs, LAPs and NEAPs shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 and ENV DM4 of the Arun Local Plan.

- 18 No development above damp proof course shall take place on any phase until such time as full details of the lighting strategy, for that phase, including roads, paths and play areas, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of siting, light standard, luminaires, luminance, light spread and measures to avoid light spill and shall comply with the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations (GN01:2011). The lighting scheme should take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding

unnecessary artificial light spill through the use of directional light sources and shielding. The approved lighting installations shall be implemented before the occupation of the last dwelling in the phase, and shall be maintained and operated at all times in accordance with the approved scheme.

Reason: To control and protect residential amenities, the local environment and protected species in accordance with Policies QE SP1, QE DM2 and ENV DM5 of the Arun Local Plan.

- 19 The residential units at the entrance to the proposed scheme, identified on Drawing No. SL10/F Rev J, Sales Arena Location Plan received on 18th July 2023, shall be permitted to be used as Sales Homes only for the purpose of direct sales of dwellings in relation to the application site. The use as a sales unit is restricted to a period of no longer than 3 years from its completion or shall cease with immediate effect on the completion of the final sale, whichever is sooner. The residential units shall then revert to residential use and retained as such thereafter.

Reason: To enable the Local Planning Authority to control the development, its delivery and in the interests of the amenity/and character and appearance of the area by endeavouring to achieve a development of visual and residential quality in accordance with policies D DM1 & D SP1 of the Arun Local Plan.

- 20 INFORMATIVE: The Applicant is advised that the Flood Risk Assessment including its Appendices do not form part of the decision to grant planning permission for the 'Reserved Matters'.

- 21 INFORMATIVE: The Applicant is advised that the Flood Risk Assessment including its Appendices do not form part of the decision to grant planning permission for the 'Reserved Matters'.

- 22 INFORMATIVE: The Applicant is reminded of the need to address conditions attached to the grant of Outline Planning Permission under Appeal Reference APP/C3810/W/21/3275040 allowed on 8th April 2022 and the Obligations contained in the S106 Planning Agreement dated 7th September 2021.

- 23 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.

- 24 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.

- 25 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.