

## REPORT UPDATE

**Application no:** BN/147/22/RES  
**Page no:** 1  
**Location:** Land South of Barnham Station Barnham  
**Description:** Approval of reserved matters following BN/149/22/PL for 200 dwellings respect of appearance, landscaping, layout and scale. This application may affect the setting of listed buildings, may affect the Church Lane, Barnham Conservation Area & affects a Public Right of Way.

### UPDATE DETAILS

#### PUBLIC OPEN SPACE:

Since the publication of the Committee Report, the applicant has been in discussions with officers regarding Local Equipped Area of Play (LEAP), Neighbourhood Equipped Area for Play (NEAP) and Local Areas of Play (LAP) provision. Updated plans of these facilities have now been received and are considered acceptable by the Council's Leisure and Landscape Officer.

There are three LAPs. The LAP to the north of the site would comprise rubber steps and a balance beam, the LAP to the centre of the site would comprise a play mound and tree stumps, and the LAP to the south of the site would comprise boulders, a log walk and play mounds.

The LEAP is in the northeast corner of the site, and the three LAPs spread through the rest of the development. The NEAP comprises a fitness trail through the large area of open space on the southern and southwestern part of the site. The trail would comprise a variety of outdoor fitness equipment suitable for a variety of ages.

As these details are considered acceptable by officers, details of them are no longer needed post decision and the condition previously proposed is no longer necessary. Accordingly, it has been deleted from the recommendation.

It is also noted that following discharge of condition the PRow through the site shall now be finished in crushed limestone rather than tarmac as previously reported.

#### BRIDGE OVER THE BARNHAM RIFE:

We are still awaiting a response from the Environment Agency (EA) and understand that discussions between the applicant and the EA are ongoing. However, it is possible that to address any comments from the EA the applicant may need to alter the plans of the bridge. Delegated authority is therefore also requested to accept and approve updated plans so long as any updates are minor in nature and relate to the bridge.

#### RECOMMENDATION

Delegated authority is sought to the Group Head of Planning in consultation with the Chair or Vice Chair of the Planning Committee to approve the development once the Environment Agency (EA)

have confirmed that they have no objection to the proposed bridge, and if required accept non-material amendments to plans/details of the bridge as required to satisfy the EA, subject to the proposed conditions.

The full list of conditions is contained on the attached conditions sheet.

Approval of reserved matters following BN/149/22/PL for 200 dwellings respect of appearance, landscaping, layout and scale. This application may affect the setting of listed buildings, may affect the Church Lane, Barnham Conservation Area & affects a Public Right of Way.

Land South of Barnham Station  
Barnham

## RECOMMENDATION

AC - Approve Conditionally

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

Allotment WC Block Elevations & Floor Plans 220615/AB/WC/EP Rev A  
 Bin/Cycle Store 1 Elevations & Floor Plans 220615/AB/BS1/EP Rev B  
 Bin/Cycle Store 2 Elevations & Floor Plans 220615/AB/BS2/EP Rev B  
 Close Boarded Fence DB-SD13-006  
 House Types T51 Elevations & Floorplans 220615/HT/T51/EP Rev E  
 House Types T52 Elevations & Floorplans 220615/HT/T52/EP Rev E  
 House Types T54 Elevations & Floorplans 220615/HT/T54/EP Rev E  
 House Types T55 Elevations & Floorplans 220615/HT/T55/EP Rev E  
 Location Plan 220615/LP Rev A  
 Single Garage Elevations & Floorplans 220615/AB/SG/EP Rev B  
 Site Location Plan BSO/E5036/001  
 Substation Elevations & Floor Plans 220615/AB/SUB/EP Rev A  
 Twin Garage Elevations & Floor Plans 220615/AB/TG/EP Rev B  
 Twin Garage (Side Gable) Elevations & Floor Plans 220615/AB/TG-G/EP  
 House Types HOP-D (Tile Hanging) Elevations & Floorplans 220615/HT/HOP-D-T1/EP Rev A  
 House Types HOP-D (Flint) Elevations & Floorplans 220615/HT/HOP-D-F/EP Rev A  
 House Types HOP Elevations & Floorplans 220615/HT/HOP/EP Rev E  
 House Types HOP-D Elevations & Floorplan 220615/HT/HOP-D/EP Rev E  
 House Types HOP (Tile Hanging) Elevations & Floorplans 220615/HT/HOP-T1/EP Rev A  
 House Types KEN Elevations & Floorplans 220615/HT/KEN/EP Rev E  
 House Types KNI Elevations & Floorplans 220615/HT/KNI/EP Rev E  
 House Types LAM Elevations & Floorplans 220615/HT/LAM/EP Rev E  
 House Types LAM (Tile Hanging) Elevations & Floorplans 220615/HT/LAM-T/EP Rev A  
 House Types MAT Elevations & Floorplans 220615/HT/MAT/EP Rev E  
 House Types MEW (Tile Hanging) Elevations & Floorplans 220615/HT/MEW-T/EP Rev A  
 House Types MEW Elevations & Floorplans 220615/HT/MEW/EP Rev E  
 House Types MON Elevations & Floorplans 220615/HT/MON/EP Rev A  
 House Types SHE Elevations & Floorplans 220615/HT/SHE/EP Rev E  
 House Types SHE (Tile Hanging) Elevations and Floorplans (220615/HT/SHE-T/EP Rev A  
 House Types TUD Elevations & Floorplans 220615/HT/TUD/EP Rev A  
 Coloured Site Layout 220615/02/CSL Rev L  
 House Types AHD (Flint) Elevations & Floorplans 220615/HT/AHD-F/EP Rev A  
 House Types AHD Elevations & Floorplans 220615/HT/AHD/EP Rev E  
 House Types Apartment Elevations and Floorplans 1 220615/HT/APT1/EP Rev F  
 House Types Apartment Elevations and Floorplans 2 220615/HT/APT2/EP Rev F  
 House Types CAT (Flint) Elevations & Floorplans 220615/HT/CAT-F/EP Rev A  
 House Types CAT Elevations & Floorplans 220615/HT/CAT/EP Rev E  
 House Types DEA Elevations & Floorplans 220615/HT/DEA/EP Rev E  
 House Types WIN (Tile Hanging) Elevations & Floorplans 220615/HT/WIN-T/EP Rev B  
 House Types WIN Elevations & Floorplans 220615/HT/WIN/EP Rev B  
 House Types HAV Elevations & Floorplans 220615/HT/HAV/EP Rev E  
 House Types MIL Elevations & Floorplans 220615/HT/MIL/EP Rev E

Landscape Proposals BDWS23957 11 Rev E Sheet 1  
 Landscape Proposals BDWS23957 11 Rev E Sheet 2  
 Landscape Proposals BDWS23957 11 Rev E Sheet 3  
 Landscape Proposals BDWS23957 11 Rev F Sheet 4  
 Landscape Proposals BDWS23957 11 Rev E Sheet 5  
 Landscape Proposals BDWS23957 11 Rev E Sheet 6  
 Landscape Proposals BDWS23957 11 Rev E Sheet 7  
 Landscape Proposals BDWS23957 11 Rev E Sheet 8  
 Landscape Proposals BDWS23957 11 Rev E Sheet 9  
 Levels Strategy Sheet 1 BSO/E5036/002 F  
 Levels Strategy Sheet 2 BSO/E5036/003 F  
 Levels Strategy Sheet 3 BSO/E5036/004 F  
 Open Space - Whole Site BDWS23957 20 Rev J  
 Open Space Proposals BDWS23957 20 Rev K Sheet 1  
 Open Space Proposals BDWS23957 20 Rev K Sheet 2  
 Open Space Proposals BDWS23957 20 Rev K Sheet 3  
 Open Space Proposals BDWS23957 20 Rev K Sheet 4  
 Open Space Proposals BDWS23957 20 Rev K Sheet 5  
 Open Space Proposals BDWS23957 20 Rev K Sheet 6  
 Open Space Proposals BDWS23957 20 Rev K Sheet 7  
 Open Space Proposals BDWS23957 20 Rev K Sheet 8  
 Open Space Proposals BDWS23957 20 Rev K Sheet 9  
 Play Area Proposals BDWS23957 21 Rev B  
 Site Layout Boundary Treatment Plan 20615/09/BT Rev L  
 Site Layout Dwelling Types 220615/04/DT Rev L  
 Site Layout Fire Strategy Plan 220615/10/FS Rev L  
 Site Layout M4(2) & M4(3) Plan 220615/11/M4(2)-M4(3) Rev R  
 Site Layout Materials Plan 220615/08/MP Rev P  
 Site Layout Parking Plan 220615/06/PP Rev L  
 Site Layout Storey Heights Plan 220615/03/SH Rev L  
 Site Layout Refuse Strategy Plan 220615/07/RS Rev L  
 Site Layout 220615/01/SL Rev AJ  
 Site Layout Hard Landscaping Plan 220615/12/HL Rev G  
 Site Layout Overlay Plan 220615/30/OP  
 Site Layout Tenure Plan 220615/05/TP Rev N  
 Twin Garage (Gabled) Elevations & Floorplans 220615/AB/TG/EP Rev B  
 Schedule of Accommodation Rev AE  
 Street Scenes 220615/SS/01 Rev E  
 Site Visibility ITB18228-GA-003 Rev. H  
 Swept Path Analysis - Estate Car ITB18228-GA-004 Rev. D  
 Swept Path Analysis - Estate Car ITB18228-GA-005 Rev. D  
 Swept Path Analysis - Fire Appliance ITB18228-GA-002 Rev. H  
 Swept Path Analysis - Refuse Vehicles ITB18228-GA-001 Rev. G  
 Barnham Rife Crossing General Arrangement BSO/E5036/009D

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 Notwithstanding the submitted drawings and details, no above ground works shall commence until details, specifications, and samples of materials to be used in the

- a) implementation of the approved hard landscaping scheme; and
- b) construction of walls, fenestrations, and roofs of dwellings

have been submitted to and approved by the Local Planning Authority. The materials so approved shall be used in the implementation of the development.

Reason: To enable the Local Planning Authority to control the development in terms of visual quality in accordance with Policy D DM1 of the Arun Local Plan.

- 3 Floor plans, elevations, and roof plans of cycle stores shown on the approved Site Layout Parking Plan 220615/06/PP Rev L shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking for each dwelling shall be installed in accordance with the approved plans prior to occupation of said dwelling, 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.

- 4 The works to Footpath FP323 shall be carried out in accordance with the PROW Summary Note (ITB18228-003 TN) and any recycled aggregate shall be clean with no glass, plastic or metal in it.

Reason: To provide convenient, safe, comfortable and attractive routes for pedestrian and cyclists in accordance with Policy T DM1 of the Arun Local Plan.

- 5 Footpath FP323 shall be kept open and unobstructed until a Public Path Order has been issued by the Local Planning Authority for the diversion of the footpath and a formal permissive path agreement is made between the landowner and West Sussex County Council for upgrading the footpath.

Reason: To enable the Local Planning Authority and Local Highways Authority to control the development in terms of active travel and accessibility in accordance with Policy T DM1 of the Arun Local Plan.

- 6 The soft landscape measures set out in the approved Soft Landscape Specification (Received on 30/08/2023) and Soft Landscape Management and Maintenance Plan (Received on 30/08/2022) shall be implemented as approved.

Reason: To ensure that the approved soft landscape scheme is appropriately implemented, maintained and managed in accordance with Policies ENV DM4 and ENV DM5 of the Arun Local Plan.

- 7 Notwithstanding the provisions of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no dormer windows or extensions shall be constructed unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To ensure the amenities of future occupants are protected from overlooking or loss of privacy in accordance with Policy D DM1 of the Arun Local Plan.

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## REPORT UPDATE

**Application no:** AL/70/23/OUT  
**Page no:** 41  
**Location:** Land West of Lidsey Road (A29) Lidsey  
**Description:** Outline planning application with all matters reserved except access for residential development of the site with up to 155 dwellings (Use Class C3), informal and formal public open space, landscaping, drainage, and other associated works. This application is a Departure from the Development Plan. This is Not CIL liable as Outline.

### UPDATE DETAILS

Reason for Update/Changes:

### CONSULTATIONS -

WSCC Drainage advised on 17/08/23 that following correspondence with the applicants, their objection is withdrawn. They request drainage conditions which are already covered by those included in the recommendation at the request of our engineers.

ADC Environmental Health responded on 04/09/23 to state they have assessed the noise and air addendum reports and have no further comments. They request that the full contaminated land condition that they previously requested is placed on any permission given. This condition is already included within the report.

### CONDITION ALTERATIONS -

Minor changes to conditions 4, 8, 9, 10, 11, 12 and 24 have been agreed with the applicant. This includes the applicant requesting that conditions 9, 10, 11 are re-worded to require approval prior to commencement rather than with the reserved matters submission.

Officers Comment:

The changes to the conditions are attached on the amended replacement recommendation sheet.

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Outline planning application with all matters reserved except access for residential development of the site with up to 155 dwellings (Use Class C3), informal and formal public open space, landscaping, drainage, and other associated works. This application is a Departure from the Development Plan. This is Not CIL liable as Outline.

Land West of Lidsey Road (A29)  
Lidsey

## RECOMMENDATION

ACS - App Cond sub to S106

- 1 The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-
  - (a) Layout;
  - (b) Scale;
  - (c) Appearance;
  - (e) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
 

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
- 3 The development hereby approved shall be carried out in accordance with the following approved plans
 

Dwg No 2150-DLA-XXX-XXX-DR-L-L28-S02 Location Plan.  
Dwg 36 Rev F Proposed Access Arrangements Sheet 1 of 3.  
Dwg 36 Rev F Proposed Access Arrangements Sheet 2 of 3; and  
Dwg 36 Rev F Proposed Access Arrangements Sheet 3 of 3.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies C SP1, D DM1, QE SP1, QE DM3, T SP1 and T DM1 of the Arun Local Plan.
- 4 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (The Ecology Co-op, December 2022) and Lighting and Reptile Strategy Addendum (The Ecology Co-op, January 2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may 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 supervise 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 to 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 Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

- 5 The development shall achieve a minimum of 10% energy supply reduction from either the use of decentralised/renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF). Any physical features that are required as part of the works must be installed prior to the occupation of each dwelling/the building and shall be thereafter permanently maintained in good working condition.

Reason: In order to secure a reduction in on site energy use in accordance with policy ECC SP2 of the Arun Local Plan and the NPPF.

- 6 The landscape and layout details to be submitted pursuant to condition 1 shall include the following items:

(1) Details of all existing trees and hedgerows on the land indicating which are to be retained and which are to be removed. These required details are to include a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule', a 'Tree Constraints Plan', and in the event that a root protection area of any tree which is proposed for retention overlaps the development, then an 'Arboricultural Method Statement' and a 'Tree Protection Plan'. Development shall be carried out in accordance with the approved details. No hedge or tree shall be felled, uprooted, or otherwise removed before, during or after the construction period except where removal is indicated on a plan approved by the Local Planning Authority.

(2) Full landscaping details including the use of native trees and compensatory planting on the basis of 2 trees/hedge units for every 1 lost.

(3) Details of the position, design, materials, height, and type of all boundary treatments to be provided. The boundary treatments shall be provided to each dwelling before the dwelling is occupied or in accordance with the approved phasing plan. Gaps shall be included at the bottom of the fences to allow movement of small mammals across the site. Development shall be carried out in accordance with the approved details and permanently retained in a useable condition thereafter; and

(4) Full details of all new external lighting (including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage). This submission should also cover new streetlighting if required. The scheme should seek to conform with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011). It must also:

- identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interest of visual amenity, the quality of the environment, the site biodiversity, the interests of minimising crime and to minimise unnecessary light spillage outside the development site in accordance with policies D DM1, QE SP1, QE DM2, ENV DM4 and ENV DM5 of the Arun Local Plan and the NPPF.

- 7 The layout and landscape details to be submitted pursuant to condition 1 shall include full details of the required public open space (POS) & play areas and management arrangements. The POS and play areas shall thereafter be implemented in accordance with the provision as agreed prior to occupation of the 77th dwelling and permanently retained thereafter. The approved management details shall be permanently adhered to.

Reason: To ensure that the POS and Play provision is provided and that a management regime is established in accordance with policy OSR DM1 of the Arun Local Plan.

- 8 The landscape and layout details to be submitted pursuant to condition 1 shall include a Biodiversity Gain Plan to ensure that there is a net gain in biodiversity within a 30-year period as a result of the development. The net biodiversity impact of the development shall be measured in accordance with the Secretary of State's biodiversity metric as applied in the area in which the site is situated at the relevant time. The content of the Biodiversity Gain Plan should include the following:

- a) Proposals for the on-site biodiversity net gain.

b) A management and monitoring plan for onsite biodiversity net gain including 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed; and

c) Proposals for any off-site biodiversity net gain provision; and where appropriate,

d) A management and monitoring plan for all offsite biodiversity net gain including 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2, 5, 10, 15, 20, 25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

The development shall be implemented in full accordance with the requirements of the approved Biodiversity Gain Plan.

Reason: To conserve and enhance protected and Priority species in accordance with policy ENV DM5 of the Arun Local Plan and to 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 Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

9 No development shall take place, until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the Local Planning Authority. The Reptile Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate maps and plans.
- e) Type and source of materials to be used where appropriate, e.g., native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance of the receptor area(s).
- i) Details for monitoring and remedial measures; and
- j) Details for disposal of any wastes arising from works.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To conserve and enhance protected and Priority species in accordance with policy ENV DM5 of the Arun Local Plan and to 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 Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

10 No development shall take place, until a Landscape and Ecological Management Plan (LEMP).has been submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year and covering a minimum of a 30-year period).
- g) Details of the body or organisation responsible for implementation of the plan; and
- h) Ongoing monitoring and remedial measures.

The LEMP shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented 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 to 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 Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

- 11 No development shall take place, until a Biodiversity Enhancement Strategy has been 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 conserve and enhance protected and Priority species in accordance with policy ENV DM5 of the Arun Local Plan and to 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 Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

- 12 The layout, scale, and appearance details to be submitted pursuant to condition 1 shall include the following items:

(1) A scheme for the provision of facilities to enable the charging of electric vehicles in accordance with the Arun Parking Standards SPD to serve the approved dwellings. 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 applicable at the time (or any subsequent guidance). The electric vehicle charge points shall thereafter be retained and maintained in good working condition.

(2) A detailed level survey of the site including existing and resulting ground levels and the slab levels of the buildings the subject of this approval.

(3) 5% of all parking provided as suitable for disabled persons. This must include a percentage of the proposed visitor parking spaces.

(4) Full details of cycle storage including elevations where such is provided in separate buildings; and

(5) A colour schedule of the materials and finishes to be used for the external walls and roofs of the proposed buildings.

Reasons: In the interests of visual amenity, road safety, the needs of the disabled, to mitigate against any potential adverse impact of the development on local air quality and as new petrol, diesel and hybrid cars/vans will not be sold beyond 2030 all in accordance with policies T SP1, D DM1, QE SP1, QE DM3 of the Arun Local Plan, the Arun Parking Standards SPD and the NPPF.

- 13 Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to condition 1 shall ensure that the scheme makes provision for accommodation to meet the Building Regulations Standards M4(2) and M4(3) in accordance with Aldingbourne Neighbourhood Development Plan Policy H2 and the Councils guidance note "Accommodation for Older People and People with Disabilities Guidance".

Reason: To ensure that part of the development allows for residents to remain in their own homes over the course of their lifetime in accordance with policies D DM1 and D DM2 of the Arun Local Plan and section 4 of the Councils guidance Note "Accommodation for Older People and People with Disabilities Guidance".

- 14 The layout, scale and appearance details referred to in Condition 1 shall include details of any temporary sales areas that may be required during the construction and marketing of the development. Such details shall include any temporary buildings or temporary changes to buildings and any temporary change to the development layout. The approved details shall be for a temporary period only ending on or before the date that the last dwelling on the site has been sold. The buildings or area shall be returned to their approved permanent appearance within 3 months of the date of the last building sold.

Reason: In the interest of visual & residential amenity and the character/appearance of the surrounding area in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

15 No development shall take place, until a Construction & Environmental Management Plan and accompanying Site Setup Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with National Highways, WSCC Highways, the council's environmental health officer and ecologist as appropriate). Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction and will include (but not be limited to) details of the following information for approval:

- the phased programme of construction works;
- the anticipated, number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the strategic road network during the peak hours of 0800-0900 and 1700-1800 where practicable);
- the preferred road routing for all construction traffic associated with the development;
- provision of wheel washing facilities (details of their operation & location) and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders);
- details of street sweeping;
- details of a means of suppressing dust & dirt arising from the development;
- a scheme for recycling/disposing of waste resulting from demolition and construction works (i.e. no burning permitted);
- details of all proposed external lighting to be used during construction (including location, height, type & direction of light sources and intensity of illumination);
- details of areas for the loading, unloading, parking and turning of vehicles associated with the construction of the development;
- details of areas to be used for the storage of plant and materials associated with the development;
- details of the temporary construction site enclosure to be used throughout the course of construction (including access gates, decorative displays & facilities for public viewing, where appropriate);
- contact details for the site contractor, site foreman and CDM co-ordinator (including out-of-hours contact details);
- details of the arrangements for public engagement/consultation both prior to and continued liaison during the construction works;
- details of any temporary traffic management that may be required to facilitate the development including chapter 8 traffic signage;
- measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s).

No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work on Sunday or Bank/Public Holidays. In addition, there shall be no external working, an hour before, during and an hour after sunset and sunrise even if those times fall within the above time periods.

Details of how measures will be put in place to address environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints, shall be available on site and their availability made known to all relevant parties.

Reason: In the interests of the safety/amenity of nearby residents & occupiers of any nearby noise sensitive premises, the safety & general amenities of the area, biodiversity (particularly bats) and in the interests of highway safety in accordance with policies D DM1, ENV DM5, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1 of the Arun Local Plan and the NPPF. This is required to be a pre-commencement condition because it is necessary to have the construction site set-up agreed prior to access by construction staff.

16 Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

1. A 'Preliminary Risk Assessment' which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
2. A 'Site Investigation Scheme', based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. Based on the 'Site Investigation Scheme' and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A 'Verification Plan' providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these parts, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to occupation of any dwelling or part of the site (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved Verification Plan to demonstrate that the site remediation criteria have been met. The report shall also include a 'long-term monitoring and maintenance plan' for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the Verification Plan, and for the reporting of this in writing to the Local Planning Authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 17 Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design, and subsequent management / maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policies W DM1 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the foul water drainage system prior to commencing any building works.

- 18 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 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.

- 19 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.

- 20 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage

system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with polices W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

- 21 Development shall not commence, until a Soil Resource Plan has been submitted to and approved in writing by the Local Planning Authority. This shall set out how soils on the site are to be protected during construction and then recycled/reused in the new development layout. The soil protection/mitigation measures shall be implemented as per the document and then permanently adhered to throughout the construction and development of the site.

Reason: In accordance with Arun Local Plan policy SO DM1 and the NPPF. It is necessary for this to be a pre-commencement condition to protect the best and most versatile soils on the site prior to the construction commencing.

- 22 Prior to commencement of development the applicant shall prepare and submit for approval an Employment and Skills Plan. Following approval of the Employment and Skills Plan the developer will implement and promote the objectives of the approved plan.

Reason: In accordance with Policy SKILLS SP1 of the Arun Local Plan. This must be a pre-commencement condition as it relates to the construction phase of development and to ensure measures are in place so that local crafts people and apprentices are employed on the development.

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

Reason: The site is of archaeological significance in accordance with Arun Local Plan Policy HER DM6. This is required to be a pre-commencement condition because otherwise the disturbance of earth could harm important deposits.

- 24 Where the development hereby approved does not commence within 12 months from the date of the decision being issued, further supplementary ecological surveys for badgers must be undertaken prior to commencement to inform the preparation and implementation of ecological measures required. The supplementary surveys shall be of an appropriate type for this species and survey methods shall follow national good practice guidelines. The surveys and mitigation measures must be submitted to and approved in writing by the Local Planning Authority.

Reason: To conserve and enhance protected and Priority species in accordance with policy ENV DM5 of the Arun Local Plan and to 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 Natural Environment and Rural Communities Act 2006 (Priority habitats & species). This is required to be a pre-commencement condition because badgers must be protected during construction.

- 25 No development above damp-proof course (DPC) level shall take place unless and until details of the proposed location of the required fire hydrants have been submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service.

Prior to the first occupation of any dwelling forming part of the development, the developer shall at their own expense install the required fire hydrants (or in a phased programme if a large development) in the approved locations to BS:750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.

The fire hydrants shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner/occupier if the installation is retained as a private network.

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

- 26 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on drawing number 36.

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

- 27 Prior to the occupation of any part of the development, the applicant or developer shall ensure that infrastructure is implemented to allow for the provision of the highest available headline speed of

broadband provision to future occupants of all of the development from a site-wide network provided as part of the initial highway works and in the construction of frontage thresholds to buildings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site will continue in accordance with the approved strategy.

Reason: To safeguard the amenities of future residents in accordance with Arun Local Plan policy TEL SP1.

- 28 Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained and in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 29 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment & prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4.

- 30 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.

- 31 INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to:

(1) The provision of 30% affordable dwellings (consisting of 67% affordable rented, 25% First Homes & 8% Intermediate). The s106 will be tailored to include local housing clauses and involve the Aldingbourne, Barnham, and Eastergate Community Land Trust.

(2) A contribution of £515.58 per new dwelling (index linked from 2017 prices) from this application site towards mitigation measures on the A27 between the A27/B2233 Nyton Road junction and the A27/A280 Patching dumbbell roundabout.

(3) A Travel Plan and its associated fee of £3,500 (at the time of writing) for monitoring and auditing of the Travel Plan; and

(4) A Secondary School Transport Contribution as according to the formula set out in the report.

- 32 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk). Please read the New Connections Services Charging Arrangements documents via <https://beta.southernwater.co.uk/infrastructurecharges>.

- 33 INFORMATIVE: Following approval of details showing the proposed location of all fire hydrant(s) or stored water supply (in accordance with West Sussex Fire and Rescue Service's Guidance Notes) and prior to the first occupation of any dwelling or unit forming part of the proposed new development you are advised to contact West Sussex Fire and Rescue Service (WSFRS) make them aware of all the fire hydrants for the site and their locations. They can then be operated and tested, their location marked up locally and plotted on the water management system and mapping. This information is then available to all fire crews attending the site, essential for locating the nearest fire hydrants available in the vicinity of a fire without delay.

Without this information WSFRS would not be aware of any fire hydrants available on the site and lead to valuable time being spent looking for a water supply to keep the fire appliance supplied with water. Without a supply of water people's lives and properties could be put at undue risk in the event



of a fire. Fire hydrant information is to be sent to either the Planning Officer or directly to the Water and Access Department, WSFRS on the details given below:  
Frs.waterandaccess@westsussex.gov.uk

- 34 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.
- 35 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.
- 36 INFORMATIVE: In the interests of crime prevention and deterrence, the development should incorporate security measures in accordance with the consultation advice of Sussex Police (dated 12/05/23) as available on the Councils website.
- 37 INFORMATIVE: The applicant's attention is drawn to the requirements of the Environmental Protection Act 1990 and the Clean Air Act 1993 with regard to burning on site. A statutory nuisance may be caused by smoke and/or ash from fires or noise from the cutting and/or chipping trees. In addition, air quality could be adversely affected on large projects. The granting of this planning permission does not permit a statutory nuisance to be caused. The Environment Agency should be contacted regarding Exemption Permits to burn on site.
- 38 INFORMATIVE: We encourage the highest practicable standards of building insulation and use of renewable forms of heating (such as ground and air source heat pumps) as opposed to natural gas boilers where possible. This action would contribute to the improvement of local air quality and reduce overall GHG emissions in the long term. If any heat pumps are to be included in the development the applicant shall be required to demonstrate that any pump/s meets the criteria detailed in the Micro Certification Scheme planning standards (MCS 020).
- 39 INFORMATIVE: The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
- 40 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'.

- 41      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.
- 42      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.
- 43      INFORMATIVE: A surface water drainage verification condition guidance note is available at <https://www.arun.gov.uk/drainage-planning-consultations>, this clearly sets out our requirements for discharging this condition

# REPORT UPDATE

**Application no:** BE/61/23/RES  
**Page no:** 1  
**Location:** Land East of Shripney Road & South of Hadden House Shripney Road Bersted  
**Description:** Approval of Reserved Matters, following BE/109/19/OUT, for the provision of 44 dwellings, providing details of layout, scale, appearance and landscaping. This application is in CIL Zone 3 and is CIL Liable as new dwellings, may affect the character and appearance of the Shripney Conservation area and is a Departure from the Development Plan.(Resubmission of BE/131/22/RES).

## UPDATE DETAILS

### Reason for Update/Changes:

Further consultation responses have been received from WSCC's Flood Risk Management Team (the LLFA) and ADC Greenspace. Amended plans have also been submitted by the applicant.

### ADDITIONAL CONSULTATION RESPONSES:

The LLFA maintain their objection on the grounds of a lack of source control SuDS features, clarity regarding the use of the culvert and function of the 'biodiversity pond'. As set out within the main report, this is a reserved matters application and drainage matters were predominantly addressed at outline stage and in conditions, to which the LLFA previously raised no objection. Furthermore, if drainage conditions cannot be agreed in the future, a new reserved matters application would need to be submitted and the applicant is aware of this.

ADC Greenspace offer no objection on the basis that the submitted Planting Plans and Illustrative Landscape Strategy present a scheme that would be suitable for the location and setting.

### ADDITIONAL DOCUMENTS:

The applicant submitted additional information on the 5th September in the form of amended plans to address concerns raised by WSCC Highways in relation to the location of disabled access for the hatched visitor spaces east of plot 42 within the carriageway and concerns raised by officers in relation to the potential overlooking impacts resulting from the location of four of the site's eight three-storey units on plots 31-34.

The revised layout plan now shows the disabled access for visitor spaces east of plot 42 as being entirely outside of the carriageway, as per WSCC Highways' request.

In terms of plots 31-34, the applicant has advised that the proposed three-storey units were positioned here for a number of reasons:

- Town houses utilises integral garages in place of surface parking, which helps in an otherwise constrained corner of the site.

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- Existing boundary tree hedge planting provides a good level of screening to mitigate any potential overlooking
- The southern elevation of the existing property to the north has no windows above ground floor level.
- Separation distance from plots 31-34 is over 21m to the existing extension and 25m to the main house. These are comparable to back to back distance on plots 38-41 and 29/30, and comply with the ADG.
- The easement required for the electric main provides a further buffer between the proposed dwellings and existing house.

Revised elevation drawings have also been submitted for these units, showing the removal of a third-storey rear window.

Based on the additional information provided, officers previous concerns have now been addressed. The list of plans and drawings included as part of Condition 1 has also been updated to reflect the amendments, as follows:

The development hereby approved shall be carried out in accordance with the following approved plans & documents:

- C9\_22\_19\_WD\_100 Site Layout GF
- C9\_22\_19\_PL\_112 Site Layout Roofplan
- C9\_22\_19\_PL\_113 Site Sections
- C9\_22\_19\_PL\_114 Site Sections
- C9\_22\_19\_PL\_300A Plot 1 Plans and Elevations
- C9\_22\_19\_PL\_301 Plot 2/5/6/7/8 Plans and Elevations
- C9\_22\_19\_PL\_302 Plot 3 Plans and Elevations
- C9\_22\_19\_PL\_303 Plot 4 Plans and Elevations
- C9\_22\_19\_PL\_304 Plot 9-10 Plans and Elevations Rev A
- C9\_22\_19\_PL\_305 Plot 11/12 Plans and Elevations
- C9\_22\_19\_PL\_306 Plot 13-15 Plans and Elevations
- C9\_22\_19\_PL\_307 Plot 16-17 Plans and Elevations
- C9\_22\_19\_PL\_308 Plot 18-22 Plans
- C9\_22\_19\_PL\_309 Plot 18-22 Elevations
- C9\_22\_19\_PL\_310 Plot 23-26 Plans
- C9\_22\_19\_PL\_311 Plot 23-26 Elevations
- C9\_22\_19\_PL\_312 Plot 27-28 Plans and Elevations
- C9\_22\_19\_PL\_313 Plot 29-30 Plans and Elevations
- C9\_22\_19\_PL\_314 Plot 31-32/33-34 Plans and Elevations
- C9\_22\_19\_PL\_315 Plot 35-37/42-44 Plans and Elevations
- C9\_22\_19\_PL\_316 Plot 38-39 Plans and Elevations
- C9\_22\_19\_PL\_317 Plot 40-41 Plans and Elevations
- C9\_22\_19\_PL\_320 Car barns / Cycle Stores
- 500-02 Rev D Engineering Details Drained Areas & Exceedance Flow Routes
- 503-01 Rev E Engineering Details Longitudinal Sections
- 602-01 Rev H Engineering Details Drainage Layout
- DD598L01 Rev D Illustrative Landscape Strategy Plan

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- DD598L03 Rev A Detailed Planting Plan 1 of 3
- DD598L04 Rev A Detailed Planting Plan 2 of 3
- DD598L05 Detailed Planting Plan 3 of 3
- 2261-4 Tree Protection Plan
- Micro Drainage Calculations for Surface Water Drainage and Site Investigation Results Ref KNC2212/MDC-A
- Surface Water Drainage Proposal Checklist
- Drainage Statement
- Manual for Managing Trees on Development Sites
- Installing Services in Root Protection Areas
- Arboricultural Impact Appraisal and Method Statement
- Transport Statement Ref DS/LI-ITB18131-003A
- Design and Access Statement Rev B (Parts 1 & 2)
- Ecology, Tree Protection Fencing, Site Preparation & Clearance and Habitat Management & Enhancement

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.

Officers Comment:

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

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## REPORT UPDATE

**Application no:** BR/142/23/PL  
**Page no:** 115  
**Location:** Regis Centre and adjoining land Belmont Street Bognor Regis  
**Description:** Application under Regulation 3 of the Town & Country Planning Act (General Regulations) 1992 for partial demolition of existing theatre and erection of extension to provide new studio/performance space, cafe/bar/restaurant, foyer, back of house space, outside seating area, new and replacement landscaping and new plant on roof space. This application may affect the setting of listed buildings and is in CIL Zone 4 (Zero Rated) as other development.

### UPDATE DETAILS

Reason for Update/Changes:

#### REPRESENTATIONS:

One additional letter of support has been received from Chichester University on the basis of the benefits of the new facilities for its students.

#### CONSULTATIONS:

Environmental Health (EH) -

Raise no objection subject to conditions covering construction management, lighting, unexpected contamination, kitchen ventilation, deliveries, noise and asbestos.

The recommendation already includes conditions relating to construction management, unexpected contamination, asbestos and noise however changes will be required to the asbestos and noise conditions to reflect the EH requirements. A lighting condition is not reasonable since the existing building already has lighting and the application states no new lighting is proposed.

Conditions restricting hours of use and delivery times are not appropriate as there is no existing restriction on the premises. However, given the entrance is being relocated to the western side and as there are residential properties located on the opposite side of Place St Maur, the applicant has agreed to a condition preventing vehicular deliveries from taking place on this side of the building.

WSCC Highways -

State that some of their initial issues remain. These include requested amendments to the 5 accessible parking space area at the north-east corner of the building, lack of on-site cycle storage and lack of a Travel Plan Statement for movements by staff. However, as a minimum, Highways state that cycle storage racks should be provided on the site.

The applicant has identified a couple of potential areas around the building within the red edge

where they could accommodate some cycle hoops and therefore they will accept a condition to secure the details of this. As Highways indicated that as a minimum, the cycle spaces should be secured, the applicant does not wish to respond to the other items.

#### CONDITION ALTERATIONS:

Two duplicate Location and Site plans have been deleted from the Plans condition. There are also a number of condition changes and new conditions/informatives to reflect the comments re highways and environmental health set out above:

- Previous condition 3 has been deleted.
- The new conditions are numbers 7, 8, 9 & 12.
- The new informatives are numbers 18, 19, 20, 21 & 22; and
- The amended conditions are numbers 2, 3, 4, 6 & 11

#### OTHER:

Members should note there is no update yet on the drainage matters referred to in the report.

#### Officers Comment:

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



Application under Regulation 3 of the Town & Country Planning Act (General Regulations) 1992 for partial demolition of existing theatre and erection of extension to provide new studio/performance space, cafe/bar/restaurant, foyer, back of house space, outside seating area, new and replacement landscaping and new plant on roof space. This application may affect the setting of listed buildings and is in CIL Zone 4 (Zero Rated) as other development.

Regis Centre and adjoining land  
Belmont Street  
Bognor Regis

## 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 and documents:

LOCATION PLAN AT-NHA-00-ZZ-D-A-00010 REV P01  
SITE PLAN AT-NHA-PL-00-D-A-PL020 REV P03  
GENERAL ARRANGEMENT PLAN LEVEL 00 AT-NHA-ZZ-00-D-A-00100 REV P06  
GENERAL ARRANGEMENT PLAN LEVEL 00 AT-NHA-PL-00-D-A-PL100 REV P01  
GENERAL ARRANGEMENT LEVEL 01 AT-NHA-PL-01-D-A-PL101 REV P01  
GENERAL ARRANGEMENT PLAN LEVEL 02 AT-NHA-PL-02-D-A-P102 REV P01  
GENERAL ARRANGEMENT PLAN ROOF AT-NHA-PL-03-D-A-PL103 REV P01  
GENERAL ARRANGEMENT ELEVATION NORTH AT-NHA-PL-ZZ-D-A-PL200 REV P02  
GENERAL ARRANGEMENT ELEVATION WEST AT-NHA-PL-ZZ-D-A-PL201 REV P01  
GENERAL ARRANGEMENT ELEVATIONS EAST AND SOUTH SHEET 1 OF 2 AT-NHA-PL-ZZ-D-A-PL201 REV P01  
GENERAL ARRANGEMENT ELEVATIONS EAST AND SOUTH SHEET 1 OF 2 AT-NHA-PL-ZZ-D-A-PL202 REV P02  
GENERAL ARRANGEMENT ELEVATIONS SOUTH SHEET 2 OF 2 AT-NHA-PL-ZZ-D-A-PL203 REV P02  
GENERAL ARRANGEMENT SECTIONS AA & BB AT-NHA-PL-ZZ-D-A-PL301 REV P01  
GENERAL ARRANGEMENT SECTIONS CC & DD AT-NHA-PL-ZZ-D-A-PL302 REV P01  
VIEW FROM ARCADE AT-NHA-PL-ZZ-VS-A-PL400 REV P01  
VIEW FROM THE CROSSING AT-NHA-PL-ZZ-VS-A-PL401 REV P02  
VIEW FROM BELMONT STREET AT-NHA-PL-ZZ-VS-A-PL402 REV P02  
VIEW FROM TOWN HALL AT-NHR-PL-ZZ-VS-A-PL403 REV P01  
VIEW FROM PLACE ST MAUR AT-NHA-PL-ZZ-VS-A-PL404 REV P01  
VIEW FROM ENTRANCE AT-NHA-PL-ZZ-VS-A-PL405 REV P01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1, QE SP1, T SP1, HER SP1, HER DM1 and HER DM2 of the Arun Local Plan.

- 3 All proposed biodiversity enhancement measures and/or works shall be carried out in accordance with the details contained in the Biodiversity Enhancement Plan (ref 1052204 / SET69105-129 (00) rev 01) as agreed in principle with the local planning authority prior to determination. This may 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 supervise all activities, and works shall be carried out, in accordance with the approved details.

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

- 4 No development shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) and accompanying Site Setup Plan have been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- Details of the arrangements for public engagement/consultation both prior to and continued liaison during the construction works.
- Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s).
- Measures to control the emission of dust and dirt during construction.
- Proposed hours of construction (recommend 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no works audible beyond the site boundary on Sunday or Bank/Public Holidays.
- A scheme for recycling/disposing of waste resulting from demolition and construction works i.e., no burning permitted.

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.

No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work on Sunday or Bank/Public Holidays.

Reason: In the interests of highway safety & the amenities of the area, to conserve and enhance protected and priority species and allow the Local Planning Authority to discharge its duties under Arun Local Plan policies T SP1 & QE SP1. This is required to be a pre-commencement condition because it is necessary to have the construction site set-up agreed prior to access by construction staff.

- 5 Prior to commencement of development the applicant shall prepare and submit for approval an Employment and Skills Plan. Following approval of the Employment and Skills Plan the developer will implement and promote the objectives of the approved plan.

Reason: In accordance with Policy SKILLS SP1 of the Arun Local Plan. This must be a pre-commencement condition as it relates to the construction phase and to ensure measures are in place so that local crafts people and apprentices are employed on the development.

- 6 Prior to demolition of any buildings, the following control measures for potential asbestos contamination must be implemented:

a. A full asbestos survey of all existing proposed for demolition shall be undertaken. This shall be submitted to and approved in writing by the Local Planning Authority. If asbestos containing material is identified, then this shall be removed and disposed of by a suitably licensed contractor before demolition; and

b. Site won demolition material shall be assessed for asbestos containing material following demolition and prior to placement. This assessment should be submitted to and approved in writing by the Local Planning Authority before placement. Should significant quantities of asbestos material be identified in demolition material, suitable remediation or mitigation measures will need to be submitted to and approved by the Local Planning Authority prior to the commencement of the construction phase of the development.

Reason: To protect future residents in accordance with policy QE DM4 of the Arun Local Plan. This is required to be pre-commencement condition because otherwise there could be a risk to human health including that of neighbouring residents and persons in the vicinity.

- 7 No part of the extended theatre shall be first used until secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. The spaces so provided shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1.

- 8 The new cafe/bar uses hereby permitted shall not be carried on unless and until details of a suitable system for the extraction of cooking odours (including details of the extract fan units, filters, extraction

hoods and ducting, proposed operating times of all proposed equipment, together with method of noise abatement) has been submitted to and approved in writing by the Local Planning Authority. The equipment approved under this condition shall be installed by a competent engineer before the use hereby permitted commences and thereafter shall be maintained in accordance with the manufacturer's instructions.

Reason: To protect the amenity of nearby local residents in accordance with policies QE DM1 and QE SP1 of the Arun Local Plan.

- 9 Details, including acoustic specifications and operating times, of all proposed new or replacement fixed plant, machinery and equipment associated with air moving equipment, compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the Local Planning Authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the measured background sound level when assessed by a competent acoustician using BS 4142:2014 at any adjoining or nearby noise sensitive premises.

Reason: To protect the amenity of nearby local residents in accordance with policies QE DM1 and QE SP1 of the Arun Local Plan.

- 10 No development above damp proof course (DPC) level shall take place unless and until a colour schedule of materials and finishes to be used for external walls and roofs of the extensions (including the zinc roof) have been submitted to and approved in writing by the Local Planning Authority and the materials approved shall be used in the development.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the preservation of nearby heritage assets in accordance with policies D DM1, HER SP1 and HER DM1 of the Arun Local Plan.

- 11 The development shall include energy efficiency measures that reflect the current standards applicable at the time of submission and include the use of 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 the building 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.

- 12 There shall be no vehicular deliveries at any time to the western side of the building.

Reason: To protect the amenity of local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan.

- 13 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4.

- 14 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 representations received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development set out in the National Planning Policy Framework.

- 15 INFORMATIVE: The owner(s) of any commercial property built before 2000 are legally obliged to hold a copy of an asbestos register for each property in their portfolio. The Local Planning Authority need to be satisfied that if any asbestos previously identified is still present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure.

- 16      INFORMATIVE: In the interests of crime prevention and deterrence, the development should incorporate security measures in accordance with the consultation advice of Sussex Police (dated 06/07/23) as available on the council's website.
- 17      INFORMATIVE: Flood proofing of the proposed development shall be incorporated, where necessary, in accordance with flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)
- 18      INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken in the event that substantiated complaints within the remit of the Environmental Protection Act 1990 are received. For further information, please contact the Environmental Health Department on 01903 737555.
- 19      INFORMATIVE: To prevent impacts to the amenities of future occupiers of the proposed dwelling and occupiers of neighbouring dwellings, the development should be carried out in accordance with the "Arun District Council Construction Code of Practice: For small developments in Arun" which is available from:  
  
<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n12193.pdf&ver=12201>
- 20      INFORMATIVE: Environmental Health require there to be an adequate provision of sanitary accommodation in food businesses.
- 21      INFORMATIVE: The business is required to submit a Food Registration Form to the Environmental Health department 28 days before opening. Further advice can be given to the business, for example, on the internal layout of the food premises. For further advice, please contact the Environmental Health Service on 01903 737755
- 22      INFORMATIVE: The business is required to apply to the Arun District Council Licensing Team for an operative and / or premises licence before trading. Please contact the Arun District Council Licensing Team Manager at [licensing@arun.gov.uk](mailto:licensing@arun.gov.uk) or on 01903 737755 for further information.

# REPORT UPDATE

**Application no:** CM/48/21/RES  
**Page no:** 133  
**Location:** Land to the West of Church Lane South of Horsemere Green Lane Climping  
**Description:** Approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable.

## UPDATE DETAILS

Reason for Update/Changes:

1. Updated landscape comments were received (31/08/23) from the Council's landscape officer in response to the updated plans. The following comments were submitted:
  - No objection to the location and size of the locally equipped area of play (LEAP), local area of play (LAP) and fitness trail. However, no details have been submitted for the equipment to be provided within the play/fitness areas.
  - Pathways appear to be mown grass which are not all year round accessible or DDA compliant.
  - Trees where shown located on made-up ground (mounds) are not considered to be conducive to establishment, these trees should be re-positioned locally to ensure they will thrive and are achievable of long term retention.
  - Seats, litter bins, dog bins and cycle stands all need to be incorporated into a coherent and comprehensive landscape scheme across this development parcel.
  - Maintenance responsibility should be confirmed in conjunction with the maintenance specification detail.
2. Ecology comments have been received (04/09/23) in response to the updated plans - No objection is raised subject to previous conditions.
3. It has also been noted that within the summary of consultation responses, some state 'No comment', just to clarify this does not mean that the Council has not received comments from that statutory consultee, it means that the consultee has responded but has provided no comments on the application.
4. Clarification has also been sought by members in regard to heritage impact and drainage. In regard to heritage, members are guided to the comments from the Council's conservation officer (19/11/21) which concludes "I am of the opinion that the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). The level of harm is considered to be on the lower end of the scale".

As set out in the committee report weighing in favour of the proposal are, the delivery of housing in the light of housing supply shortfall and the delivery of affordable housing; delivery of development

on a strategic allocated site; biodiversity improvements; and employment provision. Each carries substantial weight. Improvements to pedestrian access and contributions towards cycle connection and infrastructure contributions attract moderate weight. On balance, it is considered the public benefits of the proposed development sufficiently outweigh the less than substantial harm identified to the setting of the Listed Buildings/Climping's historic core.

Comments from the Council's conservation officer in terms of materials remain a concern, as such a condition is proposed (Condition 2) for materials to be submitted and approved prior to works above slab level. This has been amended from the previously proposed damp-proof course (DPC) to prevent visible development prior to these details being agreed.

5. In regard to drainage, this was considered and deemed acceptable at outline stage. The site is located within flood zone 1 where there is a low probability of flooding. The Inspector was satisfied that a sustainable urban drainage system could adequately mitigate effects of the development and details could be agreed through appropriate conditions to mitigate any potential flood risk. These conditions will need to be discharge prior to the commencement of the development.

6. In addition Condition 1 has been updated to reflect the amended plans for the LEAP, LAP and fitness trail as well as removing the 'Key Materials Plan'.

Officers Comments:

1. Amended plans have been received which seek to address the comments of the Council's Landscape Officer. These amendments relocate the LAP from the central area away from water bodies in line with the earlier comments of the landscape officer. These amended plans also confirm that the pathway to the LEAP will be all weather and will be accessible all year round.

In regard to the details of the play equipment, these details will be secured through the Section 106 agreement (Paragraph 4.1 of the Third schedule) which states that no development shall commence on a phase on which public open space (POS) is to be provided until a POS scheme in relation to that phase has been submitted to and approved in writing by ADC. This would include undertaking consultation with the Council's Landscape Officer. Details of maintenance for the POS areas will also be secured through the S106 agreement.

A condition has been included as part of the outline approval which requires that any trees which die, are removed or become damaged or diseased within 5 years of planting must be replaced. Therefore, this condition will ensure the retention of the trees planted on the mounds.

Seating has been shown on the submitted landscaping details but no requirement was identified through the determination of the outline or associated S106 for bins, dog bins or cycle stands and as such provision has not been secured.

2-6. No additional officer comments.

The amendments to the conditions are shown on the attached updated recommendation sheet.

Approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable.

Land to the West of Church Lane  
South of Horsemere Green Lane  
Clipping

## RECOMMENDATION

AC - Approve Conditionally

- 1 The development hereby approved shall be carried out in accordance with the following approved drawings
- 20.050.01 - Location Plan
  - 20.050.02 - Site Plan Rev AA
  - 20.050.03 - Block R Plots 1-16 Elevations Rev G
  - 20.050.04 - Block R Plans Rev E
  - 20.050.05 - Block S Plots 10-13 - Elevations Rev G
  - 20.050.06 - Block S Plans Rev E
  - 20.050.07 - Block B (CA1) (Formally block T) Rev C
  - 20.050.08 - Block C (CA1) Rev E
  - 20.050.09 - Block F (CA1) Rev E
  - 20.050.10 - HT C (CA1) Rev D
  - 20.050.11 - HT A (CA2) Rev C
  - 20.050.12 - HT B (CA2) Rev C
  - 20.050.13 - HT C (CA2) Rev C
  - 20.050.14 - HT D (CA2) Rev D
  - 20.050.15 - HT E (CA2) Rev C
  - 20.050.16 - HT F (CA2) Rev C
  - 20.050.17 - Block B (CA2) Rev C
  - 20.050.18 - Block C (CA2) Rev F
  - 20.050.19 - Block E (CA2) Rev D
  - 20.050.20 - Block K (CA2) - Elevations Rev C
  - 20.050.21 - Block K (CA2) - Floorplans Rev D
  - 20.050.22 - HT B (CA1) Rev B
  - 20.050.24 - HT D (CA2) Wayfinding Rev C
  - 20.050.25 - Block A (CA2) Rev D
  - 20.050.26 - HT F (CA1) Rev C
  - 20.050.27 - Block D (CA2) Rev F
  - 20.050.30 - Block D (CA1) Rev E
  - 20.050.31 - Block F (CA2) Rev D
  - 20.050.32 - Block H (CA2) Rev D
  - 20.050.33 - Block H - Plans (CA2) Rev D
  - 20.050.34 - Class D1 - Plans Rev C
  - 20.050.35 - Class D1 - Elevations Rev D
  - 20.050.36 - Class A1 - Plans Rev D
  - 20.050.37 - Class A1 - Elevations Rev E
  - 20.050.38 - Block O - Elevations(CA2) Rev D
  - 20.050.39 - Block O - Plans (CA2) Rev D
  - 20.050.40 - HT D (CA2) Wayfinding Rev C
  - 20.050.41 - Block Q - Elevations (CA2) Rev C
  - 20.050.42 - Block Q - Plans (CA2) Rev D
  - 20.050.43 - HT G (CA4) Rev C

20.050.44 - HT B (CA4) Rev D  
 20.050.45 - HT C (CA4) Rev B  
 20.050.46 - HT Cv (CA4) Rev F  
 20.050.47 - HT E (CA4) Rev C  
 20.050.48 - HT F (CA4) Rev EM  
 20.050.49 - Block A (CA4) Rev D  
 20.050.50 - Block D (CA4) Rev EM  
 20.050.52 - Block F (CA4) Rev C  
 20.050.53 - Block L (CA4) Rev E  
 20.050.55 - HT A (CA5) Rev D  
 20.050.56 - HT B (CA5) Rev C  
 20.050.57 - HT C (CA5) Rev D  
 20.050.58 - HT E (CA5) Rev C  
 20.050.59 - Block A (CA5) Rev F  
 20.050.60 - Block B Wayfinding (CA5) Rev F  
 20.050.61 - Block C (CA5) Rev F  
 20.050.62 - Block E (CA5) Rev D  
 20.050.63 - Block F (CA5) Rev D  
 20.050.64 - Block G (CA5) Rev G  
 20.050.65 - Block H - Elevations (CA5) Rev D  
 20.050.66 - Block H - Plans (CA5) Rev C  
 20.050.68 - Block D Rev G  
 20.050.69 - Key Building HT F Rev D  
 20.050.70 - Key Building HT C Rev D  
 20.050.71 - Single garage Rev A  
 20.050.72 - Single Plus garage Rev A  
 20.050.73 - Twin Garage Rev A  
 20.050.75 - Key Building HT F (CA2) Rev C  
 20.050.77 - Key Building HT C (CA4) Rev C  
 20.050.79 - House Type Key Plan Rev M  
 20.050.80 - Street Scenes page 1 Rev H  
 20.050.81 - Street Scenes Page 2 Rev H  
 20.050.82 - Street Scenes Page 3 Rev H  
 20.050.83 - Street Scenes Page 4 Rev H  
 20.050.85 - Affordable Housing Plan Rev K  
 Design Code - Climping Design Code Rev G  
 20.050.86 - Street Scenes Page 5 Rev H  
 20.050.87 - Street Scenes Page 6 Rev H  
 20.050.88 - Street Scenes Page 7 Rev H  
 20.050.89 - Character Areas Plan Rev G  
 20.050.90 - Section 106 Open Space Plan - Rev G  
 20.050.92 - Parking Plan Spaces for Disabled Persons Rev A  
 DD406L01 - Landscape General Arrangement Plan 1/7 Rev H -  
 DD406L02 - Landscape General Arrangement Plan 2/7 Rev H -  
 DD406L03 - Landscape General Arrangement Plan 3/7 Rev H -  
 DD406L04 - Landscape General Arrangement Plan 4/7 Rev H -  
 DD406L05 - Landscape General Arrangement Plan 5/7 Rev H -  
 DD406L06 - Landscape General Arrangement Plan 6/7 Rev H -  
 DD406L07 - Landscape General Arrangement Plan 7/7 Rev H -  
 DD406L08 - Illustrative Landscape Plan Rev A -  
 DD406L09 - Local Area of Equipped Play LEAP design Rev A -  
 DD406L10 - Local Area of Play Strategy Plan Rev D -  
 DD406L11 - Fitness Trail Rev A -  
 DD406L12 to 41 - Detailed Planting Plans Sheet 1 to 30 Rev C -  
 DD406L42 - Central Green Illustrative Landscape Plan

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

- 2 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 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 buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the nearby Listed Buildings by endeavouring to achieve a development of visual quality in accordance with policy HER DM1 and D DM1 of the Arun Local Plan.

- 3 Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the Local Planning Authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the



approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained and in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 4 No development above damp proof course (DPC) level shall take place until a statement of architectural detail has been submitted to and been approved in writing by the Local Planning Authority. The 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan.

- 5 No dwelling shall be occupied until the roads, footways, and parking areas serving it have been constructed, surfaced and drained in accordance with the approved plans and details.

Reason: To secure satisfactory standards of access for the proposed development, in accordance with Policy D DM1 of the Arun Local Plan.

- 6 No dwelling shall be occupied until the garages and parking areas for that dwelling shown on the approved plans have been provided and constructed for the dwelling to which they relate.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy D DM1 of the Arun Local Plan.

- 7 Prior to occupation of any of the dwellings, details of the proposed electric vehicle charge points to serve the development shall be submitted to the Local Planning Authority for approval and thereafter installed in accordance with the approved details. The charge points shall be retained and maintained in good working condition. Charge points should be Mode 3, 7kw fast chargers as a minimum standard.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Parking Standards SPD (January 2020) and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition because of the need to install the wiring in the ground.

- 8 Prior to the commencement of the development details showing the proposed location of the required fire hydrants shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. This shall include details of phasing for the delivery of the fire hydrants. These approvals shall not be unreasonably withheld or delayed.

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

- 9 Prior to the first occupation of any dwelling forming part of the proposed development, the developer shall at their own expense install the required fire hydrants (as approved under Condition 8 of this approval) in the approved locations to BS:750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.

The fire hydrants shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner/occupier if the installation is retained as a private network.

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

- 10 A scheme for external lighting shall be submitted and approved in writing by the Local Planning Authority. The scheme shall ensure that the lighting is sensitive to bats by minimising the lighting of the woodland along the southern and western boundaries and shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E2.

Reason: To control the residential amenities of the local environment in accordance with Arun Local Plan policies QE SP1, QE DM2 and D DM1.

- 11 INFORMATIVE: The applicant is advised that the erection of temporary directional signage should be

agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

- 12 **INFORMATIVE:** The applicant is advised that any proposed structures on, under, above or adjacent to any roads, watercourses etc, are required to be subject to the Technical Approval process as specified within BD 2/12 of the Design Manual for Roads and Bridges. The applicant should contact the WSCC Structures Team to commence this process. The applicant should note that the failure to obtain technical approval may prevent the future adoption of the structure as part of the public highway or otherwise and as a consequence may incur additional works to bring the works up to a suitable standard.
- 13 **INFORMATIVE:** The applicant is required to enter into a Section 59 Agreement under the 1980 Highways Act to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process. Note this is only required if HGV traffic exceeds 20 movements per working day.
- 14 **INFORMATIVE:** Section 278 Agreement of the 1980 Highways Act - Works within the Highway  
The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works if they affect the existing public highway. The applicant should contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
- 15 **INFORMATIVE:** The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant should 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.
- 16 **INFORMATIVE:** The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.
- 17 **INFORMATIVE:** A surface water drainage verification condition guidance note is available at <https://www.arun.gov.uk/drainage-planning-consultations>, this clearly sets out our requirements for discharging this condition