

REPORT UPDATE

Application no: AL/106/23/PL
Page no: 43
Location: The Coach House Arundel Road Fontwell
Description: Detached single storey teaching building clad in timber. This site is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.

UPDATE DETAILS

Reason for Update/Changes:

In the absence of a further formal response from The Council's Drainage Engineers, verbal correspondence with the Drainage Engineers identifies that it is likely they would be seeking to reword their originally suggested condition to apply from retrospectively as opposed to pre-commencement, acknowledging that the works have already started and since halted.

We have not received any comment from the Environment Agency in relation to this proposal.

Southern Water requested informatives be applied in relation to sewers.

Officers Comment:

In line with the correspondence from the Drainage Engineers, a reworded version of the originally requested condition to reflect the current circumstances of the development has been applied to this recommendation in order to address drainage concerns. It's accompanying informative has also been applied.

The scale of the proposal is limited and unlikely to have any significant impact of the Groundwater Protection Zone. In the absence of responses from the Environment Agency or Portsmouth Water to advise otherwise, it is concluded that the proposal would have no significant impact on the Groundwater Protection Zone.

Southern Water sewer informatives have been added as part of this update.

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

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Detached single storey teaching building clad in timber. This site is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.

The Coach House
Arundel Road
Fontwell

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:
 - Location Plan P001 P2.
 - Proposed Block Plan P002 P2.
 - Proposed Elevations P006 P1.
 - Proposed Roof Plan P005 P1.
 - Proposed Floor Plan P004 P1.
 Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 Within 4 months of this decision, full details of the proposed surface water drainage scheme will be 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 guidance provided by 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. The building hereby approved shall not be used 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.
- 4 The development hereby approved shall be constructed in accordance with the all recommendations identified within the submitted Preliminary Ecological Appraisal Dated: 21/08/23.

Reason: To ensure the adequate protection of biodiversity in accordance with Policies ENV SP1 & ENV DM5 of the Arun Local Plan.
- 5 All biodiversity enhancement measures identified within the recommendations from either calculation 1 or calculation 2 of the submitted Biodiversity Net Gain Assessment Dated: 29/08/23 must be implemented on site within one year of the first use of the building hereby approved.

Reasons: To ensure a net gain of biodiversity is achieved in accordance with Policy ENV DM5 of the Arun Local Plan.
- 6 The development hereby approved shall be constructed in accordance with the submitted Arboricultural Impact Assessment & Method Statement (Dated: 09/08/23).

Reason: To ensure existing trees are retained and incorporated as part of the development in accordance with Policy D DM1 of the Arun Local Plan.

- 7 If any external lighting is required to facilitate the use of the development hereby approved, prior to the buildings first use, a lighting design scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. 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: 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, s40 of the NERC Act 2006 (Priority habitats & species), and in accordance with policies ENV SP1 & ENV DM5 of the Arun Local Plan.

- 8 **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'.

- 9 **INFORMATIVE:** Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.
To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements
- 10 **INFORMATIVE:** It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
- 11 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

REPORT UPDATE

Application no: BR/83/23/PL
Page no: 61
Location: Regis Centre Car Park Belmont Street Bognor Regis
Description: Demolition of former fire station, and construction of a 5-storey, 116-bedroom hotel with ancillary restaurant and all associated works. This application affects the setting of a Listed Building and is in CIL Zone 4 (zero rated) as other development.

UPDATE DETAILS

Reason for Update/Changes:

One extra letter of objection has been received requesting that a committee site visit takes place and listing the following issues:

- Loss of light and privacy to Berkley Court residents.
- Noise disturbance to the same residents.
- Insufficient parking provision.
- Harm to the Grade 2 listed town hall.

The objection also suggests that future WSCC led improvements works to the Esplanade will result in a further loss of potentially 20 spaces in this area and that when the theatre and Brewers Fayre pub are re-opened, parking demand will outstrip capacity.

Officers Comment:

These issues are already covered in the report.

It is understood from speaking with WSCC's Major Projects Project Manager that the plans for the Esplanade will result in 11-13 less on-street spaces whilst the proposed 6 new spaces on the Esplanade will be restricted to electric vehicles only. It is understood that it is aimed to start the works in September 2024 with a Spring 2025 completion.

WSCC Highways have confirmed that their comments on this application were prepared with full awareness of the proposed esplanade improvements and in the knowledge that the general levels of parking across the town, and especially in some car parks, is underutilised.

There are no changes to the recommendation, conditions or informatives.

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REPORT UPDATE

Application no: Y/52/23/PL
Page no: 117
Location: Land West of Bilsham Road Yapton
Description: Full Planning Application for the erection of 170 residential dwellings; with access and parking, the provision of open space, play space and ecology areas with associated vehicular and pedestrian access, attenuation ponds and landscaping and associated works. This application is a Departure from the Development plan and affects a Public Right of Way.

UPDATE DETAILS

Reason for Update/Changes:

RECOMMENDATION CHANGE:

ADC Drainage comments were received on 08/11/23 and state the information supplied is insufficient therefore a holding objection is raised. There are 12 items requested which are set out in the consultation response on the council's website. On this basis, it is proposed to alter the officer recommendation to request that the application be deferred to allow for negotiation between the applicant and our drainage engineers. The application would then come back before the committee once the issues had been resolved and the objection removed.

FURTHER OBJECTIONS:

5 additional letters of objection have been received raising the following issues:

- The application fails to consider the need for active travel routes.
- Insufficient local infrastructure to cope with the extra houses.
- New development in the area is causing a rise in anti-social behaviour.
- Yapton has become a dumping ground for development
- Loss of countryside, wildlife, and farmland.
- Storks have been filmed close to the application site; and
- Slow worms from the adjacent site were released into the Boklok site by Thakeham in 2021.

The majority of these issues have already been covered in the report. The comment about Storks is new but the objector does not state that these have been seen to be using the actual site. In respect of slow worms, Thakeham's ecologist has confirmed that slow worms from the adjacent site were released into areas of the same site and not into the Boklok site.

It is noted that the two sites shares a boundary so there is potential for slow worms to have crossed into the Boklok site however the supporting ecology statements submitted with this application do identify the potential for slow worms and other reptiles to be living in the site's boundaries. The council's ecologist raised no objection to this or the proposed mitigation measures.

POLICY UPDATE:

The new Yapton Neighbourhood Development Plan 2011-2031 was formally made at Full Council last Wednesday. The report had already been written to reflect this situation however it was not possible previously to list the relevant policies in the report. These are listed below:

Policy BB1: Built-up Area Boundary.

Policy H1: Housing requirement.

Policy H2: Dwelling size.

Policy H3: Dwellings appropriate for the needs of older people.

Policy E1: Protection of high value agricultural land.

Policy E3: Protection of natural habitats.

Policy E4: Minimising the environmental impact of development.

Policy E5: Enhancement of biodiversity.

Policy E8: Conservation Areas and Areas of Character.

Policy E11: Minimising the impact of flooding from development; and

Policy PK1: Parking standards for new residential development.

REPORT CORRECTIONS:

On page 122, the report refers to one of the Parish Council objections and states "- The extra 60 units are needed in the context of the wider Housing Land Supply (HLS) shortfall and will deliver benefits to the district as a whole."

The figure of 60 is incorrect as the difference between the previous application and this new application is only 30 dwellings. However, it should be noted that the Parish objection did refer to 60 extra units (not 30), so the officer response was correct in the context of the Parish comment.

The applicant has stated that the officer report is deficient in terms of extolling the benefits of modular building. They request that that this be highlighted to members. The benefits are fully contained in the sustainability statement submitted with the application (section 10) and pages 106-108 of the Design and Access Statement. The key benefits are:

- Highly sustainable modular development featuring low embodied carbon (circa 50% lower than average traditional built homes) with the standard dwelling proposed at this site achieving a 63.4% reduction below Part L Standards, and 24% achieving almost net zero emissions (98.8% reduction below Part L).
- Circa 70% reduced construction waste compared to traditionally built development due to highly efficient modular approach to development; and
- Reduced on-site disruption by virtue of the modular off-site production of housing.

Officers Comment:

There are no changes to the conditions or informatives, but the recommendation is now to:

DEFER THE APPLICATION TO ALLOW NEGOTIATION ON THE DRAINAGE OBJECTION.

update(ODB 57)