

REPORT UPDATE

Application no: CM/48/21/RES
Page no: 11
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

REPORT UPDATE 13 DECEMBER 2023

Officer's are aware that a letter has been sent from Climping Parish Council to Members of the Planning Committee. The following issues were raised through this correspondence:

- i) That the Deferral Report is factually incorrect with the concerns in relation to play provision and community infrastructure having been raised previously by the Parish; and
- ii) That drainage should be a matter for discussion as part of this reserved matters submission as it pertains to layout.

Officer Comments

i) Arun Planning Officer's were unaware of any of these matters having been raised at the Yapton, Ford and Climping Advisory Group. Having reviewed the minutes and agenda for the meeting of 5 April 2022 officer's have noted that there was reference to concerns of competition between existing community buildings and the proposals. Also it should be noted that whilst not the same as the reason for deferral, concerns in relation to the size of the play area and viability of the community use were raised through the Parishes representation on the application.

ii) Matters of drainage were addressed as part of the report update for the Planning Committee on the 6 September 2023, as set out below at point 5. Officer's have no further comments on this as the principle of drainage being a pre-commencement matter was established by the Planning Inspector when determining the appeal for the outline permission. Officer's have previously provided a substantive response on this matter to the Parish through the Advisory Group.

Therefore, in line with the original report and update drainage is not a matter for consideration at this time and any conflicts between the drainage strategy and layout would be at the developers own risk and require regularisation.

REPORT UPDATE 6 SEPTEMBER 2023

Reason for Update/Changes:

update(ODB 57)

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.

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REPORT UPDATE

Application no: P/153/21/RES
Page no: 39
Location: Land South of Summer Lane and West of Pagham Road Pagham
Description: Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning Permission P/140/16/OUT for the erection of 350 No. dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road. This site may affect a Public Right of Way.

UPDATE DETAILS

The applicants have provided a number of minor changes to the layout, and landscaping details in accordance with comments received by WSCC Highways.

1. FURTHER REPRESENTATIONS:

A further 7 (no.) objections, and 1 (no.) comment have been made. The following additional matters have been raised:

- Oppose the exit point of the footpath from the estate being located opposite an existing property - there is already a path outside the property built by Drew Smith. With no street lighting there will be potential for anti-social activity.
- Clumped social housing.

2. UPDATED CONSULTATION RESPONSES:

Natural England: No Objection. Natural England have reviewed the proposals alongside the Council's Appropriate Assessment (Habitats Regulation Assessment). They concur with the results of the Council's AA, and as a result had no objection to the proposals as with mitigation they would not result in a likely significant adverse effect on the status or qualifying features of the Pagham Harbour SPA.

WSCC Highways: No objection subject to conditions. The majority of comments have been addressed, and request that appropriate conditions are included to secure details in relation to bicycle storage, and the provision of parking in line with occupation.

Greenspace Officer: No objection. Soft landscaping details are appropriate to the location and sufficiently detailed. With regards to play provision they do not recommend approval of the submitted plans. However, it has been confirmed that they are comfortable for these details to be secured through the Section 106.

Ecology Officer: No objection. Soft landscaping details are acceptable.

3. CONDITION AMENDMENTS

Condition 1 has been amended to include the relevant drawing numbers and Condition 2 has been added to restrict occupation until such time as vehicular access has been provided to serve the adjoining development.

Condition 11 has been added to secure details of the boundary treatment for the allotments.

Officer Comments on report updates:

1. The footpath will provide connection between existing development and the application site. This is acceptable and would not result in unacceptably adverse impacts on residential amenity or be likely to generate additional anti-social behaviour. The proposed affordable housing is considered to be appropriately distributed across the site in accordance with policy AH SP2 of the Arun Local Plan.

2. Comments from WSCC Highways are noted and the conditions are appropriate and as such have been incorporated as part of the recommendation (Condition 3 and 4).

3. No comments.

Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning Permission P/140/16/OUT for the erection of 350 No. dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road. This site may affect a Public Right of Way.

Land South of Summer Lane and West of Pagham Road Pagham

RECOMMENDATION

AC - Approve Conditonally

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

Location Plan - 21.003.01
 Site Plan - 21.129.02 Rev T
 Block G (CA1) Floor Plans and Elevations - 21.129.03 Rev C
 House Type Av Floor Plans and Elevations- 21.129.04 Rev B
 House Type B Floor Plans and Elevations- 21.129.05 Rev D
 House Type C (CA1) Floor Plans and Elevations - 21.129.06 Rev C
 HT D Floor Plans and Elevations- 21.129.07 Rev C
 HT G (CA1) Floor Plans and Elevations- 21.129.09 Rev C
 Block B Floor Plans and Elevations- 21.129.10 Rev B
 Block K Floor Plans and Elevations- 21.129.12 Rev D
 Block R Floor Plans and Elevations- 21.129.13 Rev B
 HT A Floor Plans and Elevations- 21.129.14 Rev C
 HT B Floor Plans and Elevations- 21.129.15 Rev C
 HT F Floor Plans and Elevations- 21.129.17 Rev C
 Block B Floor Plans and Elevations- 21.129.18 Rev C
 Block C Floor Plans and Elevations- 21.129.19 Rev B
 Block D Floor Plans and Elevations- 21.129.20 Rev B
 Block F Floor Plans and Elevations - 21.129.21 Rev C
 Block G (CA3) Floor Plans and Elevations- 21.129.22 Rev B
 Block H Floor Plans and Elevations- (CA3) 21.129.23 Rev C
 Block J (CA1) Floor Plans and Elevations - 21.129.25 Rev B
 Block K (CA3) Floor Plans and Elevations- 21.129.26 Rev C
 Block N (CA3) Floor Plans and Elevations- 21.129.27 Rev B
 Block O Floor Plans and Elevations - 21.129.28 Rev C
 Block P (CA2a) Floor Plans and Elevations- 21.129.29 Rev B
 Block Q (CA3) Floor Plans and Elevations- 21.129.30 Rev B
 Block S (CA3) Floor Plans and Elevations- 21.129.31 Rev D
 HT Av (CA3) Floor Plans and Elevations- 21.129.32 Rev C
 HT B (CA3) Floor Plans and Elevations- 21.129.33 Rev C
 HT F (CA3) Floor Plans and Elevations - 21.129.35 Rev C
 Block A2 (CA4b KB) Floor Plans and Elevations- 21.129.37 Rev C
 Block F (CA4b) Floor Plans and Elevations- 21.129.38 Rev C
 Block U (CA2a) Floor Plans and Elevations- 21.129.40 Rev B
 Block V (CA3) Floor Plans and Elevations- 21.129.41 Rev C
 Block W (CA3) Floor Plans and Elevations- 21.129.42 Rev C
 Block X (CA2a) Floor Plans and Elevations - 21.129.43 Rev C
 Block C (CA4a) Floor Plans and Elevations- 21.003.44 Rev C
 Block L (CA4a) Floor Plans and Elevations- 21.003.45 Rev B
 HT E (CA4a) Floor Plans and Elevations- 21.003.46 Rev D
 Block A1 (KB) Floor Plans and Elevations- 21.003.47 Rev C

Block C (CA1) Floor Plans and Elevations - 21.003.48 Rev C
Block E1 (CA4b KB) Floor Plans and Elevations- 21.129.49 Rev C
Block E2 (KB) Floor Plans and Elevations- 21.129.50 Rev C
Block F (CA4b (KB) Floor Plans and Elevations- 21.129.51 Rev C
Block F (CA1) Floor Plans and Elevations- 21.129.52 Rev C
Block M (KB) Floor Plans and Elevations- 21.129.53 Rev B
Block T (CA4b) Floor Plans and Elevations- 21.129.54 Rev B
HT B (CA1 KB) Floor Plans and Elevations- 21.129.57 Rev B
HT D1(CA3 KB) Floor Plans and Elevations- 21.129.59 Rev C
Small Double Garage - 21.129.62 Rev B
Single Garage - 21.129.63 Rev B
HT H - (CA4a) Floor Plans and Elevations- 21.129.73 Rev C
Block B (CA4b) Floor Plans and Elevations- 21.129.74 Rev C
Block F (CA2a) Floor Plans and Elevations- 21.129.75 Rev C
Block Y Flats (CA4b) Floor Plans and Elevations- 21.129.76 Rev C
Block Y Flats (CA4b) Floor Plans and Elevations- 21.129.77 Rev C
Block Z Flats (CA4b) Floor Plans and Elevations- 21.129.78 Rev C
Block Z Flats (CA4b) Floor Plans and Elevations- 21.129.79 Rev C
Block D (CA2a) Floor Plans and Elevations- 21.129.80 Rev A
Block G (CA2a) Floor Plans and Elevations- 21.129.81 Rev A
Block C (CA4b) Floor Plans and Elevations- 21.129.82 Rev A
Bike Store - 21.129.84
Large Single Garage - 21.129.88
Block Ev (CA4a KB) Floor Plans and Elevations- 21.129.90
Block Fv (CA1) Floor Plans and Elevations- 21.129.91
Block Fv (CA2b) Floor Plans and Elevations- 21.129.92 Rev A
HT J (CA1) Floor Plans and Elevations- 21.129.93
HT L (CA3) Floor Plans and Elevations- 21.129.94 Rev A
HT K (CA2b) Floor Plans and Elevations- 21.129.95
HT I (CA1) Floor Plans and Elevations- 21.129.96 Rev A
HT Iv (CA1 KB) Floor Plans and Elevations- 21.129.97 Rev A
Blk D (CA1) Floor Plans and Elevations- 21.129.98
Block H (CA2a) Floor Plans and Elevations- 21.129.99
HT I (CA2b) Floor Plans and Elevations- 21.129.100 Rev A
HT I (CA3) Floor Plans and Elevations- 21.129.101 Rev A
Block Fv (CA3) Floor Plans and Elevations- 21.129.102
Block R (CA3) Floor Plans and Elevations- 21.129.103
Block K (CA2b) Floor Plans and Elevations- 21.129.104

Northern House Type Key Plan - 21.129.64 Rev G
Southern House Type Key Plan - 21.129.65 Rev G
Northern Affordable Housing Plan - 21.129.66 Rev K
Southern Affordable Housing Plan - 21.129.67 Rev K

Street Scenes 1 - 21.129.68 Rev D
Street Scenes 2 - 21.129.69 Rev D
Street Scenes 3 - 21.129.70 Rev D
Street Scenes 4 - 21.129.71 Rev D

Site Dimensions Plan - 21.129.105 Rev A
Northern Refuse Strategy Plan - 21.129.106 Rev A
Southern Refuse Strategy Plan - 21.129.107 Rev A

General Arrangement On-plot Plan - 10095-FPCR-XX-XX-DR-L-0001 Rev P05
Detailed On-plot Landscape Plan (Sheets 1 of 13) 10095-FPCR-XX-XX-DR-L-0002 Rev P05
Detailed On-plot Landscape Plan (Sheets 2 of 13) 10095-FPCR-XX-XX-DR-L-0003 Rev P05
Detailed On-plot Landscape Plan (Sheets 3 of 13) 10095-FPCR-XX-XX-DR-L-0004 Rev P05
Detailed On-plot Landscape Plan (Sheets 4 of 13) 10095-FPCR-XX-XX-DR-L-0005 Rev P05
Detailed On-plot Landscape Plan (Sheets 5 of 13) 10095-FPCR-XX-XX-DR-L-0006 Rev P05
Detailed On-plot Landscape Plan (Sheets 6 of 13) 10095-FPCR-XX-XX-DR-L-0007 Rev P05
Detailed On-plot Landscape Plan (Sheets 7 of 13) 10095-FPCR-XX-XX-DR-L-0008 Rev P05
Detailed On-plot Landscape Plan (Sheets 8 of 13) 10095-FPCR-XX-XX-DR-L-0009 Rev P05
Detailed On-plot Landscape Plan (Sheets 9 of 13) 10095-FPCR-XX-XX-DR-L-00010 Rev P05
Detailed On-plot Landscape Plan (Sheets 10 of 13) 10095-FPCR-XX-XX-DR-L-00011 Rev P05
Detailed On-plot Landscape Plan (Sheets 11 of 13) 10095-FPCR-XX-XX-DR-L-00012 Rev P05
Detailed On-plot Landscape Plan (Sheets 12 of 13) 10095-FPCR-XX-XX-DR-L-00013 Rev P05
Detailed On-plot Landscape Plan (Sheets 13 of 13) 10095-FPCR-XX-XX-DR-L-00014 Rev P05

Detailed POS Landscape Proposals (General Arrangement) - 10095-FPCR-XX-XX-DR-L-0015 Rev P07
Detailed POS Landscape Proposals (Sheets 1 of 5) - 10095-FPCR-XX-XX-DR-L-0016 Rev P07

Detailed POS Landscape Proposals (Sheets 2 of 5) - 10095-FPCR-XX-XX-DR-L-0017 Rev P07
Detailed POS Landscape Proposals (Sheets 3 of 5) - 10095-FPCR-XX-XX-DR-L-0018 Rev P07
Detailed POS Landscape Proposals (Sheets 4 of 5) - 10095-FPCR-XX-XX-DR-L-0019 Rev P07
Detailed POS Landscape Proposals (Sheets 5 of 5) - 10095-FPCR-XX-XX-DR-L-0020 Rev P07

General Arrangement Hard Landscape Plan - 10095-FPCR-XX-XX-DR-L-0021 Rev P06
Detailed Hard Landscape Plan (Sheets 1 to 3) - 10095-FPCR-XX-XX-DR-L-0022 Rev P06
Detailed Hard Landscape Plan (Sheets 2 of 3) - 10095-FPCR-XX-XX-DR-L-0023 Rev P06
Detailed Hard Landscape Plan (Sheets 3 of 3) - 10095-FPCR-XX-XX-DR-L-0024 Rev P06

Post and Rail Fencing Drawing - 10095-FPCR-XX-XX-DR-L-0025 Rev P02
Detailed Allotment Plan - 10095-FPCR-XX-XX-DR-L-0026 Rev P01

SWEPT PATH ANALYSIS - FIRE TENDER - ITB16481-GA-201 Rev C
SWEPT PATH ANALYSIS - REFUSE COLLECTION VEHICLE / WATER TANKER - ITB16481-GA-202 Rev D
ROAD GEOMETRY PLAN - ITB16481-GA-204 Rev C
VISIBILITY ASSESSMENT - ITB16481-GA-203 Rev C
Potential Pedestrian / Cyclist Access Arrangements - ITB16481-GA-007 Rev -

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

- 2 Prior to the occupation of any dwelling located within the northern parcel (Plots 1-158) as shown on drawing no. Site Plan - 21.129.02 Rev T the internal estate road shall ensure adequate connection for Highways and footpaths to the adjacent site known as Church Barton.

Reason: To ensure the delivery of an appropriate access and to ensure delivery of the entire allocation.

- 3 No individual dwelling shall be occupied until the respective car parking space serving that dwelling has been constructed in accordance with the Site Plan 21.129.02 Revision T, and available for use. Once provided in accordance with the approved plans, the spaces provided shall be retained in perpetuity for their designated use.

Reason: To provide adequate car parking provision in accordance with Arun Local Plan policy T SP1.

- 4 Prior to occupation of any dwelling hereby permitted, details of the cycle storage and bin storage shall be submitted to and approved in writing by the Local Planning Authority and no dwelling shall be occupied until the bin storage and cycle storage have been provided in accordance with the approved detail for that dwelling. The spaces 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.

- 5 Prior to the occupation of any dwelling, a Landscape Ecological Management Plan (LEMP) shall be submitted and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the measures outlined within the LEMP.

Reason: To conserve the wildlife interest of an important natural habitat in accordance with policies ENV SP1 & ENV DM1 of the Arun Local Plan.

- 6 No individual dwelling hereby approved shall be occupied until the optional requirement for restricted water consumption in Part G of the Building Regulations as demonstrated through the water calculator has been complied with for that dwelling.

Reason: To improve the sustainability of the dwellings in accordance with policies ECC SP1 and W DM1 of the Arun Local Plan.

- 7 Prior to the commencement of the development, a Mitigation Landscape Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable of when planting and fencing within 20m of the western boundary are to be implemented in relation to commencement of development and pre-construction activities and details showing the measures to protect and maintain the works during the construction phase. The approved detail will be implemented in full.

Reason: To conserve the wildlife interest of an important natural habitat in accordance with policy ENV DM2 of the Arun Local Plan.

- 8 Prior to the occupation of any dwelling, details of all signage and Homeowner Information Packs pertaining to the education of the Pagham Harbour site shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the locations, appearance and contents of the signage and Information Packs, and shall also be in line with the messaging guidelines of the Pagham Harbour Strategic Access Management and Monitoring Plan. The approved details shall be implemented in full prior to the occupation of any dwelling and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate mitigation planting in order to comply with the approved Habitats Regulations Assessment (HRA) Appropriate Assessment (AA) in accordance with Policy ENV DM1 and ENV DM2 of the Arun Local Plan.

- 9 Prior to the commencement of the development, a noise assessment, alongside a noise mitigation scheme for protecting the proposed dwellings from noise generated by Pagham Road, shall be submitted to and approved in writing by the local planning authority. The proposed scheme shall achieve the following noise levels, based on Table 4 of BS 8233:2014:

a) internal day time (07.00 hours to 23.00 hours) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open).

b) internal night-time (23.00 hours to 07.00 hours) noise levels shall not exceed 30dB LAeq, with individual noise events not exceeding 45dB L_{Amax} no more than 12 times per night (bedrooms windows open).

c) garden/external amenity spaces should not exceed 50 dB LAeq, 16hr.

If it is predicted that the internal noise levels specified above will not be met with windows open, the proposed mitigation scheme shall assume windows would be kept closed and will specify an alternative ventilation system, to reduce the need for windows to be opened. As a minimum, this should usually consist of a mechanical heat recovery ventilation system with cool air by-pass or equivalent.

The agreed noise mitigation measures shall be fully installed/implemented prior to occupation of any of the affected dwellings and then permanently retained in good working order thereafter.

Reason: To protect the amenity of local residents in accordance with Arun Local Plan policy QE DM1. This must be a pre-commencement condition because it is necessary to have such mitigation measures in place before the buildings are occupied.

- 10 If residential properties are to be completed and occupied prior to the whole of the development being finished, a scheme to protect those early occupants from noise and vibration should be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of future occupiers in accordance with Policy QE DM1 of the Arun Local Plan.

- 11 Prior to the occupation of any dwelling, details of the boundary treatment for the allotments shall be submitted to and approved by the Local Planning Authority. The fencing shall be installed prior to the allotments coming into use.

Reason: To ensure appropriate standard of amenity for future occupiers and to restrict access to the allotments in accordance with D DM1 of the Arun local Plan.

- 12 INFORMATIVE: The following link provides information/guidance for the noise assessment and mitigation scheme: Planning Noise Advice Document - Sussex, September 2021 <https://www.arun.gov.uk/download>.

REPORT UPDATE

Application no: P/139/22/RES
Page no: 61
Location: Church Barton House Horns Lane Pagham
Description: Approval of reserved matters following P/25/17/OUT for the provision of 65 dwellings, access roads, landscaping, open space and associated works. This application affects a Public Right of Way.

UPDATE DETAILS

The applicant provided amended plans to address comments from Ecology regarding the lack of SUDs planting details, amendments to the consistency of the boundary treatments. A number of house type plans were also amended to ensure that habitable rooms windows were relocated to avoid overlooking.

1. UPDATED CONSULTATION RESPONSES:

Natural England: No objection. Advised that they concur with the conclusions of the Appropriate Assessment undertaken by the Council.

Ecology: No objection. Advised that the plant species for the wetland areas has been provided and is acceptable.

Greenspace: No objection. Advised the soft landscaping details are acceptable, however further minor amendments required of the play provision. Advised that all play details will be reviewed as part of the obligations secured as part of the Section 106 agreement obligations.

2. UPDATED REPRESENTATIONS:

Two further objections have been received, however no new materials considerations have been raised.

3. CONDITION UPDATE:

Condition 1 has been updated to reflect the amended plans. Condition 4 has been updated to reflect a new revision number for the Access Plan. The new Access Plan Rev C now refers to the most up to date layout proposed for the adjacent Summer Lane site.

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Approval of reserved matters following P/25/17/OUT for the provision of 65 dwellings, access roads, landscaping, open space and associated works. This application affects a Public Right of Way.

Church Barton House
Horns Lane
Pagham

RECOMMENDATION

AC - Approve Conditonally

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

Site Layout (Coloured) PL-2-02 Rev H
 Tenure Layout PL-2-03 Rev F
 Bedrooms Layout PL-2-03
 Building Materials Layout PL-02-05 Rev G
 Boundary Materials Layout PL-02-06 Rev G
 Parking & Bins & Cycle Storage Layout PL-02-07 Rev F
 Landscape General Arrangement Plan DD585L01 Rev G
 Detailed Planting Plan_Sheet 1 of 5 DD585L03 Rev D
 Detailed Planting Plan_Sheet 2 of 5 DD585L04 Rev D
 Detailed Planting Plan_Sheet 3 of 5 DD585L05 Rev D
 Detailed Planting Plan_Sheet 4 of 5 DD585L06 Rev D
 Detailed Planting Plan_Sheet 5 of 5 DD585L07 Rev D
 1 Bed Bungalow - Type A - Semi (Brick) PL-HT-1A_S-01
 1 Bed Bungalow - Type B - Detached Plans PL-HT-1B_S-01
 1 Bed Bungalow - Type B - Detached (Brick) PL-HT-1B_S-02
 1 Bed Bungalow - Type B - Semi (Brick Quoin & Flint) PL-HT-1B_S-03
 2 Bed Bungalow - Type A - Detached Plans PL-HT-2A_D-01
 2 Bed Bungalow - Type A - Detached (Brick Quoin & Flint) PL-HT-2A_D-02
 2 Bed Bungalow - Type A - Detached (Brick Detailing) PL-HT-2A_D-03
 2 Bed Bungalow - Type A - Semi Plans PL-HT-2A_S-01
 2 Bed Bungalow - Type A - Semi (Brick Quoin & Flint) PL-HT-2A_S-01
 2 Bed House - Type A - Semi (Brick Quoin & Flint) PL-HT-2B_S-01
 2 Bed House - Type A - Semi (Brick Quoin & Render) PL-HT-2B_S-02
 2 Bed House - Type A - Semi (Brick) PL-HT-2B_S-03
 2 Bed House - Type A - Semi (Brick Detailing) PL-HT-2B_S-04
 2 Bed House - Type A - Terrace (Brick Detailing) PL-HT-2B_S-05
 3 Bed House - Type A - Semi (Brick Quoin & Flint) PL-HT-3A_S-01
 3 Bed House - Type A - Semi (Brick Quoin & Render) PL-HT-3A_S-02
 3 Bed House - Type A - Semi (Brick) PL-HT-3A_S-03
 3 Bed House - Type B (V1) - Detached (Brick Detailing) PL-HT-3B_D-01
 3 Bed House - Type B (V2) - Detached (Brick Detailing) PL-HT-3B_D-02
 3 Bed House - Type B (V3) - Semi (Brick Quoin & Flint) PL-HT-3B_S-01
 3 Bed House - Type B (V3) - Semi (Brick Quoin & Render) PL-HT-3B_S-02
 3 Bed House - Type B (V3) - Semi (Brick Detailing) PL-HT-3B_S-03
 3 Bed House - Type C - Semi (Brick Quoin & Flint) PL-HT-3C_S-01
 3 Bed House - Type C - Semi (Brick) PL-HT-3C_S-02 Rev A
 3 Bed House - Type C - Semi (Brick Detailing) PL-HT-3C_S-03 Rev A
 3 Bed House - Type D - Semi (Brick Detailing) PL-HT-3D_S-01
 4 Bed House - Type A (V1) - Semi (Brick Detailing) PL-HT-4A_S-01 Rev A
 4 Bed House - Type A (V1) - Terrace (Brick Detailing) PL-HT-4A_T-01 Rev A
 4 Bed House - Type A (V2) - Semi (Brick Quoin & Flint) PL-HT-4A_S-02 Rev A

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

- 2 Prior to occupation of any dwelling hereby permitted, details of the cycle storage and bin storage shall be submitted to and approved in writing by the Local Planning Authority. No individual dwelling shall be occupied until the bin storage and cycle storage have been provided in accordance with the approved detail for that respective dwelling. The spaces 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.
- 3 Prior to the occupation of any dwelling, the footpath and footbridge connection to the adjacent development site (Summer Lane) must be implemented and operational. The footbridge shall be maintained in perpetuity.
- Reason: To ensure adequate circular walks and routes in line with the mitigation for the Habitats Regulations Assessment (HRA) Appropriate Assessment (AA) in accordance with Policy ENV DM1 of the Arun Local Plan.
- 4 The development shall not be occupied until the access to the site as per the Access Plan PL-02-09 Rev C has been implemented and is fully operational and gives access to Pagham Road.
- Reason: To ensure that occupants have adequate vehicular access to the highway.
- 5 No individual dwelling hereby approved shall be occupied until the optional requirement for restricted water consumption in Part G of the Building Regulations as demonstrated through the water calculator has been complied with for that dwelling.
- Reason: To improve the sustainability of the dwellings in accordance with policies ECC SP1 and W DM1 of the Arun Local Plan.
- 6 Prior to the commencement of the development, a Mitigation Landscape Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable of when planting (hedging and trees) and fencing on the northern, western and southern boundaries is to be implemented in relation to the commencement of development and pre-construction activities and details showing the measures to protect and maintain the works during the construction phase. The approved detail will be implemented in full.
- Reason: To ensure adequate mitigation planting in order to comply with the approved Habitats Regulations Assessment (HRA) Appropriate Assessment (AA) in accordance with Policy ENV DM1 of the Arun Local Plan.
- 7 Prior to the occupation of any dwelling, details of all signage and Homeowner Information Packs pertaining to the education of the Pagham Harbour site shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the locations, appearance and contents of the signage and Information Packs, and shall also be in line with the messaging guidelines of the Pagham Harbour Strategic Access Management and Monitoring Plan. The approved details shall be implemented in full prior to the occupation of any dwelling and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
- Reason: To ensure adequate mitigation planting in order to comply with the approved Habitats Regulations Assessment (HRA) Appropriate Assessment (AA) in accordance with Policy ENV DM1 and ENV DM2 of the Arun Local Plan.
- 8 **INFORMATIVE:** Note that the Precautionary Reptile measures specified within the updated Ecology Note, Ecosupport October 2022 shall be included within the submission for Condition 15 of the P/25/17/OUT (relating to an Ecological Management and Mitigation Plan and Schedule of Works).

REPORT UPDATE

Application no: A/39/23/PL
Page no: 105
Location: Land west of Brook Lane and South of A259 Angmering
Description: Demolition of existing structures on site and the erection of an employment park for Use Class E(g)(ii) and B8 floorspace with ancillary offices and structures, delivering the enabling works phase, public right of way diversion, associated access, reptile re-location, drainage and landscaping scheme, followed by the delivery of each development parcel via severable phases. This application is in CIL Zone 4 (zero rated) as other development.

UPDATE DETAILS

Reason for Update/Changes:

1. A letter of representation has been received which has raised concerns with the conclusions in relation to the railway crossing. The representation states that a financial contribution should have been secured towards mitigating the increase in risk associated with the development and the existing railway crossing.

2. A number of amendments have been identified for the following conditions:

Condition 2 - Removed the existing plans from the list of approved drawings.

Condition 24 - The wording has been amended as to the trigger point for the planting to be implemented.

Condition 25 - Removed the word dwelling.

Officers Comment:

1. The consultation response from Network Rail does not raise any objection or specifically request that mitigation is necessary or that it should be secured as part of this planning application. The response identifies that the risk category post development would remain unchanged despite the 5 additional users (10 additional crossings) per day.

Therefore, the view of the Local Planning Authority remains that the increase risk does not generate sufficient harm as to warrant closure of the crossing and diversion of the Public Right of Way (PROW).

2. No further comments.

Note: The amended condition wording is shown on the attached updated recommendation sheet.

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Demolition of existing structures on site and the erection of an employment park for Use Class E(g)(ii) and B8 floorspace with ancillary offices and structures, delivering the enabling works phase, public right of way diversion, associated access, reptile re-location, drainage and landscaping scheme, followed by the delivery of each development parcel via severable phases. This application is in CIL Zone 4 (zero rated) as other development.

Land west of Brook Lane and South of A259 Angmering

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:

Site Location Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-001 Rev P2
 Block Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-101 Rev P2

Proposed Site Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-105 Rev P4
 Proposed Site Levels Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-007 Rev P2
 Proposed Site Parameters Plan Drawing No. Drawing No. 3712-SRA-XX-XX-D-A-PL-106 Rev P2
 Proposed Site Parking & Bin Storage Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-108 Rev P2
 Proposed Site Phasing Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-109 Rev P5
 Proposed Site Section AA(1) Drawing No. 3712-SRA-XX-XX-D-A-PL-111 Rev P1
 Proposed Site Section AA(2) Drawing No. 3712-SRA-XX-XX-D-A-PL-112 Rev P1
 Proposed Site Section BB Drawing No. 3712-SRA-XX-XX-D-A-PL-113 Rev P1
 Proposed Site Section CC Drawing No. 3712-SRA-XX-XX-D-A-PL-114 Rev P1
 Proposed Site Section DD Drawing No. 3712-SRA-XX-XX-D-A-PL-115 Rev P1
 Proposed Site Section EE Drawing No. 3712-SRA-XX-XX-D-A-PL-116 Rev P2
 Units 1 to 5 - Proposed Site Context Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-121 Rev P1
 Units 1 to 5 - Proposed Context Elevations Drawing No. 3712-SRA-XX-XX-D-A-PL-131 Rev P1
 Units 1 to 5 - Proposed Ground Floor Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-201 Rev P1
 Units 1 to 5 - Proposed First Floor Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-202 Rev P1
 Units 1 to 5 - Proposed Roof Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-203 Rev P1
 Units 1 to 5 - Proposed Sections Drawing No. 3712-SRA-XX-XX-D-A-PL-401 Rev P1
 Units 1 to 5 - Proposed North and East Elevations Drawing No. 3712-SRA-XX-XX-D-A-PL-301 Rev P1
 Units 1 to 5 - Proposed South and West Elevations Drawing No. 3712-SRA-XX-XX-D-A-PL-302 Rev P1
 Unit 6 - Proposed Site Context Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-122 Rev P1
 Unit 6 - Proposed Context Elevations Drawing No. 3712-SRA-XX-XX-D-A-PL-132 Rev P1
 Unit 6 - Proposed Ground Floor Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-204 Rev P1
 Unit 6 - Proposed First Floor Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-205 Rev P1
 Unit 6 - Proposed Roof Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-206 Rev P1
 Unit 6 - Proposed Sections Drawing No. 3712-SRA-XX-XX-D-A-PL-402 Rev P1
 Unit 6 - Proposed Elevations Drawing No. 3712-SRA-XX-XX-D-A-PL-303 Rev P1
 Unit 7 - Proposed Site Context Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-123 Rev P1
 Unit 7 - Proposed Context Elevations Drawing No. 3712-SRA-XX-XX-D-A-PL-133 Rev P1
 Unit 7 - Proposed Ground Floor Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-207 Rev P1

Unit 7 - Proposed Floor Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-208 Rev P1
 Unit 7 - Proposed Roof Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-209 Rev P1
 Unit 7 - Proposed Elevations Drawing No. 3712-SRA-XX-XX-D-A-PL-304 Rev P1
 Unit 7 - Proposed Sections Drawing No. 3712-SRA-XX-XX-D-A-PL-403 Rev P1
 Units 8A to 9B - Proposed Site Context Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-124 Rev P1
 Units 8A to 9B - Proposed Context Elevations Drawing No. 3712-SRA-XX-XX-D-A-PL-134 Rev P1
 Units 8A to 9B - Proposed Ground Floor Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-210 Rev P1
 Units 8A to 9B - Proposed First Floor Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-211 Rev P1
 Units 8A to 9B - Proposed Roof Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-212 Rev P1
 Units 8A to 9B - Proposed Elevations Drawing No. 3712-SRA-XX-XX-D-A-PL-305 Rev P1
 Units 8A to 9B - Proposed Sections Drawing No. 3712-SRA-XX-XX-D-A-PL-404 Rev P1
 Units 10A to 10F - Proposed Site Context Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-125 Rev P2
 Units 10A to 10F - Proposed Context Elevations Drawing No. 3712-SRA-XX-XX-D-A-PL-135 Rev P1
 Units 10A to 10F - Proposed Ground Floor Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-213 Rev P1
 Units 10A to 10F - Proposed First Floor Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-214 Rev P1
 Units 10A to 10F - Proposed Roof Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-215 Rev P1
 Units 10A to 10F - Proposed Elevations Drawing No. 3712-SRA-XX-XX-D-A-PL-306 Rev P1
 Units 10A to 10F - Proposed Sections Drawing No. 3712-SRA-XX-XX-D-A-PL-405 Rev P1
 Unit 11 - Proposed Site Context Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-126 Rev P2
 Unit 11 - Proposed Context Elevations Drawing No. 3712-SRA-XX-XX-D-A-PL-136 Rev P1
 Unit 11 - Proposed Elevations 01 Drawing No. 3712-SRA-XX-XX-D-A-PL-307 Rev P1
 Unit 11 - Proposed Elevations Drawing No. 3712-SRA-XX-XX-D-A-PL-308 Rev P1
 Unit 11 - Proposed Ground Floor Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-216 Rev P1
 Unit 11 - Proposed First Floor Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-217 Rev P1
 Unit 11 - Proposed Roof Plan Drawing No. 3712-SRA-XX-XX-D-A-PL-218 Rev P1
 Unit 11 - Proposed Sections Drawing No. 3712-SRA-XX-XX-D-A-PL-406 Rev P1
 Proposed External Structures Details - Cycle & Bin Store Drawing No. 3712-SRA-XX-XX-D-A-PL-501 Rev P1
 Proposed External Structures Details - Substations Drawing No. 3712-SRA-XX-XX-D-A-PL-502 Rev P1
 Tree pit detail (under 20cm girth in soft landscape areas) Drawing No. 244-401 Rev P1
 Tree pit detail (20-25 girth in soft landscape areas) Drawing No. 113-402 Rev P1
 Tree pit detail (multi-stemmed in soft landscape areas) Drawing No. 224-403 Rev P1
 Overall Landscape Plan Drawing No. 244-001 Rev P2
 Location Plan for Landscape Plans Drawing No. 244-002 Rev P2
 Landscape Plan 1 of 4 Drawing No. 244-003 Rev P2
 Landscape Plan 2 of 4 Drawing No. 244-004 Rev P2
 Landscape Plan 3 of 4 Drawing No. 244-005 Rev P2
 Landscape Plan 4 of 4 Drawing No. 244-006 Rev P2
 Location Plan for Planting Plans Drawing No. 244-202 Rev P2
 Planting Plan 1 of 4 Drawing No. 244-203 Rev P2
 Planting Plan 2 of 4 Drawing No. 244-204 Rev P2
 Planting Plan 3 of 4 Drawing No. 244-205 Rev P2
 Planting Plan 4 of 4 Drawing No. 244-206 Rev P2
 Timber Post and Rail Fencing Drawing No. 244-411 Rev P1
 Vertical Log Pile Drawing No. 244-412 Rev P1
 Landscape Sections AA & BB Drawing No. 244-501 Rev P1
 Landscape Section CC Drawing No. 244-502 Rev P1
 Landscape Section DD Drawing No. 244-503 Rev P1
 Elemental Specification for Landscape Materials dated 20 January 2023
 Site Access Arrangement and numbered SPRUSTINGTON(IND). 1/01.
 Drainage Strategy Sheet 2 of 2 Drawing No. A8921-1501
 Illustrative Masterplan Drawing No. 244-801 Rev P2
 Arboricultural Report By Silverback Arboricultural Consultancy Ltd dated January 2023
 Preliminary Ecological Appraisal by The Ecology Partnership dated October 2022

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

- 3 The development shall be carried out in accordance with the approved Phasing Plan reference 3712-SRA-XX-XX-D-A-PL-109 Rev P5 which provides details of the separate and severable phases of the development, including on site infrastructure.

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

- 4 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 the drawing titled Site Access Arrangement and numbered SPRUSTINGTON(IND). 1/01.

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

- 5 No unit shall be first occupied until the car parking serving the respective unit has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking spaces for the use in accordance with Policy T SP1 of Arun Local Plan.

- 6 No unit shall be first occupied until covered and secure cycle parking spaces serving the respective unit have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with Policy T SP1 of Arun Local Plan.

- 7 Prior to the commencement of the development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Plans shall be implemented and adhered to throughout the construction period. The submitted Construction Management Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- The anticipated number, frequency and types of vehicles used during construction,
- The method of access and routing of vehicles during construction,
- The parking of vehicles by site operatives and visitors,
- The loading and unloading of plant, materials and waste, including permitted times for deliveries,
- The storage of plant and materials used in construction of the development,
- The erection and maintenance of security hoarding, including decorative displays and facilities for public viewing, where appropriate;
- The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- Details of public engagement/consultation both prior to and during construction works.
- Avoid construction traffic using the Strategic Road Network (SRN) during the network peak hours of 08:00-09:00 and 17:00-18:00 and ensuring any loose loads on vehicles using the Strategic Road Network (SRN) are adequately secured and sheeted
- An indicative programme for carrying out of the 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);
- Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
- Measures to control the emission of dust and dirt during construction;
- A scheme for recycling/ disposing of waste resulting from demolition and construction works i.e. no burning permitted.

Reason: In the interests of highway safety and the amenities of the area in accordance with Policy T DM1 of the Arun Local Plan. 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.

- 8 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (The Ecology Partnership, October 2022).

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 undertake 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 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 Prior to the commencement of development a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan (CEMP: Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones", including the protection of trees with bat roost potential.
- c) Reptile mitigation strategy, including detail relating to translocation.
- d) Water Vole mitigation strategy.
- e) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- f) The location and timing of sensitive works to avoid harm to biodiversity features.
- g) The times during construction when specialist ecologists need to be present on site to oversee

works.

h) Responsible persons and lines of communication.

i) The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person.

j) Use of protective fences, exclusion barriers and warning signs.

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

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species). This is required to be a pre-commencement condition because it is necessary to ensure that there will be no harm to protected species as a result of the development.

10 Prior to the commencement of development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the commencement of the development. The content of the Landscape and Ecological Management Plan (LEMP) shall include the following:

- Description and evaluation of features to be managed, including details relating to onsite biodiversity net gain.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward, covering a minimum of a 30 year period to include recommendations within the Biodiversity Net Gain Assessment (The Ecology Partnership, August 2023).
- Details of the body or organisation responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.

The Landscape and Ecological Management Plan (LEMP) shall also 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 Landscape and Ecological Management Plan (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 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 it is necessary to ensure that there will be no harm to protected species as a result of the development.

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

- Purpose and conservation objectives for the proposed enhancement measures;
- Detailed designs or product descriptions to achieve stated objectives;
- Locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
- Persons responsible for implementing the enhancement measures; and
- Details of initial aftercare and long-term maintenance (where relevant).

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

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the NPPF 2021 and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species). This is required to be a pre-commencement condition because it is necessary to ensure that there will be no harm to protected species as a result of the development.

12 No development above damp-proof course (DPC) level shall take place until a "lighting design strategy for biodiversity" to prevent the artificial illumination of boundary habitats and protected and

Priority species receptor sites (reptiles and Water Vole) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) 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
- b) 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: 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).

- 13 Prior to the commencement of development construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment and Drainage Strategy (A8921, CEP, 10/08/23), Drainage Strategy Plan (A8921-1500-PO7, CEP, 08.08.23), and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy W DM1 Flood Risk in Arun Local Plan 2011-2031 (July 2018). 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.

- 14 Prior to the commencement of development, details of the maintenance and management of the sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first use of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- a timetable for its implementation,
- details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy W DM2 Flood Risk in Arun Local Plan 2011-2031 (July 2018). It is considered necessary for this to be a pre-commencement condition to ensure that a suitable drainage scheme for the surface water disposal scheme is agreed before construction commences.

- 15 Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the first unit; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy WDM2 Flood Risk in Arun Local Plan 2011-2031 (July 2018).

- 16 Prior to occupation any unit 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. 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.

- 17 Prior to the first occupation of any unit forming part of the proposed development the applicant will at their own expense install the required fire hydrants (or in a phased programme if a large development) in the approved location 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.

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.

- 18 Prior to commencement of the development 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 Report' 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.

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

Reason: To comply with Policy QE DM4 of the Arun Local Plan.

- 19 The scheme shall be implemented as approved above and, prior to commencement of any construction work 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 report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Arun Local Plan.

- 20 Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with building services plant, 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 sound pressure level (dBA) emitted from the use of this plant, machinery or equipment shall not exceed the proposed emission limits as set out in Table 5.2 of the submitted noise assessment ref 6595608 when assessed by a competent acoustician. Once approved the plant shall not be altered without the prior written approval of the Local Planning Authority

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

- 21 Prior any development above damp proof course level details of the acoustic barrier, to be erected along a section of the southern boundary of the development site, including details of its effectiveness and ongoing maintenance shall be submitted to and approved in writing by the Local Planning Authority. The acoustic barrier shall then be implemented prior to the occupation of any unit on site and shall be permanently retained and maintained.

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

- 22 Prior to occupation of each unit, the predicted illuminance levels shall be tested by a competent person to ensure that the illuminance levels agreed in the scheme are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed within the application scheme. The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.
- Reason: To protect the amenity of local residents in accordance with Policy QE DM2 of the Arun Local Plan.
- 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 in writing 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 Landscaping (hard and soft) shall be carried out in accordance with the details shown on Location Plan for Landscape Plans Drawing No. 244-002 Rev P2, Landscape Plan 1 of 4 Drawing No. 244-003 Rev P2, Landscape Plan 2 of 4 Drawing No. 244-004 Rev P2, Landscape Plan 3 of 4 Drawing No. 244-005 Rev P2, and Landscape Plan 4 of 4 Drawing No. 244-006 Rev P2. All planting, seeding or turfing comprised in the approved details shall be planted prior to occupation or in the first available planting and seeding season thereafter, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
- Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 and ENV DM4 of the Arun Local Plan.
- 25 The approved development shall include energy efficiency measures that reflect the current standards applicable at the time of submission and decentralised, renewable or low carbon energy supply systems. Any physical features that are required as part of the works must be installed prior to the occupation of each 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.
- 26 Prior to commencement of development the applicant shall prepare and submit for approval in writing, 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 Arun Local Plan policy SKILLS. 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.
- 27 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981 (as amended), 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.
- 28 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.
- 29 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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