

PLANNING APPLICATION REPORT

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| REF NO: | A/256/21/RES |
| LOCATION: | Land North of Water Lane Angmering |
| PROPOSAL: | Approval of reserved matters following outline consent A/248/21/PL for the erection of 525 No residential dwellings with associated parking, landscape, play areas & public open space. |

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| SITE AND SURROUNDINGS |
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| DESCRIPTION OF APPLICATION | The application seeks approval of reserved matters (layout, landscaping, scale and appearance) following the amendment of the original outline permission through Section 73 under reference A/248/21/PL. |
| SITE AREA | 32.9 hectares. |
| RESIDENTIAL DEVELOPMENT DENSITY | 35 dwellings per hectare |
| TOPOGRAPHY | The site is sloping in a series of terraces from north to south. |
| TREES | There are a large number of trees on the site, including an avenue of mature trees leading up to the motor racing circuit; and individual trees in the existing hedgerows that bound the fields within the application site, and along the boundary with Dappers Lane. There is a tract of ancient woodland east of the application site, known as Groom's Copse. |
| BOUNDARY TREATMENT | The site boundaries have hedgerows interspersed with trees. |
| | The application site is bounded by Groom's Copse and farmland to the east; Dappers Lane, Broadlees Residential Care Home and commercial developments and housing estates to the west including sites subject to planning applications for housing developments at Greenways, Merry England Nursery, Crete Nurseries and the Laurels; Water Lane to the South; and the A27 to the north. |
| SITE CHARACTERISTICS | The site comprises agricultural land in arable and livestock grazing use and a portion in the north east corner of the site accommodates a motor racing circuit. |
| CHARACTER OF LOCALITY | The site is bounded to the north by the A27; to the south by Water Lane; and to the west by Dappers Lane with existing businesses and residential properties. The land to the south of Water Lane has outline planning permission and reserved matters approval for 175 dwellings with development of this site having commenced. There is further residential development to the south off Roundstone Lane in Angmering. |

The area is rural in character with the South Downs National Park to the north of the site beyond the A27 and to the south east beyond the A280, including Highdown Hill.

RELEVANT SITE HISTORY

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| A/248/21/PL | Variation of condition imposed under A/40/18/OUT relating to condition 4-approved plans. | Approve 29-04-22 |
| A/40/18/OUT | Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping. | App Cond with S106 27-08-19 |

Outline planning permission with some matters reserved was granted under reference A/40/18/OUT for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping.

This was subsequently amended through the approval of A/248/21/PL which varied the parameter plans to allow for an extension of the developed area into the northern park; a change in the density ranges an building heights within the developed area; and changed the shape of the employment parcel whilst remaining at 3ha in area.

REPRESENTATIONS

Angmering Parish Council
Objection

- The proposed reduction of the northern park will adversely impact upon the countryside and the South Downs National Park.
- Outline approval was for up to 525 houses, therefore if the development is too cramped, they should reduce numbers.
- The proposed apartment blocks are too high and as such conflict with the approved parameter plans.
- Assurances and construction details of pedestrian improvements on Dappers Lane should be secured prior to the commencement of development.
- The Parish Council agree with the objections from the Council's Drainage Engineer.

40 no. Letters of objection:

- No traffic should access to Dappers Lane from the proposed development.
- The bus access road must feature a physical barrier.
- The use of an automatic number plate recognition (ANPR) camera on the bus road is unacceptable.
- The Police do not have sufficient resources to prosecute those caught by the ANPR camera.
- Noise from the A27 is loud at all times of day.

The following comments were made which fall outside the scope of the considerations of this reserved matters application:

- It is disappointing that green field sites are proposed for development in this area.

- We have enough houses and not enough open space or trees.
- Angmering does not need more houses.
- Destruction and loss of natural habitat.
- Proposals will overwhelm existing infrastructure.
- Proposals will cause more flooding.
- Water Lane won't be able to cope with the number of vehicles associated with the development.
- Strong objection to the area of housing extending further to the north of the site due to the damage to the environment and wildlife habitats.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. Angmering Parish Council have been consulted on the amended proposals but their comments are still awaited.

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| CONSULTATIONS |
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CONSULTATION RESPONSES RECEIVED:

Sussex Police

- General comments provided in relation to secured by design.

Engineers (Drainage)

- Holding objection remains.
- An updated buffer plan should be provided which includes proposed drainage features.
- Still awaiting further details regarding potential connectivity to watercourses.
- No evidence concerning urban creep has been provided.
- Perpendicular basic sections have now been provided.
- Flotation calculations have not been provided.
- Will be necessary to review landscape plans when layout is more secure.

WSCC Flood Risk Management

- No comments.

WSCC Public Rights of Way

- Diversion of Footpath 2149 is shown as requiring diversion. This would be under Section 257.
- If the plan is for this route to be used by cyclists as well then, its legal status will need to be upgraded.
- Upgraded routes should be a minimum of 3m wide (ideally 4m where possible) and the surface should be agreed with WSCC before construction.

WSCC Public Rights of Way

- Developer has confirmed intention to upgrade legal status of footpath 2149 to a bridleway.
- The planned width is acceptable and materials confirmed.
- PRow features good visibility, tactile paving, dropped kerbs and tactile paving these measures are welcomed.

Archaeology

- Archaeological evaluation of this site and any subsequent mitigation measures will be secured via Condition 25 imposed on A/40/18/OUT.

WSCC Fire & Rescue

- Planning condition proposed to secure additional fire hydrants for the development.

- Evidence required that Fire Service vehicle access meets the requirements of Approved Document B.

Natural England

- No comments.

WSSCC Highway Authority

- No objection is raised to the reserved matters application subject to conditions relating to phasing.
- A Stage 1 RSA has been undertaken on the proposed bus route through the site and all issues have been addressed.
- The bus gate is to be enforced via ANPR and controlled via a set of signals within the development to provide priority to inbound buses.
- Raised crossings with cyclist priority in line with LTN1/20 are to be provided.
- Bollards are to be provided in the transitions between cycleways and carriageways to restrict vehicular traffic.
- Amendments have been incorporated in the revised plans to ensure visibility splays are not significantly affected by proposed planting or travel through front gardens of dwellings.
- Vehicle tracking for refuse vehicles, fire tenders and buses has been provided and following some amendments to the layout is acceptable.
- The PROW through the central green has been widened to provide an alternative emergency access should the main spine road be obstructed.

National Highways

- Is satisfied that the proposals in this reserved matters application will not materially affect the safety, reliability and/or operation of the strategic road network in this location and its vicinity. Therefore, no objection is raised to the reserved matters application.

Southern Water

- No discharge of foul sewerage from the site shall be discharged into the public sewer until offsite drainage works to provide sufficient capacity within the foul network to cope with the additional flows are complete.

Greenspace

- Recommended general landscape support of the detail proposed. However, further specific detail needs to be submitted as above before approval of RM landscape details could be recommended.

South Downs National Park Authority

- Extension of the amended layout to the higher ground to the north, into the landscape buffer will affect the views from the SDNP to the south-east, looking across the site and back into the National Park, where this northern field is clearly visible and contributes to the rural character.
- We note that the overall ridge heights AOD (above Ordnance Datum level) are not intended to change, but this does not necessarily address the settlement core of Angmering in such views, albeit that the general principle of lower density housing to provide more of a rural edge to the site is welcomed.
- It is essential that the LPA secure visualisations in order to properly understand the impacts. These would also help understand the impacts of some of the more bulky flats to the southern end of the site, as well as the effectiveness of tree planting.
- The general principle of stronger green infrastructure, including habitat linkages and increased tree cover within the development is welcomed, as is a planted buffer from Grooms Copse Ancient Woodland.
- It is a pity that the thick copse to the north of the existing motor circuit would be lost and the opportunity should be taken to consider thicker planting to the northern boundary alongside the A27.
- The existing footpath through the site will be upgraded to 3m wide. This footpath links onto Dappers Lane which provides the best opportunity for access to the National Park for recreation by means other

than the car.

- The Lighting Impact Assessment and lighting proposals are for a scheme within ILP Zone 2, although we would point out that some additional/upgraded streetlighting on the approaches to the new A280 junctions may be within the SDNP, which in this area is a zone 1b transition zone.

South Downs National Park Authority

- The scheme proposed Sorbus torminalis please change to a species characteristic of this location.
- Use native species within the public realm.
- The boundary to the south of the A27 is understood to be proposed as native woodland, but the key shows it as amenity grass.
- It would be useful to understand what type of woodland is being created on the northern boundary.
- More street trees should be provided.
- Many of the boundaries look to be dominated by small-stature short lived trees. Consideration should be given to including some meaningful positive tree planting for the future, such as oaks.
- Any bunding alongside the A27 must be naturalistic in form and capable of supporting the proposed planting in this area.

Sport England

- The details submitted are satisfactory and no objection is raised.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within a Strategic Allocation in the Local Plan.
Within the Built Up Area Boundary (BUAB) in the Local Plan.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

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| AHSP2 | AH SP2 Affordable Housing |
| DDM1 | D DM1 Aspects of form and design quality |
| DDM2 | D DM2 Internal space standards |
| DSP1 | D SP1 Design |
| ENVDM4 | ENV DM4 Protection of trees |
| ENVDM5 | ENV DM5 Development and biodiversity |
| ENVSP1 | ENV SP1 Natural Environment |
| HDM1 | H DM1 Housing mix |
| HERDM1 | HER DM1 Listed Buildings |
| HERDM3 | HER DM3 Conservation Areas |
| HERSP1 | HER SP1 The Historic Environment |
| LANDM1 | LAN DM1 Protection of landscape character |
| OSRDM1 | Protection of open space,outdoor sport,comm& rec facilities |
| QEDM1 | QE DM1 Noise Pollution |
| QEDM2 | QE DM2 Light pollution |

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| QEDM3 | QE DM3 Air Pollution |
| QESP1 | QE SP1 Quality of the Environment |
| SDSP1 | SD SP1 Sustainable Development |
| TDM1 | T DM1 Sustainable Travel and Public Rights of Way |
| TDM2 | T DM2 Public Parking |

[Angmering Neighbourhood Plan 2014 POLICY EH2](#) Protect the Landscape setting of the South Downs National Park

- Angmering Neighbourhood Plan 2014 POLICY HD3 Housing Mix
- Angmering Neighbourhood Plan 2014 POLICY HD4 Materials
- Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form
- Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design
- Angmering Neighbourhood Plan 2014 POLICY HD8 Parking for New Developments
- Angmering Neighbourhood Plan 2014 POLICY TM1 Local Highways
- Angmering Neighbourhood Plan 2014 POLICY TM2 Cycling Walking & Equestrian

PLANNING POLICY GUIDANCE:

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| NPPF | National Planning Policy Framework |
| NPPG | National Planning Practice Guidance |

SUPPLEMENTARY POLICY GUIDANCE:

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| SPD11 | Arun Parking Standards 2020 |
| SPD12 | Open Space,Playing Pitches & Indoor& Built Sports Facilities |
| SPD13 | Arun District Design Guide (SPD) January 2021 |
| SPD2 | Conservation Areas |

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it is a strategic allocation (SD9) within the built-up area boundary. Whilst, the proposals will not give rise to any adverse impacts upon landscape character or amenities of existing or future occupiers.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

- (2) in dealing with an application for planning permission the authority shall have regard to -
- (a) the provisions of the development plan, so far as material to the application,
 - (aza) a post examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

The application seeks to secure reserved matters approval for appearance, landscaping, layout, and appearance. All other matters were considered through the determination of A/40/18/OUT and the amendments made under reference A/248/21/PL with conditions included in relation to the following matters which will require discharge prior to commencement of development:

- Noise - Condition 9.
- Employment and Skills - Condition 10.
- Ecology - Condition 11.
- Construction Management - Condition 12.
- Travel Plan - Condition 18.
- Renewable Energy - Condition 22.
- EV Charging - Condition 26.
- Surface Water Drainage - Conditions 27, 28, 29 and 30.
- Foul Drainage - Condition 31.
- Lighting - Condition 32.
- Contaminated Land - Condition 33.
- Accessible Dwellings - Condition 37.
- Bus Access - Condition 39.
- Ground Levels - Condition 40.
- Tree Protection - Condition 43.

PRINCIPLE

This application relates to a significant portion of the Angmering North strategic housing allocation (SD9) as well as the Angmering strategic employment allocation. The principle of the development has been established through outline permission A/40/18/OUT and subsequent amendment A/248/21/PL which granted permission for up to 525 residential dwellings and 3 ha (gross) of employment land with primary access from Water Lane and bus and pedestrian access to Dappers Lane. The outline planning permission established the principle of development and considered matters of flood risk, impact on wildlife, loss of agricultural land, countryside location, impact upon South Downs National Park, Foul Drainage (the principle of 525 dwellings connecting to the network) and the provision of affordable housing, public open space, children's play and other infrastructure.

COMPLIANCE OF THE PROPOSALS WITH OUTLINE CONDITIONS

Several conditions imposed on the outline approval (A/248/21/PL) set parameters for the nature and form of the proposed development and these have been summarised and considered below.

Condition (4) states that development shall be carried out in accordance with approved plans which consist of Location Plan (1911-P-100 Rev. F); Building Heights Parameter Plan (19271-P02 Rev D); and

Land Use Parameter Plan (19271-P01 Rev A). In addition to these drawings three further plans were conditioned which relate to access arrangements for the site and these are as follows Site Access to Water Lane and Dappers Lane (ITB9105-GA-102 Rev. G); Proposed Access from Dappers Lane (ITB9105-GA-117); and Access Link from Dappers Lane showing bus / cycle / pedestrian access (ITB9105-GA-118 Rev. B). The development as proposed accord with these plans. However, concerns have been raised through representations to the use of an automatic number plate recognition (ANPR) camera as the means of control for the bus access. This matter will be considered in more detail later in this report.

Condition (5) required that a Design Code Masterplan be approved prior to the submission of the Reserved Matters (RM) application and that the development then be prepared and carried out in accordance with the approved Design Code. In this case the Design Code was submitted for approval alongside the RM application but was approved prior to the preparation of this recommendation. The design code has been approved (A/117/22/DOC) and the submitted RM application is in accordance with the Design Code.

Conditions (27) and (31) required that details of the proposed surface water and foul drainage schemes be agreed prior to commencement. Therefore, design of the drainage schemes does not need to be considered as part of the determination of this application for RM approval.

Condition (37) requires that at least 10% of all dwellings shall be designed and constructed to M4(2) standard and in addition 10 dwellings shall be constructed to M4(3) standard in accordance with 'Access to and use of buildings; Approved Document M'. In this case the proposed layout includes a total of 72 units (35 affordable and 37 private) constructed to M4(2) standard which equates to 14% provision with a further 10 units provided to M4(3) standard.

LAYOUT, APPEARANCE AND SCALE

Arun Local Plan (ALP) policies D DM1, D SP1 and LAN DM1 and policies HD3, HD5, HD6 and HD7 of the Angmering Neighbourhood Development Plan (ANDP) are relevant in respect of design and character. In addition, Policy AH SP2 seeks to ensure that affordable housing is visually indistinguishable from market housing and that layouts avoid large clusters of affordable dwellings.

The National Design Guide (NDG) is a material consideration in the determination of this application as well as the Arun Design Guide. The application has been prepared in accordance with the Design Code, approved through Condition (5), which was itself prepared and assessed against the requirements of the NDG and Arun Design Guide as well as the parameter plans approved through A/248/21/RES.

Concerns were raised by the Local Planning Authority (LPA) in relation to the layout, appearance and scale as originally submitted due to the proposals overly urban design and layout in the southern portion of the site. This resulted in a scheme which felt overly car dominated with inappropriate parking solutions (tandem parking courts) to accommodate the necessary provision. Concerns were also raised in relation to the height of some of the buildings proposed which went beyond the scale as established through the outline approval.

Concerns in relation to the details as proposed were also raised by the Parish Council through their representation (dated 28.01.2022) to the extension of the built form into the northern open space and the impact that this would have upon the landscape character of the site and the South Downs National Park (SDNP). However, this matter was considered through the determination of A/248/21/PL in consultation with the SDNPA and the impact upon landscape and the SDNP was found to be acceptable. Further objections were raised in relation to the proposed three storey apartment blocks and the height of some of the 2.5 storey dwellings.

The concerns of the LPA as well as those of the Parish Council (which were not addressed through the approval of A/248/21/PL) were taken on board by the developers who have amended the layout, scale and appearance of the development in order to address these concerns. The revised details have been considered against the requirements of the Design Code in respect of street pattern, road hierarchies, character areas, density, scale, public open space and pedestrian and cycle infrastructure and found to be in complete compliance.

Therefore, by virtue of the proposed developments accordance with the Design Code it is considered that the proposals would accord with the requirements of the NDG and Arun Design Guide as well as policies D DM1, D SP1, LAN DM1 and AH SP2 of the Arun Local Plan and policies HD3, HD5, HD6 and HD7 of the ANDP.

PUBLIC OPEN SPACE & PLAY

ALP policy OSR DM1 and HWB SP1 are relevant to open space and play. The Council's supplementary planning document (SPD) 'Open Space, Playing Pitches, Indoor and Built Sports Facilities' (January 2020) sets out specific requirements for on-site public open space (POS) and play provision.

The POS provided in this case measures 10.93ha which exceeds the requirements for a development of this scale as established through the Arun Open Space SPD which would require a total POS provision of 4.62ha. The amendments to the parameter plans approved through A/248/21/PL ensured a better distribution of open space throughout the development than was originally proposed through A/40/18/OUT.

In terms of play provision, the scheme will secure a locally equipped area of play (LEAP) and adjoining local area of play (LAP) will be provided within the village character area (southern portion of the site). This is intended to consist of play huts in sand to create a mini playable village with a grassed area which wraps around this representing the South Downs countryside featuring timber carved sheep and horses. Smaller LAPs within the village area will provide informal play and picnic spots. A destination play space will be provided to the north of the site which will feature a timber pod climbing frame with a mini oval racetrack providing an area where children can ride their bikes. A further LAP will be provided centrally within the site incorporating timber animals, beams and a tractor to create a play farm. Whilst incidental timber equipment will be provided along 'play trails' to encourage movement around the site.

Updated formal comments are still awaited from the Council's Landscape Officer and these are expected prior to the application being presented to the Planning Committee. However, the proposed play provision on the site is of high quality and diverse, drawing inspiration from the wider landscape setting of the site, drawing inspiration from the SDNP and Angmering. In this case the play provision is of high quality and meets the requirements of the outline planning approval.

Therefore, the proposed open space and play provision will accord with ALP policy OSR DM1 as well as the Council's Open Space, Playing Pitches, Indoor and Built Sport Facilities SPD.

LANDSCAPING AND TREES

ALP policies D DM1, LAN DM1 and D SP1 are relevant to consideration of landscaping and trees as is policy EH2 of the ANDP.

A response was received from the Council's Landscape officer (dated 28.06.2022) which confirms that additional information has been provided to address concerns relating to the variety and diversity of plant species throughout the site. It has been confirmed that several areas of the site have been addressed with the diversity of planting amended as discussed to now sit alongside the greater Green Infrastructure

proposals for the trees, hedges, woodland and buffer planting mixes, which were also amended following consultation from SDNP.

The applicants have engaged with the SDNPA throughout the application process to address their concerns with further discussions taking place in relation to landscape details. Further comments have been provided by the SDNP which confirm there are no outstanding matters of concern. However, general comments have been provided specifically seeking to secure a coppice management regime as part of the Landscape and Ecological Management Plan to continue to develop appropriate dormouse habitat.

HERITAGE

The heritage impacts of the development were considered at outline stage where it was identified by the Council's Conservation Officer that the site was located some distance from the Conservation Area. It was noted that screening is proposed along the southern boundary, which would reduce the impact of any proposed development from the street-scene. Therefore, the proposal will not impact upon the Conservation Area.

Similar conclusions were drawn within the officer's recommendation report namely, that there would be no harm from the proposed development on the Conservation Area due to the separation distance between the proposed development and the Conservation Area. The proposals would also give rise to no harm to any of the nearby listed buildings as the proposed development would be adequately screened to avoid any adverse harm.

Having reviewed the details provided in support of this reserved matters application there is no basis by which to disagree with the original assessment and conclusions. Therefore, the proposals would accord with the NPPF and policies HER DM1 and HER DM3 of the ALP.

HOUSING MIX AND AFFORDABLE HOUSING

ALP policy H DM1 provides for a mix of housing to meet local needs and requires all housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. The supporting text (12.2.4) acknowledges that the final mix will be negotiated on a site-by-site basis, having regard to the most up to date Strategic Housing Market Assessment (SHMA).

The application in this case was accompanied by a document (Quantifying the Addressable Market in Angmering) which looked at factors which influence the housing market in Angmering to identify an optimum mix for the private dwellings for sale on the site. This document assessed the demand from movers within the local sphere of influence (defined as a 22 minute drive time). This document accords with the requirements of policy HD3 of the ANDP in that it demonstrates how the applicant has sought to meet local market needs.

The application proposes a housing mix for the market dwellings which does not accord with the SHMA. Instead providing the following mix of market dwellings:

1 bedroom - 0 (0%)
2 bedroom - 93 (25%)
3 bedroom - 194 (53%)
4 bedroom - 79 (22%)

In this case the market dwelling mix is considered appropriate given the evidence which has been

provided in support of the application. The increase provision of 3- and 4-bedroom properties beyond the SHMA is also an appropriate response to the rural character of the site. The lower densities this allows on the boundaries of the site adjacent to the SDNP allow for a softer transition towards the higher density development at the southern end of the site. Therefore, the proposed mix is in accordance with policy H DM1 of the ALP.

In terms of affordable housing provision, a total of 159 affordable dwellings are to be provided which equates to 30% of the total development in accordance with the requirements of policy AH SP2 of the ALP. The affordable housing mix deviates from that identified through the SHMA in relation to both affordable rented and intermediate ownership. In terms of affordable rented there is a 23% over provision of 2-bedroom properties, which results in an under provision of 1- and 3-bedroom dwellings. In terms of the intermediate dwellings there is an overprovision of 3 bed dwellings and an under provision of 2-bedroom properties.

In this case the affordable dwelling mix has been informed by site specific considerations and the higher proportion of two-bedroom dwellings results in a layout which is acceptable and densities appropriate to the sites location. The distribution of the affordable units throughout the site is also appropriate, clustering has been avoided with the units spread across the development. There are several units in proximity of each other in the south-western corner of the northern parcel, but these are spread across multiple roads and as such are adequately disbursed.

Therefore, the proposed affordable housing and market dwelling mix is acceptable in accordance with policies H DM1 and AH SP2 as well as policy H3 of the ANDP.

RESIDENTIAL AMENITY

ALP policies D DM1 and QE SP1 are relevant to the consideration of amenity. The Council's Design Guide sets out guidance on interface distances between houses:

- Back-to-Back: min. 21m between habitable rooms of properties or to existing buildings.
- Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property.
- Front to Front: min. 16m between habitable rooms of properties facing each other.
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.
- There are no standards for either side to side or front to back.

The layout is reflective of the design code and is substantially in accordance with all separation distances identified within the Arun Design Guide. In instances where the development falls below these standards it is only marginal and is because of the approved design code detail. The standards established through the Design Code have sought to achieve a development of the highest quality with unique character areas. Therefore, in this case given that any deviation from the minimum standards is only marginal and would not result in unacceptably adverse impacts upon the amenity of future occupiers. Appropriate separation distances in accordance with the Arun Design Guide are provided along the boundaries of the site between the proposed and existing residential development.

All gardens will exceed a depth of 10m and whilst not all gardens achieve the 10.5m requirement, the 21m rear-to-rear facing distance is achieved in all respects so the shortfall does not adversely affect the living conditions of existing or future occupiers.

As identified above noise impacts were considered through the determination of A/248/21/PL and were acceptable with the revisions to the parameter plans only resulting in a marginal increase in noise impacts beyond those permitted through A/40/18/OUT. However, the application has been amended with a 1.8m high bund now proposed along the northern boundary of the site. It was identified through the

consultation response and the application discussions with the SDNPA that stronger planting along the northern boundary of the site would enhance landscape character and provide a better transition between the site and the SDNP. The proposed bund would feature native woodland tree planting which would provide additional habitats. The proposed bund by virtue of its scale and design is considered to appear naturalistic and would not adversely impact upon landscape character. Additionally, the bund would provide additional mitigation for noise from the A27 upon future residents. Therefore, the proposed bund by virtue of its form and landscape benefits in conjunction with its amenity benefits for future residents is acceptable.

The proposed development will not result in any adverse harm to the amenities of future occupiers and would accord with policies D DM1 and QE SP1 of the ALP. Whilst the proposal does not fully meet the Arun Design Guide, the development is in accordance with the approved Design Code which in this application takes precedence.

PARKING, ROADS AND PUBLIC FOOTPATHS

ALP policies T DM1 & T SP1 and policy HD8 of the ANDP are relevant although the latter has reduced weight due to the adoption of the Arun Parking Standards SPD. The advice of WSCC Highways is summarised above and they raise no objections to the layout subject to conditions. A condition was requested by WSCC to secured details of the phasing for footways and cycleways. However, condition 15 imposed on A/248/21/PL already requires the submission of a construction programme which includes cycleways and footways. Therefore, the condition as requested is not necessary as these details are already secured through the outline approval.

The access arrangements were approved by the outline planning permission. Therefore, in terms of highway safety the proposal is in accordance with policies T SP1 or T DM1 of the ALP and will not have an unacceptably adverse impact upon the safe operation of the highways network.

The application proposes a total parking provision associated with the residential elements of 1,246 spaces. This provision aligns with the requirements of the Arun Parking SPD as well as the approved Design Code, securing 2 spaces for each 1, 2 and 3-bedroom property; 3 spaces for the 4-bedroom dwellings; and 20% of the total number of dwellings as visitor parking spaces.

Road widths are in accordance with the principles of the road hierarchy established through the Design Code and are as follows:

- Village Street - 6.5m
- Secondary Avenue - 5.5m
- Secondary Street - 5m
- Community Lane - 4.8m
- Green Lanes & Private Drives - 4.8m

Several objections have been received specifically in relation to the use of an automatic number plate recognition (ANPR) system rather than a physical barrier to control the use of the bus access from Dappers Lane. The original outline approval on drawing no. ITB9105-GA-118 Rev B identified that a 'Mechanism for control of bus gate to be agreed at detail design stage'. This has led local residents to conclude that a physical mechanical barrier would be present in this location to prevent access. However, it has been confirmed by WSCC that their preferred mechanism for bus gate control and enforcement is ANPR camera with mechanical barriers having been found to be costly and unreliable. This approach to bus gate enforcement is set out in document 'Bus Gate Enforcement HI12 (20/21)' available through the WSCC website. It has been confirmed in this case that the enforcement of the ANPR camera would sit with WSCC and their partners and would not be the responsibility of the

developer or the police. Therefore, in this case the use of ANPR camera is considered acceptable and in accordance with the standard WSCC bus gate enforcement position and would not conflict with the details previously approved by drawing ITB9105-GA-118 Rev B.

WSCC Public Rights of Way (PROW) team have been consulted on the proposals and their original consultation response has been taken into consideration by the developer with the requests addressed through the revised layout. Therefore, the proposals would enhance the PROW network running through the site and as such the proposals are acceptable as the site layout respects & enhances existing public rights of way and provides new foot and cycle paths as part of the development the proposals are in accordance with Policy T DM1 as well as the Parking Standards SPD.

WASTE MANAGEMENT

Policy WM DM1 of the ALP is relevant but, in this case, there are no issues with refuse vehicles accessing the site and the application is supported by refuse vehicle tracking as well as details of individual bin storage and communal bin stores. It is considered that the application achieves sufficient provision for the storage of waste and that kerbside collection is possible for all dwellings and as such the development will accord with policy WM DM1 of the ALP.

SURFACE WATER DRAINAGE

Surface water drainage is covered by conditions 27, 28, 29 and 30 imposed on the outline planning permission and will need to be agreed through their discharge. However, the Council's Drainage Engineer has been consulted and has raised a holding objection. The applicant has provided additional information in response to drainage concerns and updated comments are still awaited from the Council's Drainage Engineers. However, as these details will need to be agreed through the discharge of the relevant conditions imposed on the outline permission not through the determination of this application resolution of this detail should not delay determination. Therefore, this reserved matters application can be determined without the full support of the Council's Drainage Engineers and as such it is not necessary to demonstrate compliance with policy W DM3 at this time.

SUMMARY

The applicant has made significant amendments to the application to overcome/address the concerns raised by the LPA and statutory consultees. The amended proposals are in accordance with the Arun Design Guide as well as the site specific Design Code and relevant development plan policies. As such, it is recommended that the application is approved subject to the conditions proposed.

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| HUMAN RIGHTS ACT |
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The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:
- Site Layout Masterplan (1:1000) - P101 Rev K
 - Coloured Site Layout Masterplan - C101 Rev C
 - Site Layout (Dappers Lane parcel) - P102 Rev C
 - Site Layout (South) - P103 Rev D
 - Site Layout (North) - P104 Rev D
 - Proposed Street Scenes A to E (sheet 1 of 3) - P105 Rev B
 - Proposed Street Scenes F to K (sheet 2 of 3) - P106 Rev B
 - Proposed Street Scenes L to Q (sheet 3 of 3) - P107 Rev C
 - Coloured Street Scenes A to E (sheet 1 of 3) - C105 Rev A
 - Coloured Street Scenes F to K (sheet 2 of 3) - C106 Rev A
 - Coloured Street Scenes L to Q (sheet 3 of 3) - C107 Rev A
 - Coloured selected Key building house elevations - C108 Rev A
 - Coloured selected Apartment Building Elevations - C109 Rev A
 - Affordable Housing Distribution Plan - C110 Rev D
 - Dwelling Size Distribution Plan - C111 Rev D
 - Materials Distribution Plan - C112 Rev G
 - Building Heights Parameter Plan - C113 Rev D
 - Plots 120-122 - Proposed Plans and Elevations - P110 Rev A
 - Plots 187-188 - Proposed Plans and Elevations - P111 Rev A
 - Plots 158-159 - Proposed Plans and Elevations - P112 Rev A
 - Plots 136-137 - Proposed Plans and Elevations - P113 Rev A
 - Plots 123-126 - Proposed Plans and Elevations - P114 Rev A
 - Plots 113-116 - Proposed Plans and Elevations - P115 Rev A
 - Plots 337-339 - Proposed Plans and Elevations - P116 Rev A
 - Plots 133-135 - Proposed Plans and Elevations - P117 Rev A
 - Plots 138-140 - Proposed Plans and Elevations - P118 Rev A
 - Plots 170-172 & 189-191 - Proposed Plans and ElevationsP119 Rev A
 - Plots 156-157 - Proposed Plans and Elevations - P120 Rev A
 - Plots 166-168 - Proposed Plans and Elevations - P121 Rev A
 - Plots 109-110 - Proposed Plans and Elevations - P122 Rev A
 - Plots 395-397 - Proposed Plans and Elevations - P125 Rev A
 - Plots 398-400 - Proposed Plans and Elevations - P126 Rev A
 - Plots 435-443 - Proposed Plans - P127 Rev A
 - Plots 435-443 - Proposed Elevations - P128 Rev B
 - Plot 472 - Proposed Plans and Elevations - P129 Rev A

- Plots 468-469 & 470-471 - Proposed Plans and Elevations - P130 Rev B
- Plots 377-379 - Proposed Plans and Elevations - P131 Rev A
- Plots 192-195 - Proposed Plans and Elevations - P132 Rev P
- Plots 33-45 - Proposed Plans and Elevations - P133 Rev P
- Plots 131-132 - Proposed Plans and Elevations - P134 Rev P
- Plots 207-208 & 209-210 - Proposed Plans and Elevations - P135 Rev A
- Plots 334-336 - Proposed Plans and Elevations - P136 Rev A
- Plots 332-333 - Proposed Plans and Elevations - P137 Rev A
- Plots 82-83 - Proposed Plans and Elevations - P138 Rev A
- Plots 79-81 - Proposed Plans and Elevations - P139 Rev A
- Plots 211-212, 236-237 & 238-239 - Plans & Elevs - P140 Rev A
- Plots 199-202 - Proposed Plans and Elevs - P141 Rev A
- Plots 25-27 & 28-30 - Proposed Plans and Elevations - P142 Rev A
- Plots 31-33 - Proposed Plans and Elevations - P143 Rev A
- Plots 253, 268, 269, 276, 277, 283 & 284 - Proposed Plans and Elevations - P144 Rev B
- Plots 444-445 - Proposed Plans and Elevations P145 - Rev A
- Plots 402-403 & 433-434 - Proposed Plans and Elevs - P146 Rev B
- Plots 451-452 - Proposed Plans and Elevs - P147 Rev B
- Plots 453-455 & 456-458 - Proposed Plans and Elevs - P148 Rev B
- Plots 390-392 - Proposed Plans and Elevations - P149 Rev B
- Plots 485-486 - Proposed Plans and Elevations - P150 Rev A
- Plots 404-405, 429-430 & 431-432 - Plans and Elevs - P151 Rev A
- Plots 407-409 - Proposed Plans and Elevations - P152 Rev A
- Plot 206 - Proposed Plans and Elevations - P153 Rev P
- Plot 149 - Proposed Plans and Elevations - P154 Rev P
- Plots 46-47, 48-49, 57-58 & 111-112 - Plans & Elevs - P155 Rev A
- Plots 63-64 & 117-118 - Proposed Plans and Elevs - P156A
- Plots 141-142 - Proposed Plans and Elevations - P157 Rev A
- Plots 129-130 - Proposed Plans and Elevations - P158 Rev A
- Plots 1-2 - Proposed Plans and Elevations - P159 Rev A
- Plots 75 & 76 - Proposed Plans and Elevations - P160 Rev A
- Plots 50, 67, 71, 86 & 90 - Proposed Plans and Elevations - P161 Rev A
- Plots 3 & 143 - Proposed Plans and Elevations - P162 Rev A
- Plots 173, 185, 186, 196, 198, 250, 255, 291, 299, 304, 311, 314, 319, 330 & 341 - Proposed Plans & Elevs - P163 Rev A
- Plots 180, 232, 235 & 243 - Proposed Plans and Elevs - P164 Rev A
- Plot 176 - Proposed Plans and Elevations - P165 Rev A
- Plots 127-128 - Proposed Plans and Elevations - P166 Rev B
- Plots 5, 6, 11, 12 & 51 - Proposed Plans and Elevations - P167 Rev A
- Plot 179 - Proposed Plans and Elevations - P168 Rev A
- Plot 52 - Proposed Plans and Elevations - P169 Rev B
- Plot 53 - Proposed Plans and Elevations - P170 Rev A
- Plots 155 - Proposed Plans and Elevations - P171 Rev A
- Plots 177-178, 181-182, 183-184, 233-234, 240-241, 256-257 & 300-301 - Proposed Plans and Elevations - P172 Rev A
- Plots 84-85 - Proposed Plans and Elevations - P173 Rev A
- Plots 65-66, 73-74 & 77-78 - Proposed Plans & Elevs - P175 Rev B
- Plots 7-8, 9-10, 55-56, 68-69 & 88-89 - Proposed Plans and Elevations - P176 Rev A
- Plot 145 - Proposed Plans and Elevations - P177 Rev B
- Plots 279-280, 289-290, 312-313, 315-316, 317-318, 321-322 & 344-345 - Proposed Plans and Elevations - P178 Rev A
- Plots 174, 175, 222, 224, 226, 229, 247, 249, 320, 323, 326 & 346 - Proposed Plans and

Elevs - P179 Rev A

- Plot 4 - Proposed Plans and Elevations - P180 Rev A
- Plots 144 & 151 - Proposed Plans and Elevations - P181 Rev A
- Plots 153 & 154 - Proposed Plans and Elevations - P182 Rev A
- Plots 197, 215 & 231 - Proposed Plans and Elevations - P183 Rev A
- Plot 213 - Proposed Plans and Elevations - P184 Rev A
- Plots 223, 225, 248, 272, 274, 286, 302, 303 & 329 - Proposed Plans & Elevations - P185 Rev P
- Plots 287-288 - Proposed Plans and Elevations - P186 Rev P
- Plots 72 & 87 - Proposed Plans and Elevations - P187 Rev P
- Plot 70 - Proposed Plans and Elevations - P188 Rev P
- Plots 342 & 343 - Proposed Plans and Elevations - P189 Rev P
- Plots 146-148 - Proposed Plans and Elevations - P190 Rev P
- Plots 419-420 & 421-422 - Proposed Plans and Elevs - P191 Rev B
- Plots 414, 446, 473, 474 & 475 - Proposed Plans & Elevs - P192 Rev B
- Plots 417-418, 423-424, 427-428, 490-491, 492-493 & 519-520 - Proposed Plans and Elevations - P193 Rev B
- Plots 505-506 - Proposed Plans and Elevations - P194 Rev B
- Plots 356, 370, 375, 394, 416, 511 & 517 - Proposed Plans and Elevations - P195 Rev A
- Plots 480 & 500 - Proposed Plans and Elevations - P196 Rev A
- Plot 504 - Proposed Plans & Elevations - P199 Rev B
- Plots 355,359,376,393,406,410,413,425,477,478,487,496, 497 & 518 - Proposed Plans & Elevations - P200 Rev B
- Plot 479 - Proposed Plans and Elevations - P201 Rev B
- Plot 426 - Proposed Plans and Elevations - P202 Rev A
- Plot 495 - Proposed Plans and Elevations - P203 Rev A
- Plot 150 - Proposed Plans and Elevations - P204 Rev P
- Plots 217, 219, 242 & 298 - Proposed Plans and Elevations - P205 Rev A
- Plot 351 - Proposed Plans and Elevations - P206 Rev A
- Plots 411 & 412 - Proposed Plans and Elevations - P207 Rev A
- Plots 307 & 308 - Proposed Plans and Elevations - P208 Rev A
- Plot 203 - Proposed Plans and Elevs - P209 Rev A
- Plots 204, 205, 214, 216, 227, 228, 230, 246, 278, 281 & 328 - Proposed Plans and Elevations - P210 Rev A
- Plots 152, 245 & 347 - Proposed Plans and Elevations - P211 Rev A
- Plots 54, 221, 244 & 324 - Proposed Plans and Elevations - P212 Rev A
- Plots 292, 305, 310 & 352 - Proposed Plans and Elevs - P213 Rev A
- Plots 220 & 325 - Proposed Plans and Elevations - P214 Rev A
- Plots 254, 295, 306 & 309 - Proposed Plans and Elevs - P215 Rev A
- Plot 348 - Proposed Plans and Elevations - P216 Rev A
- Plots 218 & 327 - Proposed Plans and Elevations - P217 Rev A
- Plots 293, 294, 349 & 350 - Proposed Plans and Elevations - P218 Rev A
- Plots 251, 252, 266, 270, 282, 296 & 297 - Proposed Plans and Elevations - P219 Rev B
- Plots 275 & 285 - Proposed Plans and Elevations - P220 Rev B
- Plot 271 - Proposed Plans and Elevations - P221 Rev A
- Plot 273 - Proposed Plans and Elevations - P222 Rev P
- Plots 59-62 - Proposed Plans and Elevations - P223 Rev P
- Plot 267 - Proposed Plans and Elevations - P224 Rev P
- Plot 447 - Proposed Plans and Elevations - P225 Rev B
- Plot 450 - Proposed Plans and Elevations - P226 Rev B
- Plots 482 & 525 - Proposed Plans and Elevations - P227 Rev B
- Plots 415, 448, 449, 513 & 516 - Proposed Plans & Elevs - P228 Rev A

- Plots 501 & 508 - Proposed Plans and Elevations - P229 Rev A
- Plots 481, 502 & 523 - Proposed Plans and Elevations - P230 Rev B
- Plots 353 & 512 - Proposed Plans and Elevations - P231 Rev B
- Plot 521 - Proposed Plans and Elevations - P232 Rev B
- Plots 476 & 503 - Proposed Plans and Elevations - P233 Rev B
- Plot 354 - Proposed Plans and Elevations - P234 Rev P
- Plot 119 - Proposed Plans and Elevations - P235 Rev B
- Plots 24, 331 & 340 - Proposed Plans and Elevations - P236 Rev A
- Plot 169 - Proposed Plans and Elevations - P237 Rev A
- Plot 401 - Proposed Plans and Elevations - P238 Rev A
- Plots 509-510 - Proposed Plans and Elevations - P239 Rev P
- Plots 13-17 - Building 1 - Proposed Floor Plans - P240 Rev A
- Plots 13-17 - Building 1 - Proposed Elevations - P241 Rev
- Plots 13-24 - Building 1 - Proposed Elevations - P242-1 Rev P
- Plots 13-24 - Building 1 - Proposed Elevations - P242-2vP
- Plots 91-99 - Building 2 - Proposed Floor Plans - P243 Rev C
- Plots 91-99 - Building 2 - Proposed Elevations - P244 Rev A
- Plots 100-108 - Building 3 - Proposed Floor Plans - P245 Rev C
- Plots 100-108 - Building 3 - Proposed Elevations - P246 Rev A
- Plots 160-165 - Building 4 - Proposed Floor Plans - P247 Rev A
- Plots 160-165 - Building 4 - Proposed Elevations - P248 Rev A
- Plots 258-261 - Building 5 - Proposed Floor Plans - P249 Rev B
- Plots 258-261 - Building 5 - Proposed Elevations - P250 Rev A
- Plots 262-265 - Building 6 - Proposed Floor Plans - P251 Rev B
- Plots 262-265 - Building 6 - Proposed Elevations - P252 Rev A
- Plots 360-369 - Building 7 - Proposed Floor Plans - P255 Rev B
- Plots 360-369 - Building 7 - Proposed Elevations - P256 Rev A
- Plots 380-389 - Building 8 - Grd & 1st Floor Plans - P257 Rev B
- Plots 380-389 - Building 8 - 2nd Floor & Roof Plans - P258 Rev B
- Plots 380-389 - Building 8 - Proposed Elevations - P259 Rev B
- Plots 459-467 - Building 9 - Proposed Floor Plans - P260 Rev A
- Plots 459-467 - Building 9 - Proposed Elevations - P261 Rev B
- Ancillary Buildings (Sheet 1 of 5) - P265 Rev A
- Ancillary Buildings (Sheet 2 of 5) - P266 Rev A
- Ancillary Buildings (Sheet 3 of 5) - P267 Rev A
- Ancillary Buildings (Sheet 4 of 5) - P268 Rev P
- Ancillary Buildings (Sheet 5 of 5) - P269 Rev P
- Patterned brickwork detail - P270 Rev P
- Plots 488-489 - Proposed Plans and Elevations - P275 Rev P
- Plots 357-358 & 483-484 - Proposed Plans and Elevs - P276 Rev P
- Plots 372-374 - Proposed Plans and Elevations - P277 Rev P
- Plots 371, 494, 514 & 515 - Proposed Plans and Elevs - P278 Rev P
- Plot 507 - Proposed Plans and Elevs - P279 Rev P
- Plots 498 & 499 - Proposed Plans and Elevs - P280 Rev P
- Plots 522 & 524 - Proposed Plans and Elevs - P281 Rev P
- Illustrative Landscape Masterplan - HBA-875-001 Rev F
- Tree Protection Plan - Overview - 21094-5
- Tree Protection Plan- 21094-5 AREA 1
- Tree Protection Plan- 21094-5 AREA 2
- Tree Protection Plan- 21094-5 AREA 3
- Tree Protection Plan- 21094-5 AREA 4
- Tree Protection Plan- 21094-5 AREA 5

- Tree Protection Plan- 21094-5 AREA 6
- Tree Protection Plan- 21094-5 AREA 7
- New Playscape- HBA-875-301
- Outdoor Gym- HBA-875-302
- Play Trail 1- HBA-875-303
- Play Trail 2- HBA-875-304
- The Oval- HBA-875-305
- The Farmyard- HBA-875-306
- The Hub- HBA-875-307
- Play Trail 3- HBA-875-308
- Bubble LAP- HBA-875-309
- The Village- HBA-875-310
- Gravelly Dell- HBA-875-311
- Illustrative Section 1- HBA-875-401
- Illustrative Section 2- HBA-875-402
- Illustrative Section 3- HBA-875-403
- Illustrative Section 4- HBA-875-404
- Illustrative Section 5- HBA-875-405
- Illustrative Section 6- HBA-875-406
- Illustrative Section 7- HBA-875-407
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- Hard Landscape Plan Sheet 2 of 34- HBA-875-102
- Hard Landscape Plan Sheet 3 of 34- HBA-875-103
- Hard Landscape Plan Sheet 4 of 34- HBA-875-104
- Hard Landscape Plan Sheet 5 of 34- HBA-875-105
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- Hard Landscape Plan Sheet 7 of 34- HBA-875-107
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- Hard Landscape Plan Sheet 10 of 34- HBA-875-110
- Hard Landscape Plan Sheet 11 of 34- HBA-875-111
- Hard Landscape Plan Sheet 12 of 34- HBA-875-112
- Hard Landscape Plan Sheet 13 of 34- HBA-875-113
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- Hard Landscape Plan Sheet 16 of 34- HBA-875-116
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- Hard Landscape Plan Sheet 21 of 34- HBA-875-121
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- Hard Landscape Plan Sheet 24 of 34- HBA-875-124
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- Hard Landscape Plan Sheet 29 of 34- HBA-875-129
- Hard Landscape Plan Sheet 30 of 34- HBA-875-130
- Hard Landscape Plan Sheet 31 of 34- HBA-875-131
- Hard Landscape Plan Sheet 32 of 34- HBA-875-132

- Hard Landscape Plan Sheet 33 of 34- HBA-875-133
- Hard Landscape Plan Sheet 34 of 34- HBA-875-134
- Soft Landscape Plan Sheet 1 of 34- HBA-875-201
- Soft Landscape Plan Sheet 2 of 34- HBA-875-202
- Soft Landscape Plan Sheet 3 of 34- HBA-875-203
- Soft Landscape Plan Sheet 4 of 34- HBA-875-204
- Soft Landscape Plan Sheet 5 of 34- HBA-875-205
- Soft Landscape Plan Sheet 6 of 34- HBA-875-206
- Soft Landscape Plan Sheet 7 of 34- HBA-875-207
- Soft Landscape Plan Sheet 8 of 34- HBA-875-208
- Soft Landscape Plan Sheet 9 of 34- HBA-875-209
- Soft Landscape Plan Sheet 10 of 34- HBA-875-210
- Soft Landscape Plan Sheet 11 of 34- HBA-875-211
- Soft Landscape Plan Sheet 12 of 34- HBA-875-212
- Soft Landscape Plan Sheet 13 of 34- HBA-875-213
- Soft Landscape Plan Sheet 14 of 34- HBA-875-214
- Soft Landscape Plan Sheet 15 of 34- HBA-875-215
- Soft Landscape Plan Sheet 16 of 34- HBA-875-216
- Soft Landscape Plan Sheet 17 of 34- HBA-875-217
- Soft Landscape Plan Sheet 18 of 34- HBA-875-218
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- Soft Landscape Plan Sheet 21 of 34- HBA-875-221
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- Soft Landscape Plan Sheet 31 of 34- HBA-875-231
- Soft Landscape Plan Sheet 32 of 34- HBA-875-232
- Soft Landscape Plan Sheet 33 of 34- HBA-875-233
- Soft Landscape Plan Sheet 34 of 34- HBA-875-234
- General Arrangement 1 of 3 - 2003033-0100-01Rev F
- General Arrangement 2 of 3 - 2003033-0100-02Rev F
- General Arrangement 3 of 3 - 2003033-0100-03Rev E
- Proposed Levels 1 of 3 - 2003033-0310-01Rev D
- Proposed Levels 2 of 3 - 2003033-0310-02Rev D
- Proposed Levels 3 of 3 - 2003033-0310-03Rev D
- Longitudinal Sections 1 of 5- 2003033-0320-01 Rev B
- Longitudinal Sections 2 of 5 - 2003033-0320-02Rev C
- Longitudinal Sections 3 of 5 - 2003033-0320-03Rev B
- Longitudinal Sections 4 of 5 - 2003033-0320-04Rev B
- Longitudinal Sections 5 of 5 - 2003033-0320-05Rev B
- Swept Path Analysis - Refuse Vehicle 1 of 2 - 2003033-TK-01-01 Rev F
- Swept Path Analysis - Refuse Vehicle 2 of 2 - 2003033-TK-01-02 Rev F
- Swept Path Analysis - Fire Tender 1 of 2 - 2003033-TK-02-01 Rev D
- Swept Path Analysis - Fire Tender 2 of 2 - 2003033-TK-02-02 Rev D
- Swept Path Analysis - Vehicle Passing 1 of 2 - 2003033-TK-03-01 Rev E

- Swept Path Analysis - Vehicle Passing 2 of 2 - 2003033-TK-03-02 Rev D
- Swept Path Analysis - Vehicle Passing Alternate 1 of 2 - 2003033-TK-04-01 Rev E
- Swept Path Analysis - Vehicle Passing Alternate 2 of 2 - 2003033-TK-04-02 Rev D
- Swept Path Analysis - Bus Route 1 of 1 - 2003033-TK-05-01 Rev D
- Combined Services Plan - UR2020-139-DFT-CSD-100 Rev A
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13001-S3Rev P02
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13002-S3Rev P02
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13003-S3Rev P02
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13004-S3Rev P02
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13005-S3Rev P02
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13006-S3Rev P02
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13007-S3Rev P01
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13008-S3Rev P01
- Horizontal Illuminance - 2215-DFL-ELG-XX-CA-EO-13009-S3Rev P01
- Horizontal Illuminance - 2215-DFL-ELG-XX-RP-EO-13001-S3Rev P01
- Note on planting mixes - HBA-889 27.06.2022

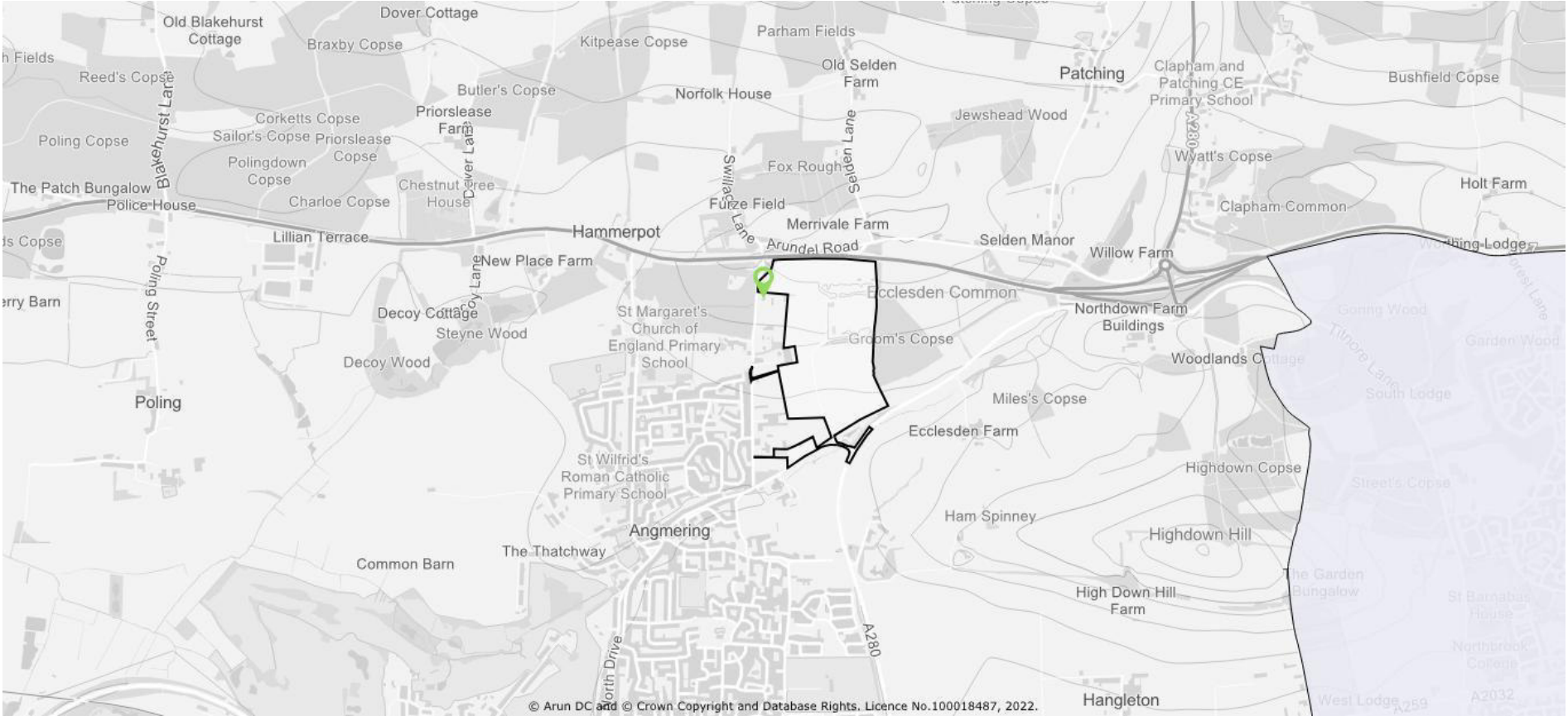
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1, D SP1, QE SP1 and T SP1 of the Arun Local Plan.

- 2 INFORMATIVE: The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highways Authority, to cover the proposed adoptable on-site highway works. The applicant is requested 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.
- 3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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| BACKGROUND PAPERS |
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[The documents relating to this application can be viewed on the Arun District Council website by going to https://www.arun.gov.uk/weekly-lists and entering the application reference or directly by clicking on this link.](https://www.arun.gov.uk/weekly-lists)

A/256/21/RES - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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