

PLANNING APPLICATION REPORT

REF NO:	WA/86/22/RES
LOCATION:	Land west of Tye Lane Walberton
PROPOSAL:	Approval of reserved matters following outline consent WA/68/20/OUT for the construction of 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property. This application may affect the setting of listed buildings, may affect the character and appearance of the Walberton Village Conservation Area and is in CIL Zone 3 and is CIL Liable as new dwellings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Approval of reserved matters is sought following appeal of refusal WA/68/20/OUT. The proposed scheme comprises 131 dwellings, vehicular and pedestrian access on to Tye Lane, a pedestrian/cycle/emergency access from Field Close, and access roads, parking and landscaping within the site.

The reserved matters for which approval is sought are access, appearance, landscaping, layout and scale. Whilst detailed approval for access was sought at outline stage, the appeal Inspector (appeal para. 74) specifically included access as a reserved matter as the internal access routes within the site require submission at reserved matters stage.

The proposed dwellings are a mix of detached, semi-detached and terraces designs, with the denser housing proposed at the centre of the site and less dense arrangements to the edges of the proposed built development. The 131 houses comprise 5 No. 2-bedroom bungalows, 6 No. 3-bedroom bungalows with rooms in the roof, 17 No. 2-bedroom houses, 70 No. 3-bedroom houses and 33 No. 4-bedroom houses. 30% of the houses would be affordable units comprising 3 No. shared ownership, 10 No. First Homes, and 26 No. affordable rent.

Parking is provided by detached single and double garages, driveways, allocated spaces and visitor spaces.

The proposed dwellings are of traditional design and materials, with a number of different designs proposed. All roofs are hipped or gables designs. Proposed external wall facing materials are primarily brick, with some focal properties having render and brick / flint elements. Further consideration of the proposed roof materials and materials for windows and doors is recommended as detailed below.

The proposed housing is set away from the edges of the site to allow for landscaped buffers, with a large area of open space to the southern end of the site. This area includes two drainage ponds, the main play area and a second smaller area. To the south west corner of the site a further drainage pond and play area is proposed. To the north east corner of the site an additional play area is proposed. Tree planting and landscaping is proposed across the site. The hedgerow along Tye Lane would be retained other than the opening required for the approved access.

A pavement along Tye Lane and junction improvements at the Tye Lane / The Street are proposed as was secured under the outline permission.

SITE AREA	7.6 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	17.2 dwellings per hectare.
TOPOGRAPHY	Predominantly flat, but the land rises to the north.
TREES	A Tree Preservation Order (TPO/WA/2/20) was confirmed 08/01/2021 to protect five Pedunculate Oak Trees within the site.
BOUNDARY TREATMENT	The site is bounded by hedgerows and hedgerow trees along the northern, southern, eastern and western boundaries of the site.
SITE CHARACTERISTICS	The site comprises a large arable field with rough grassland and scrub edges along with four fields of pasture land - with some stabling for horses, bordered by hedgerows with trees open fields. The site also includes part of a former residential garden located to the rear of 'The Orchard' and 'Little Firs'. The site is generally sloping from north to south.
CHARACTER OF LOCALITY	The area is rural in character with housing on Mill Lane, Field Close, North Pound and the Street in Walberton Village, together with two Conservation Areas and related Listed Buildings to the south of the site. The site is bounded to the north by Hooe Farm Industrial Park; to the east by Tye Lane and beyond by a new housing development of 175 dwellings that is being developed by Linden Homes and marketed as "Avisford Grange"; and to the west by houses fronting onto Cope Lane and Long Mead. The South Downs National Park lies to the north beyond the A27.

RELEVANT SITE HISTORY

WA/94/22/PL	Variation of conditions following WA/68/20/OUT relating to Condition Nos 8 - foul drainage, 14 - surface water drainage scheme/system and 19 - decentralised and renewable or low carbon energy.
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WA/127/21/OUT Outline planning application with all matters reserved, Withdrawn
other than means of access, for the construction of up to 23-08-22
131 No dwellings (30% affordable homes) and
amendment to boundary of garden land to serve
adjoining property (resubmission following
WA/68/20/OUT). This application affects the character &
appearance of the Walberton Village Conservation Area
& is a Departure from the Development Plan.

WA/68/20/OUT Outline application with all matters reserved, other than Refused
means of access, for the construction of up to 155 No. 12-01-21
dwellings (30% affordable homes) & amendment to
boundary of garden land to serve adjoining property. This
application affects the character & appearance of the
Walberton Village Conservation Area, may affect the
setting of listed buildings & is a Departure from the
Development Plan.

**Appeal: Allowed+Conditions
22-07-22**

The outline permission WA/68/20/OUT, approved at appeal, is for up to 155 dwellings including 30% affordable homes. All matters were reserved other than the access into the site. The access comprises two access points- the main access from Tye Lane site entrance and a further pedestrian/cycle/emergency access from Field Close. Under reserved matters the provision of a pedestrian/cycle access onto Tye Lane opposite the Linden Homes site is also proposed, as was discussed at the appeal.

The current reserved matters application proposes 131 dwellings, which is less than the maximum of 155 dwellings approved at appeal which could have been proposed under this application.

Under the outline application an illustrative site layout masterplan was presented for discussion. The current reserved matters scheme is of a similar layout and character to the illustrative site layout masterplan from the outline stage.

REPRESENTATIONS

Walberton Parish Council object to the application on the following grounds:

- The access roads within the development are narrow and refuse vehicles may need to mount the kerb in some places and needing to reverse long distances.
- The proposed visitor parking is limited.
- The density of the development is high and out of keeping with the surrounding area.
- More bungalows should be proposed.
- There could be conflicts between pedestrians, cyclists and scooters on the access from Field Close.
- Affordable housing is not spread throughout the site.
- Drainage ponds are located to the southern end of the site close to neighbouring properties which could be at risk from flooding.
- Concerned regarding the extra traffic which will travel through the village and Conservation Areas,

especially given the A27 Arundel bypass proposals.

5 resident objections raising the following concerns:

- The surrounding infrastructure - roads, education facilities, NHS etc is insufficient to serve this proposed development.
- Some of the bungalows shown at outline stage at the southern end of the development are now proposed as two-storey dwellings - these should be bungalows.
- The development should support the active travel agenda in terms of cycle access, safe off-road routes, links to external routes, ebike charging, solar energy and bike vouchers.
- The narrow village roads will not be able to cope with the additional traffic the development would generate, especially given the A27 Arundel bypass proposals.
- Southern Water must confirm the required infrastructure improvements before agreeing to foul water drainage connections.
- Further details of the proposed attenuation ponds and associated drainage system should be provided.
- The proposed attenuation ponds encroach on to private land, this should be resolved.
- Further planting should be provided along the boundary with North Pound.

COMMENTS ON REPRESENTATIONS RECEIVED:

The comments of the Parish Council and objectors are noted, and the majority of the objections are considered in the conclusions section with the exception of the following:

- With regard to traffic generation and the surrounding road network, these matters were considered at outline stage, the Inspector considered the development to be acceptable in transport terms.
- There are 11 bungalows proposed to the southern end of the site - units 20, 21, 22, 23, 24, 25, 26, 27, 28, 38, 39 are all 2 or 3-bedroom bungalows.
- Full details of foul and surface water drainage are secured by outline permission conditions and will be assessed under a separate discharge of condition application.
- All proposed development to the north of North Pound is within the application site red line boundary.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ECOLOGY - The reports submitted are based upon ecological survey work from September 2020. Therefore, up to date survey work is requested with reports updated to reflect any changes in circumstance which is noted.

LEISURE AND LANDSCAPE - The proposed layout and landscaping scheme is supported. The development should include 3 LAPs (Local Area for Play) in addition to the LEAP (Local Equipped Area for Play) which is proposed. The future maintenance of the open space / play areas should be clarified. Pathways need to be all weather accessible, tarmac would be the preferred finish.

WSCC FIRE AND RESCUE - Details and implementation of fire hydrant provision should be secured by condition.

CONSERVATION OFFICER - The proposed house designs are acceptable if constructed using appropriate materials and detailing, such as traditional brick and brick bonds. Traditional materials from the local area should be incorporated such as flint/brick and render for external walls, and clay tiles or natural slate for roofs. Flint could also be incorporated into boundary walls. The more prominent houses

e.g. those fronting on to Tye Lane should have traditional materials, avoiding the use of concrete tiles and incorporating painted timber windows and doors.

SOUTHERN WATER - Offsite drainage works are required to provide sufficient capacity to serve the proposed development. The connection of new dwellings to the network will therefore need to be agreed with Southern Water to ensure that sufficient capacity is in place in advance of first occupation.

ADC CONSERVATION AREA ADVISORY GROUP - Objection. The development should incorporate local materials which would be flint, brick and render for external walls, and plain clay tiles or natural slate for roofs. Flint should also be incorporated in boundary walls.

ENVIRONMENTAL HEALTH - An air quality impact assessment should be provided. Conditions are recommended to address land contamination, electric vehicle charging points, a construction management plan, hours of construction, noise impacts on future residents, and external lighting.

NATURAL ENGLAND - No comments.

NATIONAL HIGHWAYS - No objection.

WSCC HIGHWAYS - The site access on to Tye Lane was approved at outline stage and provides a simple priority junction on to Tye Lane. Improvements have been secured to provide a footway along Tye Lane and amendments to the Tye Lane / The Street junction. An emergency access / pedestrian / cycle route is proposed to connect with Field Close and will be secured by collapsible bollard. The internal layout provides acceptable road widths and junction visibilities, the vehicle tracking provided demonstrates acceptable access for refuse vehicles. The total number of parking spaces proposed should be confirmed. Most of the visitor parking is located at the western and southern edges of the site and could be better spaced out across the site. Details of cycle storage should be secured as this was not secured at outline stage. Details of electric vehicle charging are required by condition on the outline permission.

WSCC LEAD FLOOD AUTHORITY - No comments.

ECONOMIC DEVELOPMENT - Request that an Employment and Skills Plan be secured.

WSCC WASTE AND MINERALS - No comments.

SUUSEX POLICE - Recommend to the applicant that Secured by Design measures be incorporated.

ADC TREE OFFICER - Awaiting comments.

ADC AFFORDABLE HOUSING - Comment. The overall provision is acceptable. It is suggested that one of the 3-bedroom shared ownership houses should be swapped for one of the 2-bedroom First Homes.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and will be addressed in conclusions section except as discussed below:

ECOLOGY - Updated survey work has been submitted which demonstrate no material change in circumstances. Outline condition 5 secures a Landscape and Ecological Management Plan (LEMP).

LEISURE AND LANDSCAPE - Amended layout proposals have been submitted which include three LAPs. The applicant has confirmed that future maintenance would be the responsibility of a management

company and would not be passed to ADC. Full details of the proposed open space and play space are secured under the outline permission legal agreement.

WSSC FIRE AND RESCUE - A planning condition is recommended to secure details and implementation of fire hydrants.

CONSERVATION OFFICER - Amended proposals for materials have been submitted, the further comments of the Conservation Officer have been sought.

SOUTHERN WATER - Details of the foul water drainage system will be submitted under condition 18 of WA/68/20/OUT and connection to the network is subject to a separate approval process with Southern Water.

ENVIRONMENTAL HEALTH - The outline permission includes conditions to address land contamination (condition 23), electric vehicle charging points (condition 21), a construction management plan (condition 7), and hours of construction (condition 16).

WSSC HIGHWAYS - The total parking provision proposed has been confirmed as 249 allocated spaces (including 5 disabled spaces), 63 garages, 44 visitor spaces, and 68 cycle storage sheds. The proposed visitor parking has been amended to be more evenly distributed across the site.

ECONOMIC DEVELOPMENT - An Employment and Skills Plan is secured by condition 12 of the outline permission.

DRAINAGE ENGINEER - full details of the drainage proposals are secured by the outline permission (conditions 8, 9, 10, 11, 14 and 15) and therefore drainage details will be approved under an approval of details application.

POLICY CONTEXT

Designation applicable to site:
Outside the Built-up Area Boundary in the Local Plan.

DEVELOPMENT PLAN POLICIES

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

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
HDM1	H DM1 Housing mix
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
LANDM1	LAN DM1 Protection of landscape character
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WMDM1	WM DM1 Waste Management

[Walberton Neighbourhood Plan Policy 2019-2031](#) Housing Density

[HP11](#)

Walberton Neighbourhood Plan Policy 2019-2031 HP13	Design Guidance
Walberton Neighbourhood Plan Policy 2019-2031 HP6	Housing mix and construction
Walberton Neighbourhood Plan Policy 2019-2031 VE13	Distinct views and vistas
Walberton Neighbourhood Plan Policy 2019-2031 VE3	Protection of Trees and Hedgerows
Walberton Neighbourhood Plan Policy 2019-2031 VE4	Conservation Areas and Areas of Special Character
Walberton Neighbourhood Plan Policy 2019-2031 VE8	'Unlit village' status

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

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. The Walberton Neighbourhood Plan was originally made on 08/03/2017, with an updated plan, the Walberton Neighbourhood Plan 2019-2031 (WNDP), approved at referendum 06/05/2021. The policies of the updated plan are referred to in this report.

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 the proposed development layout, housing mix, dwelling designs, parking, and landscaping accord with the relevant local plan policies, guidance and relevant neighbourhood plan policies.

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

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE:

The principle of development was established at appeal by WA/68/20/OUT for the erection of up to 155 No. dwellings. The outline permission established the principle of development including traffic generation, highway safety, impact on wildlife, loss of agricultural land, countryside location, foul drainage (the principle of 155 new dwellings connecting to the network), mineral safeguarding, and provision of affordable housing.

The reserved matters for consideration under the current application are access (internal access routes within the site), appearance, landscaping, layout and scale.

COMPLIANCE WITH THE OUTLINE:

Conditions imposed by the outline set parameters for the nature and form of the Reserved Matters submission and these are analysed below.

Condition 2 requires that the reserved matters application be submitted within three years of the date of the outline permission, the application complies with this time limit.

Condition 4 required compliance with four drawings considered at the outline stage relating to site location and the approved site access and highway improvements (LP.01 Rev. P3, 041.0071.001 Rev. A, 041.0071.004 and 041.0071.006). The proposed development complies with these four drawings.

Condition 5 requires the submission of a Landscape and Ecological Management Plan (LEMP), therefore whilst the proposed landscaping layout will be considered under this application, the details required by condition 5 will be agreed through a separate discharge of condition application.

Conditions 8, 9, 10, 11, 14 and 15 require the submission of full details of surface and foul water drainage, therefore whilst measures such as SUDs ponds are proposed, these details will be agreed through a separate discharge of condition application and will not be assessed under the current reserved matters application.

Condition 19 requires that at least 10% of the energy supply of the development shall be secure from decentralised and renewable or low carbon energy sources. The proposed development includes measures such as solar panels to the roofs of the proposed dwellings, however compliance with the 10% requirement will be assessed under a separate discharge of condition application.

The outline permission legal agreement secures 30% affordable housing and requires that an affordable housing scheme be submitted for approval, the scheme of open space and play space, and the off-site highway improvements to the junction of Tye Lane and the Street.

As the principle of development is established through the grant of outline permission, and a number of detailed considerations will be assessed under separate discharge of condition applications, the issues of consideration for this reserved matters application are the proposed development layout, the scale and appearance of the proposed dwellings, landscaping and trees, housing mix, housing for older people, residential amenity, internal and external space standards, parking and internal access routes.

LAYOUT, APPEARANCE AND SCALE:

Arun Local Plan (ALP) policies D DM1, D SP1 and LAN DM1 are all relevant in respect of design and character. Policy AH SP2 seeks to ensure that affordable housing is visually indistinguishable from market housing and that layouts avoid large clusters.

Walberton Neighbourhood Development Plan (WNDP) policy H3 states the density should be appropriate to the location. Policy H9 requires the design of dwellings include cycle stores, meter boxes, bin stores, flues/ducts, gutters, and communications connections. The drawings indicate the position of cycle & bin storage spaces, conditions are recommended to secure full details of cycle storage and bin stores, and the provision of broadband is secured by condition 20 of the outline permission.

Policy HP13 of the WNDP says "new development which would have an effect on the appearance and character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location".

The Arun Design Guide (ADG) was adopted as a formal supplementary planning document in January 2021. Sections G, H & J are relevant. The density of the scheme has been agreed by the outline which approved 155 dwellings on a site of 7.6 hectares (20.4 DPH), the application proposal is for 131 dwellings (17.2 DPH), less than that which was approved at outline. The ADG requires buildings and spaces be carefully arranged and take priority over roads and car parking so that highways do not dominate. New development should respond to the surrounding pattern of buildings in terms of block sizes and patterns of plot division in order to create a natural extension to existing development. Open spaces should be clearly integrated in the scheme and be safe & accessible for all users. New development must ensure the existing character and sense of place of an area is respected and enhanced.

The National Planning Policy Framework (NPPF) and other supporting national guidance emphasises high quality design, respecting character, creating a sense of place, safety, accessibility, inclusivity and striving for beauty. It states, "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes."

At appeal stage an indicative masterplan layout was submitted which the Inspector commented upon and provided guidance on the issues which the finalised layout would need to address at reserved matters stage. The key findings of the Inspector in this regard included that:

- The housing development should be set away from the site boundaries behind generous landscaped buffers.
- The housing should not exceed two storeys in height and should be single storey to the southern boundary to lessen the visual impact of the scheme.
- The view of the site from the community garden on The Street via North Pound is identified as a distinctive view in the WNDP, as it provides a view into the site through open countryside to mature trees. This vista up to the focal trees should be retained through the proposed scheme of landscaping.
- The illustrative layout could be improved with housing better framing the roads in coherent building lines, especially the main route through the development.

- To form an appropriate relationship with the Walberton Conservation Area (WCA) and the Walberton Green Conservation Area (WGCA) the houses could use local materials, exhibit traditional fenestration design, and include period details such as chimneys and balanced elevations.

The proposed layout appropriately addresses the comments of the Inspector. To the southern part of the site, open spaces and landscaping area proposed as was shown in the indicative masterplan layout. The landscaping proposed in this area includes the main play area and a smaller local area of play (LAP). Two sustainable drainage system (SUDs) ponds are proposed. These have been set apart to retain a clear vista from The Street up North Pound towards the avenue of trees in the centre of the site. This will retain the countryside character of the distinctive view identified in the WNDP.

To the south-west corner of the site, backing on to Mill Lane and Long Mead properties, a further area of open space is proposed with a third SUDs pond and a LAP.

To the north-west corner the proposed dwellings are closer to the site boundary, this is an appropriate arrangement due to the boundary screening in site and the relatively long gardens of the properties on Copse Lane. The Inspector at appeal acknowledged that the illustrative scheme proposed dwellings closer to the site boundary in this location, the Inspector concluded that due to the length of the neighbouring gardens and the boundary screening, dwellings in this area of the site, if designed sensitively, would not inherently harm the living conditions of the occupants of the neighbouring properties in Copse Lane.

To the northern boundary the proposed dwellings are relatively close to the boundary, this is appropriate as the boundary is well screened to the western side of the northern boundary, and on the eastern side there is a hedgerow with the access into Hooe Farm behind. To the north-east corner of the site another open space with a LAP is proposed which sets the development away from Harvest House.

To the eastern boundary, the proposed development is set well back behind a buffer of open space where a hedgerow would be retained to screen the development, with an opening proposed to facilitate the approved site access.

Within the site areas of landscaping are proposed in the form of a central north/south planted avenue, and open space / planting following the watercourses within the site. Tree planting is proposed across the site.

The proposed dwelling arrangements accord with the principles set out in the indicative masterplan layout. The Inspector's comments on building lines have been addressed, as there are consistent building lines facing onto the access roads within the site which appropriately frame the roads.

The proposed dwellings are of an appropriate scale. All the dwellings on the southern boundary of the site, to the north of Field Close and North Pound, are bungalows as was specified by the Inspector, to lessen the visual impacts of the scheme. The four dwellings on the southern edge of the development to the north of Elm Cottage, Little Firs and The Orchard are of two-storey detached design, these are however set well away from the distinctive view and existing and proposed tree planting between the dwellings and the southern site boundary would screen these dwellings.

The remainder of the proposed dwellings are two storey in height, with 18 dwellings having rooms in the roof being annotated as 2.5 storeys in height.

The proposed dwelling designs are of traditional form, character and detailing. The Conservation Officer advises that whilst the dwellings are of standard vernacular designs, these would be acceptable if constructed using appropriate materials and detailing, such as traditional brick and brick bonds. It is

advised that the proposed dwellings should incorporate traditional materials found in the two Walberton Conservation Areas, namely flint/brick and render for external walls and plain clay tiles and natural slate for roofs. Painted timber framed windows and doors could also contribute to a high-quality traditional appearance, particularly along Tye Lane.

In response to this, amended drawings have been submitted. Materials Plan No. 210824/SL08/MP Rev. H indicates that some of the 'focal point' homes in the layout, flint/brick and render wall finishes are proposed. Some roofs are proposed as plain clay tiles as suggested by the Conservation Officer. Some roofs are proposed as Slate Grey concrete tiles with the remainder retained as red concrete tiles. This does not accord with the Conservation Officer advice that natural slate and plain clay tiles should be used rather than concrete. It is not confirmed whether painted timber framed windows and doors would be incorporated.

The Conservation Officer has been consulted on the revised materials and further comments will be reported to committee. It is recommended that full details of the proposed materials for external walls and roofs be secured by planning condition, along with full details of window and door materials and designs. This will allow for appropriate materials and window / door designs to be agreed under a discharge of condition application.

Overall, subject to details of appropriate external materials, and window and door frame materials and designs being secured by planning condition, the proposal represents an appropriate layout, appearance and scale of development in accordance with ALP policies D DM1, D SP1 and LAN DM1, and WNDP policies H3, H9 and H13.

HERITAGE IMPACT:

ALP Policies HER SP1 and HER DM3 require that development conserves or enhances the character of Conservation Areas and their settings. Development which would prejudice the character and/or setting of Conservation Areas will be refused. New buildings and structures should acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings. WNDP Policy VE4 states that Proposals that adversely affect the setting of the two Conservation Areas will not be supported. New development must protect the open/rural character of the Conservation Area's setting.

The Inspector identified that the direct impact upon the Walberton Conservation Area (WCA) and the Walberton Green Conservation Area (WGCA) would be limited to additional traffic through the Conservation Areas. This impact was considered as part of the overall planning balance assessment and was not considered to warrant refusal of planning permission.

In terms of impact upon the setting of the Conservation Areas, the Inspector considered that the proposed landscaped buffers the southern end of the development and the western side of the development would provide breathing space between the new development and the Conservation Areas. These proposals have followed through from outline stage to the reserved matters application and therefore the layout is appropriate with regard to heritage impact. The Inspector identified that the dwellings designs should be sympathetic to the historic architecture evident in the CAs, for example by incorporating local materials, exhibiting traditional fenestration design, and include period details such as chimneys and balanced elevations.

As detailed above, the proposed dwelling designs are considered to be appropriate, however the proposed roof materials may require amendment subject to Conservation Officer comments, and window and door designs and materials require confirmation. Subject to details of suitable materials and window and door details being secured by planning condition, the proposed development would preserve the

character of the two Conservation Areas in accordance with ALP Policies HER SP1 and HER DM3 and WNDP Policy VE4.

PUBLIC OPEN SPACE & PLAY:

This matter is address by the outline permission legal agreement which requires the submission and approval of an Open Space Scheme, and its implementation.

ALP policy OSR DM1 and HWB SP1 are relevant but there is no applicable WNDP policy. The Councils 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 ADG makes clear that open spaces should be clearly integrated in the scheme and be safe & accessible for all users.

The Leisure and Landscape Officer has commented upon the application and advises that the overall provision of public open space (POS) is of a high standard. Good areas of POS are proposed both centrally and surrounding the areas of housing with a large area to the south of the site.

The Leisure and Landscape Officer raises the following concerns:

- Pathways within the POS need to be all weather accessible for pedestrian and wheeled users. The paths are shown as hoggin formation which are not advised due to potential maintenance considerations, tarmac is the preferred material to achieve these objectives.
- The main local equipped area for play (LEAP) appears to mainly be targeted at younger users and could benefit from the addition of further challenging experiences.
- The development (as originally submitted) only included the main LEAP and did not include any more informal local areas for play (LAP's).

In response to these concerns, revised landscaping proposals have been submitted which include three LAP's; one to the southern part of the site, a second to the south-west corner, and a third to the north-east corner. With these amendments the proposed provision of play space is acceptable in principle.

As detailed above, full details of the proposed open space and play space are to be submitted under the outline permission legal agreement therefore all further details, including implementation and future maintenance, will be agreed through this process.

The proposed landscaping and play provision is acceptable in principle in accordance with ALP policy OSR DM1 and HWB SP1.

LANDSCAPING & TREES:

ALP policy D DM1 states development is expected to incorporate existing and new tree planting as an integral part of proposals. Policy LAN DM1 requires development respects the characteristics & natural features of the relevant landscape character areas and aim to reinforce or repair the character of those areas. Policy D SP1 requires development proposals reflect the characteristics of the site and local area in their landscaping. WNDP Policy VE13 requires that development proposals should respect and enhance distinctive views.

ALP policy ENV DM4 requires that trees that contribute to local amenity are not damaged or felled unless the development meets the following criteria:

- a. tree loss is in the interests of good arboricultural practice.
- b. tree loss would enhance the survival & growth prospects of other protected trees; and

c. the benefits outweigh the loss of trees or woodland, especially ancient woodland.

W NDP Policy VE3 requires that trees and hedgerows contributing to local amenity be protected and retained wherever possible.

The Leisure and Landscape Officer has commented on the proposed landscaping scheme and advises that the proposals are appropriate. The proposed planting strategy has been provided in full detail and is considered to be appropriate, allowing for all year interest, containing a mix of native and ornamental species which are suitable for the location and setting. As detailed above the proposed development includes significant areas of POS which will soften the appearance of the development, provide a buffer from the dwellings to the south and from the Tye Lane frontage. It is recommended that the full implementation of the landscaping scheme be secured by planning condition.

With regard to trees, an Arboricultural Implications Assessment and a tree protection drawing have been submitted. It is detailed that one tree, T22, and Ash tree requires removal, as well as a limited section of hedgerow to facilitate the approved access from Tye Lane. An existing ditch would be culverted requiring the removal of two sections of shrubs / hedgerow. All other trees and hedgerows would be retained in accordance with ALP policy ENV DM4 and W NDP Policy VE3. The ADC Tree Officer's comments are awaited and will be reported to committee. It is recommended that compliance with the submitted tree protection strategy and tree protection drawing be secured by planning condition.

OTHER MATTERS:

(A) Housing Mix and Affordable Housing

Policy H DM1 of the Arun Local Plan 2011-2031 seeks to secure a mix of dwelling types and sizes, including affordable housing units. It states, "for developments of 11 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations".

The most up to date recommendations are contained in the SHMA report published in September 2016. The suggested mix of housing by size and tenure is as follows:

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%	10-15%
Intermediate/Starter Homes	15-20%	50-55%	25-30%	0-5%
Affordable Rented	35-40%	35-40%	15-20%	5-10%

ALP Policy AH SP2 requires that all developments of 11 residential units or more provide a minimum of 30% affordable housing. Of the 131 dwellings proposed, 39 are proposed as affordable units which equates to 30%, comprising 3 shared ownership, 10 First Homes, and 26 affordable rent.

The proposed market mix is 4% two-bedroom, 54% three-bedroom and 36% 4+bedroom. This market mix is therefore skewed towards larger units in comparison to the SHMA suggested mix. The intermediate / First Homes are 15% two-bedroom and 85% 3-bedroom. The proposed affordable rent are 42% 2-bedroom and 58% 3-bedroom.

Whilst the unit mixes are lacking one-bedroom units, this is not objected to as the development is designed to provide family sized houses in an edge of settlement location. The proposed mix of unit sizes is acceptable in this context.

The proposed affordable housing is shown as being located across the centre of the development, to the

central and northern sections of the layout. This considered to be an appropriate arrangement, the proposed affordable units are well integrated with the market housing.

The ADC Affordable Housing Officer has commented on the application and advises that whilst the overall proposed mix is acceptable, it is suggested that one of the 3-bedroom shared ownership houses should be swapped for one of the 2-bedroom First Homes (as all three shared ownership homes are 3-bedroom). These comments are noted, however the overall proposed mix is appropriate, and this amendment is not sought.

The legal agreement attached to the outline permission also requires that an Affordable Housing scheme be submitted and approved prior to occupation of the first affordable unit, and requires that the affordable units be delivered prior to full occupation of the market units.

(B) Housing for Older People

The Council's guidance on the Provision of Accommodation Suitable for Older People and People with Disabilities, supported by references in ALP policies D DM1 and D DM2, states that for schemes of greater than 51 units, 50% of units should be designed to M4(2) standard - Access and adaptable dwellings. The provision of these units should be in both the open market and affordable sectors. Two units designed to M4(3) wheelchair accessible standards should be provided for every 50 dwellings proposed. The proposed development should therefore incorporate 66 M4(2) dwellings and 5 M4(3) units. The accessible units should be in the open market and affordable sectors.

The proposed development includes the required 66 M4(2) dwellings and 5 M4(3) units. A site plan has been submitted which confirms the layout of the proposed M4(2) and M4(3) units.

All of the affordable units are M4(2), in addition to 27 of the market units. All of the bungalows to the southern side of the site are either M4(2) or M4(3). All five of the proposed M4(3) units are in this location, this is a logical approach as the five dwellings are single storey bungalows. It is regrettable that all of the M4(3) units are market units, however the overall provision is broadly in compliance with the objectives of the guidance, and overall, the scheme is acceptable with regard to ALP policies D DM1 and D DM2.

(C) Residential Amenity

Policy D DM1 of the ALP states that development should have minimal impact upon the users and occupiers of nearby property and land by avoiding significant loss of sunlight, privacy and outlook, and unacceptable noise and disturbance. The Arun Design Guide (ADG) sets out guidance on minimum garden sizes and distances between properties. The ADG also requires that all new dwellings meet the minimum sizes set out in Government's Technical Housing Standards (TSH).

The Arun Design Guide advises a minimum rear garden depth of 10.5m, a back-to-back separation of 21m, a front-to-front separation distance of 16m, and a back to side separation of 14m.

The entire site layout complies with these standards, other between two terraces of market housing on the western side of the site, plots 31 to 36 and 43 to 48, where the front-to-front separation is 13.8m as opposed to the 16m guidance. With regard to the overall layout providing significant compliance with the recommended standards, this minor deficiency does not warrant the refusal of planning permission.

The proposed dwellings are set well away from all neighbouring dwellings. Only the dwellings to the north-west corner of the site are relatively close to the rear garden boundaries of neighbouring properties, this boundary is however well screened by existing hedges and trees, and the neighbouring

gardens are relatively long. An appropriate relationship would therefore be formed with all neighbouring occupiers.

Overall, the proposed development is acceptable with regard to residential amenity in accordance with ALP D DM1 and the ADG.

(D) Internal & External Space Standards

The dwellings proposed range from the proposed 2-bedroom bungalows up to 4-bedroom houses, with unit sizes ranging from 72 sqm to 141.68 sqm. All the unit types are in excess of Government's Technical Housing Standards (TSH) minimum sizes. The proposed interior layouts would provide adequate circulation space and space for furniture. All rooms would benefit from a good standard of natural light and outlook. The proposed rear gardens all meet the minimum depth guidance of 10.5m and would provide usable private outdoor amenity spaces for each dwelling in accordance with ALP D DM1 and the ADG.

(E) Parking, Roads, and Public Footpaths

ALP policy T SP1 seeks to ensure development accommodates the efficient delivery of goods and supplies; give priority to pedestrian and cycle movements and create safe and secure layouts for traffic, cyclists, and pedestrians. Policy T SP1 requires developments to incorporate appropriate levels of parking in line with current parking standards. The Arun District Council Parking Standards SPD (January 2020) sets out the parking requirements for residential developments.

The traffic impacts of the proposed development were considered by the Inspector at outline stage and were considered to be acceptable with regard to the 155 dwellings proposed at this stage. The Tye Lane access to the site, the access the Field Close, the pavement along Tye Lane and junction improvements to the junction of Tye Lane and The Street were granted permission at outline stage. Electric charging facilities are secured by condition 21 of the outline permission. A Construction Management Plan is secured by condition 7 of the outline permission. The considerations at reserved matters stage therefore relate to the internal layout of the site, vehicle and pedestrian routes, vehicle parking provision and cycle parking provision.

WSSC Highways have commented on the application and advise that the proposed internal layout is acceptable, with adequate spacing for larger vehicles. The main access road through the centre of the site has a width of 5.5m with 2m pavement widths. Secondary roads have a width of 4.8m with 2m pavement widths. The minimum road width of the layout is 3.7m which WSSC Highways confirm is acceptable and allows a fire tender to pass.

Based upon the proposed housing mix, the ADC Parking Standards SPD requires a total of 262 allocated spaces and 26 visitor spaces. In addition to this, the SPD states that provision of wheelchair accessible spaces should be consistent with the guidance in the Manual for Streets which advises that 5% of residential car parking spaces are designated for use by disabled people.

The proposed parking provision comprises 249 allocated spaces and 63 garages (equating to 280.5 spaces in total as each garage is counted as 0.5 spaces), and 44 visitor spaces. The proposed garages meet the minimum size requirements in the SPD of 6m x 3m internally. The proposed number of allocated and visitor spaces therefore exceed the SPD requirements of 262 and 26 spaces respectively. WSSC Highways commented that the proposed visitor spaces could be more evenly distributed across the site. Following these comments, the visitor parking layout has been amended to be evenly distributed across the site.

5 wheelchair accessible spaces are proposed, one for each the proposed M4(3) wheelchair accessible units. To meet the Manual for Streets guidance which requires 5% of the total spaces proposed to be wheelchair accessible, the proposed development must provide 16 wheelchair accessible parking spaces, a deficiency of 11 spaces. A revised parking proposal which provides the required level of wheelchair parking has therefore been requested from the applicant and this matter will be provided as an update to committee.

The proposal for cycle storage is that cycles would be stored within the proposed garages or within secured enclosures to back gardens, this can be secured by condition.

In summary, the proposed parking provision is not in compliance with ALP policy T SP1 and the ADC Parking Standards SPD due to a shortfall in wheelchair accessible spaces, therefore a revised parking proposal which includes 5% wheelchair accessible spaces has been requested and will be reported to committee as an update. A condition is recommended to secure implementation of cycle storage measures. Subject to the submission of an acceptable revised parking layout, the proposed development will accord with ALP policy T SP1 and the ADC Parking Standards SPD.

(F) Waste Management

ALP policy WM DM1 is relevant but there are no issues with refuse vehicles accessing the site from Tye Lane or moving around the layout. The application includes details of individual bin storage locations and collection points for bin days, these provisions are recommended to be secured by condition. Overall, the application achieves sufficient provision for the storage of waste and kerbside collection is possible for all dwellings such that there is no conflict with the requirements of policy WM DM1 of the ALP.

(G) Surface Water Drainage & Levels

ALP policy W DM3 seeks to ensure SUDS discharge water from developments to be at a lesser rate, as prior to construction. To achieve this, criteria (f) requires that developments follow the hierarchy of preference for several types of surface water drainage disposal systems. WNDP Policy VE7 requires that surface water management measures be incorporated to ensure that risk of flooding is not increased and that sustainable urban drainage systems be considered where appropriate.

Conditions 8, 9, 10, 11, 14 and 15 require the submission of full details of surface and foul water drainage, therefore whilst measures such as SUDs ponds are proposed, these details will be agreed through a separate discharge of condition application and will not be assessed under the current reserved matters application.

The Drainage Engineers comments are awaited and will be reported to committee, however as detailed above, full details of drainage are secured by the outline permission planning conditions and will therefore be agreed under a separate discharge of condition application. The reserved matters application in terms of the proposed site layout is in accordance with ALP policy W DM3 and WNDP Policy VE7.

SUMMARY:

The proposed development complies with the outline planning permission, and successfully addresses the comments of the appeal Inspector, to result in an appropriate layout with significant landscape buffers and public open space. The proposed dwellings, subject to appropriate external materials to be agreed in conjunction with the Conservation Officer, are of acceptable designs and would result in an appropriate appearance. The setting of the two Conservation Areas and the character of the surrounding landscape would not be preserved. The proposed landscaping scheme is of high standard. The proposed overall housing mix is appropriate, and the number of affordable units proposed is policy

compliant.

The access routes within the site comply with access and safety guidelines. The total number of parking spaces proposed complies with the SPD guidance, however the proposal does not provide the required 5% wheelchair accessible spaces, therefore a revised parking has been requested and will be reported to committee.

The comments of the ADC Tree Officer and the further comments of the Conservation Officer are awaited. Approval is recommended subject to these comments, the submission of an acceptable revised parking layout, and the following additional conditions alongside those imposed on WA/68/20/OUT.

HUMAN RIGHTS ACT

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.

CIL DETAILS

This is a CIL Liable development. It is in Zone 3 and a CIL amount of £1,459,987.20 is payable unless the applicant applies for exemption subject to the requirements of the CIL Regulations 2010 (as amended).

As there is a Neighbourhood Plan, the Parish Council will receive 25% of this money (£364,996.80) subject to whether any relief is claimed.

RECOMMENDATION

APPROVE CONDITIONALLY

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

Location Plan - 210824/SL/LP A
Site Layout - 210824/SL01/SL rev S
Colour Site Layout - 210824/SL02/CSL rev H
Storey Heights Plan - 210824/SL03/SH rev G
Dwelling Types Plan - 210824/SL04/DT rev H
Tenure Plan - 210824/SL05/TP rev G
Refuse Plan - 210824/SL07/RP rev G
Boundary Treatment Plan - 210824/SL09/BT rev G
Fire Strategy Plan - 210824/SL10/FS rev H
M42(2)/M4(3) Plan - 210824/SL11/M4(2) rev H

Coloured Street Scenes - Sheet 1 of 2 210824/CSS/01 rev C
Coloured Street Scenes - Sheet 2 of 2 210824/CSS/02 rev B

ALD Elevations and Floor plans 210824/HT/ALD/EP rev A
ALD (Render) Elevations and Floor plans - 210824/HT/ALD-R/EP
CON Elevations and Floor plans - 210824/HT/CON/EP rev A
CON (Flint 1) Elevations and Floor plans - 10824/HT/CON M4(2)-F1/EP
CON (Flint 2) Elevations and Floor plans - 10824/HT/CON M4(2)-F2/EP

BEL Elevations and Floor plans - 210824/HT/BEL/M4(3)/EP rev A
BEL (Render) Elevations and Floor plans - 210824/HT/BEL/M4(3)-R/EP
BRA Elevations and Floor plans - 210824/HT/BRA/M4(2)/EP rev A
BRA (Render) Elevations and Floor plans - 210824/HT/BRA/M4(2)-R/EP
PEN Elevations and Floor plans - 210824/HT/PEN/EP
PEN (Flint) Elevations and Floor plans - 210824/HT/PEN-F/EP
FOX Elevations and Floor plans - 210824/HT/FOX/EP rev A
FOX (Flint) Elevations and Floor plans - 210824/HT/FOX-F/EP
FAI Elevations and Floor plans - 210824/FAI/EP
HAZ Elevations and Floor plans - 210824/HT/HAZ/EP
FRA Elevations and Floor plans - 210824/HT/FRA/EP rev A
FRA (Render) Elevations and Floor plans - 210824/HT/FRA-R/EP
PRI Elevations and Floor plans - 210824/HT/PRI/EP rev A
POR Elevations and Floor plans - 210824/HT/POR/EP rev A
STA Elevations and Floor plans - 210824/HT/STA/EP rev A
MAR Elevations and Floor plans - 210824/HT/MAR/EP rev A
SH51 Elevations and Floor plans - 210824/SH51/EP rev C
SH52 Elevations and Floor plans - 210824/SH52/EP rev C
SH55 Elevations and Floor plans- 210824/SH55/EP rev C
Single Garage Elevations & Plans - 210824/SG/EP
Twin Garage Elevations & Plans - 210824/TG/EP

Soft Landscaping sheet 1 - BDWS23688 11E
Soft Landscaping sheet 2 - BDWS23688 11E
Soft Landscaping sheet 3 - BDWS23688 11E
Soft Landscaping sheet 4 - BDWS23688 11E
Soft Landscaping sheet 5 - BDWS23688 11E
Soft Landscaping sheet 6 BDWS23688 11E
Hard landscaping sheet 1 - BDWS23688 12D
Hard Landscaping sheet 2 - BDWS23688 12D
Hard Landscaping sheet 3 - BDWS23688 12D

Hard Landscaping sheet 4 - BDWS23688 12D
Hard Landscaping sheet 5 - BDWS23688 12D
Hard Landscaping sheet 6 - BDWS23688 12D
Hard Landscaping sheet 7 - BDWS23688 12D
Open Space sheet 1 - BDWS23688 20F
Open Space sheet 2 - BDWS23688 20F
Open space sheet 3 - BDWS23688 20F
Open space sheet 4 - BDWS23688 20F
Open space sheet 5 - BDWS23688 20F
Play area proposal BDWS23688 21

Levels Strategy - BSO-E5004-008 F

Arboricultural Implications Assessment RCo232 / AIA / Rev00 / Planning / 12-05-22
Tree Protection Drawing - RCo232 / 02 rev03

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

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

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the setting of the two Walberton conservation areas, by endeavouring to achieve a building of visual quality in accordance with Policies D DM1, HER DM1 and HER DM3 of the Arun Local Plan.

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

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the setting of the two Walberton conservation areas, by endeavouring to achieve a building of visual quality in accordance with Policies D DM1, HER DM1 and HER DM3 of the Arun Local Plan.

- 4 No dwelling shall be first occupied until the car parking serving the respective dwelling 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 space for the use and in accordance with policy T SP1 of the Arun Local Plan, Policy GA3 of the Walberton Neighbourhood Development Plan, and the NPPF.

- 5 No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with the approved details. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with policy T

DM1 of the Arun Local Plan.

- 6 All activity at the site is to be carried out in strict accordance with the "Arboriculture Implications Assessment" (Ref. RCo232 /Tye Lane / AIA / Rev00 / Planning / 12-05-22) and the Tree Protection Drawing (Ref. RCo232/02 Rev. 02). If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works within the root protection areas are commenced on site.

Reasons: To comply with BS5837 and policy ENV DM4 of the Arun Local Plan, and Policy VE3 of the Walberton Neighbourhood Development Plan, to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

- 7 Landscaping shall be carried out in accordance with the approved landscaping drawings and details. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the first occupation of the dwellings or the completion of the development, whichever is the sooner, 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.

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

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

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

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

- 9 Prior to the commencement of development, details of the external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall be designed to comply with the recommendations of the Institute of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light' (GN01:2011). No external lighting shall be installed which does not accord with the approved details.

Reason: To protect the amenity of local residents in accordance with Policy QE DM2 of the Arun Local Plan and Policy VE8 of the Walberton Neighbourhood Development Plan.

- 10 No dwelling shall be first occupied until refuse and recycling storage serving the respective dwelling have been provided.

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

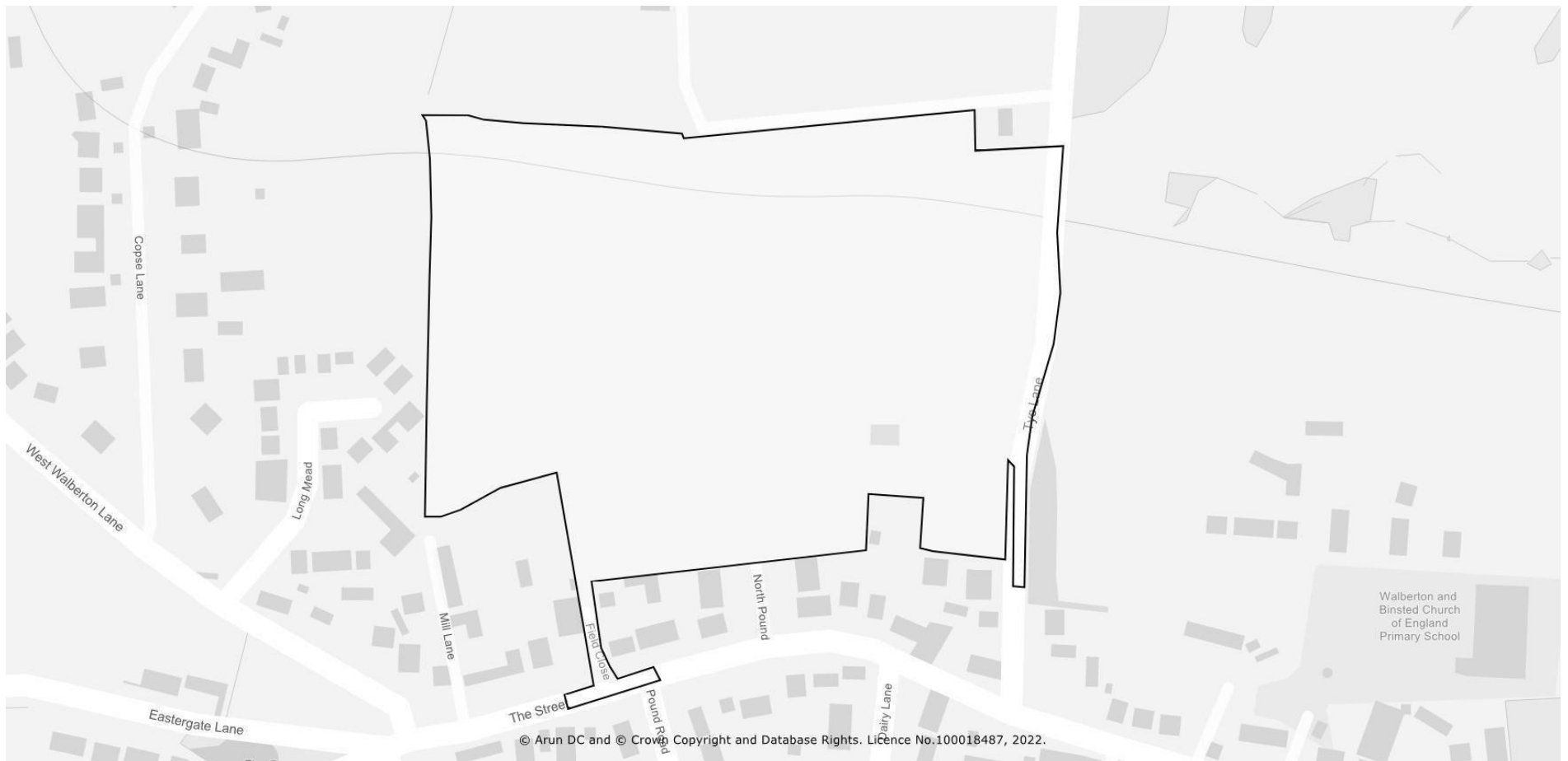
- 11 **INFORMATIVE:** With regard to the materials condition above, the applicant is advised that the agreement of external facing materials will require a further consideration of sympathetic roof materials and the consideration of appropriate window and door frame materials and finishes.

- 12 **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.

BACKGROUND PAPERS

[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)

WA/86/22/RES - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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