

PLANNING APPLICATION REPORT

REF NO:	BR/240/22/PL
LOCATION:	Land adjacent to Community Centre Westloats Lane Bognor Regis PO21 5JZ
PROPOSAL:	Application under Regulation 3 of the Town and Country Planning (General Regulations) 1992 for the erection of 4 No 2 bedroom dwellings with associated parking and landscape. This site is in CIL Zone 4 (Zero Rated) as flats.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The two storey building would consist of two parts, interlinked via pitched roofs and a shared stairs area from where the flats would be accessed; first floor flats from the entrance on the south-western elevation, ground floor flats from the north-eastern. 4 parking spaces are proposed to the front with a new vehicular access. A timber cycle shed would be to the rear in communal garden, abutting the north-eastern boundary, and a timber bin store is proposed to the front. The building would incorporate a combination of red facing brick and artificial slate roofs. Existing boundaries to remain. It is necessary to divert a public sewer to facilitate the building.
	This application is made on behalf of the Arun District Council.
SITE AREA	0.0758 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	53 dwellings per hectare.
TOPOGRAPHY	Predominantly flat but there is an approximately 1m high bund adjacent to the rear boundary.
TREES	1 small tree to the site frontage to be retained. Small trees along the boundary with the community centre/youth club. None of these are significant.
BOUNDARY TREATMENT	- 1m high pole and rail fencing to the front; - 1m high wall to the youth club; - 2m high timber fence to the very rear; and - Mix of hedging & 1.8m high timber fencing to Sudbury.
SITE CHARACTERISTICS	Vacant grassed amenity land to the side of a Community Centre/youth club. Two shipping containers present on site.
CHARACTER OF LOCALITY	Residential area with a Community Centre adjacent to the south-west and a large public park opposite. The surrounding area consists of predominantly semi-detached and two storey dwellings. The neighbouring dwelling to the north-east, Sudbury, has a ground floor flank door and first floor flank

stairs window facing the application site. It has a greenhouse and sheds at the end of its long garden.

RELEVANT SITE HISTORY

BR/222/18/PL	Erection of 4no. 2 bedroom dwellings with associated parking & landscape.	ApproveConditionally 13-02-19
BR/195/06/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for 1no. portable storage unit anti vandal-steel	ApproveConditionally 05-09-06

An almost identical building was approved (BR/222/18/PL). The only difference is the height of the roof above the rear projection. The building would be shifted closer to the south-western boundary with Community Centre.

REPRESENTATIONS

Bognor Regis Town Council: No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ENVIRONMENTAL HEALTH: Records show the site comprised land which was historically associated with brick works, therefore a contaminated land condition is suggested.

WSCC HIGHWAYS - No objections subject to conditions requiring construction management details, provision of the access, and provision of car and cycle parking.

DRAINAGE ENGINEERS: Due to the scale, location and type of application we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with Building Regulations.

SOUTHERN WATER: Awaiting their response. They were consulted on the previous application and raised no objection to the diversion of public sewer, subject to a condition to ensure the sewer is protected.

WEST SUSSEX FIRE and RESCUE SERVICE (WSFRS): Evidence is required to show that access for a fire appliance to the property can be achieved to within 45 metres of all points inside all flats in accordance with Approved Document B Volume 1 2019 Edition B5 section 13.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary;
 Within 5km of Pagham Harbour Special Protection Area;
 Within 2km of Bognor Reef SSSI; and
 Public Sewer on Site.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM2	ENV DM2 Pagham Harbour
ENVDM5	ENV DM5 Development and biodiversity
HDM1	H DM1 Housing mix
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management

PLANNING POLICY GUIDANCE:

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.

There are no relevant Bognor Regis Neighbourhood Development Plan policies.

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 would comply with the Arun Local Plan in that it would not cause demonstrable harm to the character of the area, neighbouring residential amenity and makes appropriate provision for the protection of Pagham Harbour.

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 site lies in the built up area boundary (BUAB) where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan (ALP) provided it accords with relevant development plan policies covering such issues as highway safety/parking, design/character, residential amenity, biodiversity, and climate change.

ALP policies D DM1 and D SP1 seek to ensure that developments make an efficient use of land whilst preserving or improving upon local character. The Arun Design Guide states density should be appropriate to location, balancing the need for efficient use of land with a design that responds to and enhances the existing character of the site or wider locality. In general, higher densities will be appropriate in town and village centres, along strategic routes, and around key movement intersections with good access to public transport and facilities.

The NPPF seeks to promote the effective use of all land (para 119) and gives weight to proposals that develop under-utilised land (para 120d). However, this is not to be at the expense of local character.

The development represents an efficient use of land in a sustainable location of the BUAB without compromising the character of the area. It complies with policies SD SP2 and SD SP1 of the Arun Local Plan and relevant paragraphs of the NPPF.

VISUAL IMPACT

Policy D SP1 of the Arun Local Plan (ALP) states development should reflect the characteristics of the site and local area, including in respect of scale, character, materials, finish. ALP policy D DM1 looks at aspects of form and design quality, including character, appearance, landscaping and scale.

The Arun Design Guide Supplementary Planning Document (SPD) is a material consideration in determination applications. Part P.O1 deals with infill development requiring development to respond positively to the character of surrounding buildings and balance the benefits of more efficient and intense use of development land, whilst preserving the character and local amenities of the site's context.

Paragraph 130 of the NPPF expects developments to be visually attractive as a result of good architecture and sympathetic to local character and history.

The site is between a two storey low pitched Community Centre building and a pair of two storey side gabled semi-detached houses. The front and rear element of the building would be connected by a staircase. A side gabled roof above the front projection would be the highest element and the roof above the rear projection the lowest. The street scene shows the new building approximately 1.8m higher than the Community Centre and 0.5m higher than adjacent dwellings (the highest point of the proposed roofs). This difference is acceptable given the spacious gaps between neighbouring buildings (4.2m to the Community Centre and 6.9m to Sudbury) and the character and appearance of the Community Centre.

The building would be constructed on a building line which is respectful of buildings either side and the design of the building viewed from the front resembles a semi-detached building. There are 2 flats at ground floor level; one facing the road and one the rear garden. The living /dining /kitchen area of the flat to the rear would have a direct access to the patio via French doors. The flat above would have a Juliette balcony. The first floor flats have an identical layout as those on the ground floor. The ground floor flat facing the road would have a patio accessed from the living /dining /kitchen area and the flat above a balcony.

Materials would be similar to those of neighbouring residential properties: red facing brick and artificial slate roofs. Black PVCu gutters and downpipes are proposed with dark grey eaves, soffits, and bargeboards. Porch canopies would be contemporary style with flat roofs clad in single ply membrane and grey metal fascia.

Whilst clearly of contemporary design and detailing, the development would respect the character of local development and would comply with those aspects of policies D SP1 and D DM1 of the Arun Local Plan, relevant paragraphs of NPPF and the Arun Design Guide (SPD).

RESIDENTIAL AMENITIES

Arun Local Plan policy D DM1 indicates permission will only be granted for schemes displaying high quality design and layout and which takes into account impact on adjoining occupiers, land, use or property by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance. The Council requires in policy QE SP1 that all development contributes positively to the quality of the environment and ensure that development does not have a significantly negative impact upon residential amenity.

The development would have similar characteristics to other properties in the locality. The proposal would result in 4 flats of an appropriate size within sufficient separation distances from neighbouring properties.

There are no windows on the main flank wall which faces Sudbury but a lounge window is shown at first floor level on the flank of a rear projection. As this is a secondary window, it is acceptable to impose a

requirement that the window is obscure glazed/non opening below 1.7m. This would protect the neighbouring property from harm due to overlooking. Due to the presence of recreation land opposite and the Community Centre adjacent, together with the deep rear garden of the proposal site, there are no other issues with overlooking to the front/side. The interface distance to the nearest dwelling to the rear is more than adequate.

In respect of sunlight, it is accepted the proposed building would be to the south of the neighbouring dwelling to the north-east (Sudbury) and could affect the amount of light reaching the neighbours' garden and windows. There is to be a wide gap between the neighbour and the new building - and this gap widens to the rear. This will ensure that an adequate amount of light still reaches the neighbour and minimises the amount of shading that may occur. The development would not result in an adverse impact on living conditions of occupiers of neighbouring dwellings by reason of overbearing, overlooking, or overshadowing.

The development would accord with policies D DM1, QE SP1 of the Arun Local Plan and relevant paragraphs of the NPPF.

INTERNAL and EXTERNAL SPACE STANDARDS

Policy D DM2 of the Arun Local Plan requires internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs. Section J.08 of the ADC Design Guide SPD reiterates the need to comply with the national internal space standards.

The application proposes 1-storey, 2 bed, 4-person flats. The minimum Gross Internal Area (GIA) for which, according to the standards, would be 61sqm whilst floor plans indicate a GIA of 71sqm which would exceed the national internal space standards and comply with policy D DM2 of the ALP.

Arun Design Guide part H.04 advises on Residential Outdoor Amenity & External Space Standard:
- All development should provide residents with access to outdoor amenity space, whether private or communal. It advises that Residential Communal Shared Spaces should be minimum 40sqm plus 10sqm for each unit.

The scheme includes a large communal rear garden plus private spaces for three of the flats (1 balcony & 2 patio's). The size of rear garden is approximately 315sqm and would allow for required Residential Shared Communal Spaces; approximately 79sqm is provided for each unit. This provides for a good standard of amenity for future occupiers. There is a public park on the opposite side of the road.

The proposal complies with Local Plan policies D DM1 & D DM2 and guidance within the NPPF.

SITE ACCESS, PARKING AND HIGHWAYS IMPACT

Policy T SP1 of the Arun Local Plan requires development proposals to provide safe access on to the highway network and to incorporate appropriate levels of parking in line with adopted planning policies. The ADC Parking Standards (SPD) sets out the vehicle/cycle and EVCP parking standards.

Policy T DM1 requires that development be located in easy access of established non-car transport modes/routes and also seek to contribute to the improvement of such routes & facilities.

A new vehicular access and four parking spaces are proposed. The expected level of provision for 2-bed flat in Parking Behaviour Zone 4 is one car. The 4 parking spaces for the proposed development would satisfy this requirement, however, according paragraph 3.3, an additional parking for visitors will be required at a ratio of 20% of the total number of residential units. Principle 3, 2.16 states that 'active'

charging points for electric vehicles shall be provided at a minimum of 20% (at 2019 levels of provision) of all parking spaces with ducting provided at all remaining spaces where appropriate to provide 'passive' provision for these spaces to be upgraded in future.

The applicant has demonstrated a cycle store with provision for four cycles, in accordance with Arun Parking Standards but failed to provide one parking space for visitors as required by SPD. On-street parking is present along Westloats Lane and offers alternative parking opportunities for residents. There are comprehensive parking restrictions prohibiting vehicles from parking in places that would be a detriment to highway safety. WSCC Highways assessed the application and confirmed that the 1 space shortfall would not be harmful to highway safety. They raise no objections to the proposal.

Subject to conditions, the proposals would provide a safe and suitable access, adequate parking and EVCP provision, and would not give rise to unacceptable highways safety or operation impacts. The proposals would therefore accord with the NPPF, ALP policies T SP1 and T DM1, and the ADC Parking SPD (2020).

BIODIVERSITY

ALP policy ENV DM5 asks development schemes to achieve a net gain in biodiversity and protect habitats on site.

The site is a parcel of vacant overgrown land with hardstanding. There are two shipping containers on site. An existing green boundary is evident in places, but requires reinforcement with further boundary planting treatment to enhance and improve biodiversity. The impact of the proposal could be blended into the environment; landscape provision to the building and improvement with native species infill is required.

In line with Policy ENV DM5 of the Arun Local Plan information on Biodiversity Net Gain will need to be provided. Further information would be required demonstrating what will be included within the scheme and what level of net gain will be created.

A condition will be imposed to ensure this takes place. The proposal complies with Policy ENV DM5 of the Arun Local Plan and relevant paragraphs of the NPPF.

CLIMATE CHANGE:

ALP policy ECC SP2 requires residential development be energy efficient and incorporate decentralised, renewable, and low carbon energy supply systems.

As there are no decentralised, renewable and low carbon energy supply systems proposed, a condition would be necessary to secure compliance with the policy. A condition is proposed to ensure an electric car charge point is provided at the property.

PAGHAM HARBOUR SPECIAL PROTECTION AREA:

ALP policy ENV DM2 requires residential developments in a 400m to 5km distance ('Zone B') of Pagham Harbour make a financial contribution towards the provision of accessible natural open green spaces to serve the area. A contribution of £871 per new unit was agreed by the Council's Cabinet on 10 April 2017. The site lies in the designated Zone B and this application results in a net increase in a slight intensification in occupancy.

The site is in Zone B and it is necessary to apply this requirement. The net increase of four dwellings

results in a contribution of £3,484. This will be secured by the signed Section 106 legal agreement. There is no conflict with ALP policy ENV DM2 of the Arun Local Plan.

SUMMARY

This proposal represents an appropriate development without compromising the visual amenity of the area or the amenities of neighbouring residential occupiers. The proposal represents sustainable development.

The scheme is acceptable when applying the Local Plan policies (that are relevant and up to date) and in accordance with paragraph 11c of the NPPF, permission is recommended subject to a legal agreement, conditions and informatives.

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.

SECTION 106 DETAILS

This decision will be granted with a s106 legal agreement relating to a contribution of £3,484 towards the cost of delivering measures to avoid or mitigate to an acceptable level, the harm caused to the Pagham Harbour Special Protection Area by the proposed residential building.

CIL DETAILS

This site is in CIL Zone 4 (Zero Rated) as flats.

RECOMMENDATION

APPROVE CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Dwg No 70 Rev C, Street-scene and Site Location Plans;
Dwg No 71 Rev C, Floor Plans, Roof Plan, Section A and Elevations.

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

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 Construction/demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no works taking place on Sunday or Bank Holidays unless they are not audible outside of the application site.

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

- 5 Development shall not commence until full details of the proposed measures to be undertaken to divert the existing public sewers have been submitted and approved in writing by the local planning authority (in conjunction with Southern Water). None of the dwellings shall be occupied until the measures in respect of diverting the sewer have been completed in accordance with the agreed details.

Reason: To ensure that the proposed development does not result in any damage to the existing foul sewer in accordance with policies W DM1 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because new development has the potential to cause damage to any sewer crossing the site.

- 6 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These 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 DM1 of the Arun Local Plan.

- 7 Prior to the occupation of the dwellings, electric vehicles charging to serve the approved dwellings shall be implemented in accordance with the ADC SPD Parking Standards and shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and to mitigate

against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun Parking Standards SPD and the National Planning Policy Framework.

- 8 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan. These 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 policies T SP1 of the Arun Local Plan.

- 9 The secondary lounge window on the north eastern elevation of the building at first floor (flat 3) shall at all times be glazed with obscured glass and fixed shut up to 1.7m from the floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM1 of the Arun Local Plan.

- 10 All four of the southwest facing bathroom windows within the proposed building are to be glazed with obscured glass.

Reason: To protect the amenities and privacy of future occupiers in accordance with policy D DM1 of the Arun Local Plan.

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

1. A 'Preliminary Risk Assessment' which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

2. A 'Site Investigation Scheme', based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. Based on the 'Site Investigation Scheme' and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

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

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

Contamination - Verification

The scheme shall be implemented as approved above and, prior to occupation of any dwelling or part of the site (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include

results of sampling and monitoring carried out in accordance with the approved Verification Plan to demonstrate that the site remediation criteria have been met. The report shall also include a 'long-term monitoring and maintenance plan' for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the Verification Plan, and for the reporting of this in writing to the Local Planning Authority.

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

- 12 The dwellings shall not be occupied unless and until a scheme has been submitted for approval by the Local Planning Authority to demonstrate that the development will incorporate energy efficiency measures that reflect standards at the time of submission, together with decentralised, renewable and low carbon energy supply systems. The approved scheme shall thereafter be implemented prior to occupation and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and in accordance with policy ECC SP2 of the Arun Local Plan.

- 13 Prior to occupation of development details of improvements to secure biodiversity net gain shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be completed within a month of 1st occupation of the approved flats and retained thereafter.

Reason: In accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework.

- 14 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

- 15 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

- 16 INFORMATIVE: To prevent impacts to amenities of future occupiers of the dwelling/s and occupiers of neighbouring dwellings, the development should be carried out to accord with 'the Arun District Council Construction Code of Practice: For small developments in Arun', available from:
<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n12193.pdf&ver=12201>

- 17 INFORMATIVE: Works within the Highway - Area Office Team. The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

- 18 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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.

BR/240/22/PL - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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