

REPORT UPDATE

Application no: CM/16/20/PL
Page no: 39-44
Location: Langford Horsemere Green Lane Climping
Description: Variation of condition 2 imposed under CM/64/19/PL to substitute House Type F floor plans & House Type F elevations.

UPDATE DETAILS

Reason for Update/Changes:

Comparative Plans submitted to aid identification of the differences between the approved scheme and that now proposed.

12 additional objections (7 from the same author) and including 1 from the Ward Cllr received stating.

- The roof appears higher and longer. Either the original plans have been altered or the architect has made a mistake drawing in the red dotted outline on the new plans.
- Lack of key measurements such as not stating the pitch and height of the roof or the distance to the boundary.
- Traffic measures ignored with 7 entrances on to HGL in 100 yards.
- This is a travesty for planning, or lack of planning.
- At no time has Applicant notified neighbours.
- There is an intention to circumvent compliance.
- If the applicant were to reduce the roof height to single storey, ie, that of a bungalow, as proposed, and lower the ground level, this would fall in line with their proposal.
- There are unreasonable obstacles to objection, and unreasonable obstacles to information which will dramatically and materially adversely affect people's lives.
- The criteria are far too narrow, confusing, time consuming and is therefore obstructive and discriminatory and denies legal rights.
- Obvious and real security risk for the existing residents at numbers 44, 45 and 46 Appletree Walk.
- There are a number of protected species on this site and birds which are on the RSPB red list such as great spotted and green woodpeckers. This has been virtually undisturbed for centuries and was left to natural woodland with a thriving ecosystem.
- Developers are obliged to conduct wildlife surveys. At no point has this ever been done. The site was cleared of all trees and vegetation during the week of 4th November 2019. This was been reported to the Council at the time and works were allowed to continue in breach of clearly laid out legislation.
- The proposal for a two storey house on this house was resisted and recommended to be made into a bungalow.

Officers Comment:

Clarification was sought from agent to clearly identify dimensions of distances to boundaries and

height of proposal on plan and to ensure the super imposed comparative plans accurately reflected the differences between the approved and proposed scheme.

The length of the house is as shown, however the positioning of the plot is relative to the parking bay in front, consequently it is as far north as possible to limit the impact at the rear. To locate the plots, the corner of the window bay is the same in both versions but the posts and overhangs differ in both schemes resulting in the slight difference in appearance/length.

In respect of the dotted roof/ridge lines it appears the representation shows a much lower roof line which is in fact the rear of the previous scheme, whereas the agent has shown the front of the outline of the previous scheme. For clarity, images showing both the front roof and the rear roof superimposed over the rear elevation have been provided by the agent. The latest drawings are based on a construction/technical drawing to ensure the actual internal dimensions/clearances required are being achieved.

The proposal does not include any amendment to the access which has already been approved. There is no requirement for Developers to contact neighbouring residents.

Any site clearance undertaken prior to the previous planning application submission was not in breach of condition. An 'Ecological Impact Assessment' was conducted on behalf of MJH Homes dated 3rd December 2019. The ecological impact of the development has already been accepted and there is no change of this impact as a result of the changes proposed in this application.

In assessing the merits of a planning application only material planning considerations can be taken into account. Legal rights are covered by other legislation and are not planning considerations.

The application has been advertised in accordance with adopted procedure and representations have been accepted and considered as part of the decision taking process.

The plans condition (2) includes reference to the comparison plan drawing numbers.

REPORT UPDATE

Application no: P/46/20/PL
Page no: 47
Location: Land To North And South Of Summer Lane Pagham
Description: Variation of condition 13 imposed under P/70/19/RES relating to temporary relaxation of planning hours from approved Monday to Friday 8AM-6PM & Saturday 8AM-1PM to Monday to Thursday 8AM-9PM, Friday 8AM-6PM (no change) & Saturday 8AM-4PM until 13th May 2021.

UPDATE DETAILS

Reason for Update/Changes:

Members should note that the Business and Planning Bill (as mentioned at the bottom of agenda page 49 & the middle of page 51) became law on the 22nd July 2020. This will allow applicants to apply for a temporary change to construction working hours and gives Local Planning Authorities only 14 days to consider such requests.

Officers Comment:

There are no changes to the recommendation or conditions.

REPORT UPDATE

Application no: R/91/20/PL
Page no: 77 - 88
Location: 6 Manor Road Rustington
Description: Demolition of existing garage & store on existing dwelling & erection of 1 No detached bungalow to rear.

UPDATE DETAILS

Reason for Update/Changes:

One additional objection raising the following points which reiterate comments made in other representations:

- Overdevelopment of the site which could set a precedent.
- Conflict with the Arun Local Plan in respect of sustainability, privacy and enjoyment of the existing residents.
- A similar application was refused on appeal on the grounds that this type of form would not have any active street frontage and would not be visible from Manor Rd.
- The proposed development does not take into account the limited on-street parking in Manor Rd. At drop-off and pick-up times for the local school in Old Manor Rd many vehicles are parked outside residents' homes, restricting visibility for drivers and making it dangerous for children crossing the road. This over-parking makes for serious congestion. Future residents of the proposed development, will add considerably to the existing traffic/access problem.
- Concern that development in Manor Rd could compromise the access of emergency vehicles within the road and along the site access.
- If this proposal is approved, concern that at a later date permission might be granted to extend upwards resulting in a loss of privacy to neighbours.

Officer Comment: The comments are already addressed in the conclusions section of the officer report

REPORT UPDATE

Application no: Y/42/20/PL
Page no: 103
Location: The Crickets Hoe Lane Flansham Yapton
Description: Extension & alterations to main dwelling & conversion & extension of existing annexe to 2 No. holiday letting units (resubmission following Y/117/19/PL).

UPDATE DETAILS

Reason for Update/Changes:

Representation received from nearby occupier

-No objection provided no overlooking and adequate screening.

Officers Comment:

Comments noted.

Application no: Y/105/19/PL

Page no: 109

Location: Stakers Farm, North End Road

Description: Conversion of & alterations to existing barns to create 3 no. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn & associated landscaping & parking - This application may affect the character and appearance of Main Road/Church Road Conservation Area.

UPDATES DETAILS

Reason for Update/Changes:

The Council has received a copy of the Statutory Declaration confirming that the barns and outbuildings have been used continuously in connection with the main dwelling at Stakers Farm since March 2011 as an evidence to demonstrate that the outbuildings are in 'lawful use' and the GIA of these buildings to be deducted from the GIA of the proposal.

There are no changes to recommendation or conditions.

REPORT UPDATE

Application no: Y/121/19/PL
Page no: 123
Location: The Steddles North End Road Yapton
Description: Demolition of existing dwelling & outbuildings & erection of 11 No. dwellings (net increase 10 units), access, landscaping & associated works.

UPDATE DETAILS

Reason for Update/Changes:

On page 125 of the agenda, it is stated that the final bat survey will be reviewed by the Council and reported to the Committee. The bat survey was received on 10th July and note that:

- One common pipistrelle was recorded returning to roost beneath the soffit on the north elevation during the second survey;
- This roost is considered to be an occasional day roost for a single species (as it was only observed to be used once during the course of three surveys); and
- Low to moderate levels of bat foraging and commuting activity were recorded in the grounds around the property.

The Councils ecologist has reviewed this and raises no objection subject to an additional pre-commencement condition to ensure that the additional mitigation takes place. This is to be worded as follows:

"No development shall commence until a bat method statement/mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. This shall aim to remove or reduce the likelihood of damage to bats or their habitats, and offset the damage caused by development through compensation. This should cover all of the points set out within section 6.4 of the Bat Survey report by Natural Progression (ref UE0382_Steddles_Bats_0_200710, July 2020). The development shall thereafter proceed in accordance with the approved method statement/mitigation strategy.

Reason: Bats use the site for commuting/foraging and are known to roost within the existing house and therefore in accordance with the NPPF and policy ENV DM5 of the Arun Local Plan. This is required to be a pre-commencement condition because the agreed measures will have a bearing on the demolition of the house and development of its grounds."

The applicant has agreed to this extra condition. There will also need to be an additional informative:

"INFORMATIVE: A Natural England Protected Species License will be required for the works to the existing house and this will need to be obtained prior to any works taking place."

Officers Comment:

The changes to the conditions are shown on the attached replacement recommendation sheet.
The new condition is no. 15 and the new informative, no 39.

Demolition of existing dwelling & outbuildings & erection of 11 No. dwellings (net increase 10 units), access, landscaping & associated works. The Steddles
North End Road
Yapton

RECOMMENDATION

AC - Approve Conditionally

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Plot 11 0019 Rev A; PV House 11 0019 Rev 03; House 1 plans 0004 Rev P03; House 1 elevations 0005 Rev P03; House 4 and 5 plans 0008 Rev P03; House 4 elevations 0009 Rev P03; House 5 elevations 0010 Rev P03; House 8 plans 0013 Rev P03; House 8 elevations 0014 Rev P03; House 9 plans 0015 Rev P03; House 9 elevations 0016 Rev P03; House 10 plans 0017 Rev P03; House 10 elevations 0018 Rev P03; House 11 elevations 0014 Rev P03; and Indicative drainage layout 0021 Rev P02.

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.
- 3 The development must be carried out in accordance with the "Proposed Ecological Enhancement Plan" (drawing SDL-MHA-00-XX-DR-A-0023 Rev P0). The enhancements and mitigation measures shown on the drawing shall be implemented in full and permanently retained and thereafter maintained as fit for purpose.

Reason: In accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework.
- 4 No construction 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 on Sunday or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan.
- 5 No development (including vegetation/ground clearance) shall take place unless and until the site has been thoroughly searched for hedgehogs and any hedgehogs or other small mammals that are found should be relocated away from the construction site into surrounding habitats.

Reason: To safeguard resident hedgehogs & small mammals in accordance with Policy ENV DM5 of the Arun Local Plan and the NPPF. It is necessary for this to be a pre-commencement condition because the commencement of development could result in harm to any such animals living within the site.
- 6 No development shall commence until a mitigation method statement has been submitted to and approved in writing by the Local Planning Authority to provide details of how the existing hedgerows are to be retained, protected and enhanced. There must be a 5m buffer zone in place secured by fencing around the hedgerows during construction. The development shall thereafter proceed in accordance with the approved hedgerow protection and enhancement measures.

Reason: Bats use the hedgerows for foraging and commuting and therefore in accordance with the

NPPF and policy ENV DM5 of the Arun Local Plan. This is required to be a pre-commencement condition because the hedgerow protection scheme must be in place prior to construction starting.

- 7 All activity at the site is to be carried out in strict accordance with: - Arboricultural Impact Assessment & Method Statement, Ref: 1892, 15 December 2019.

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 are commenced out on site.

Reasons: To comply with BS5837 and policy ENV DM4 of the Arun Local 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. This is required to be a pre commencement condition because it is necessary to ensure that trees are fully protected before the ground is disturbed and works commence.

- 8 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the National Planning Policy Framework) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved for each phase or sub phase of development, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase or sub phase begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter.

Reason: In order to secure a reduction in the use of energy at the site in accordance with national planning policy and policy ECC SP2 of the Arun Local Plan.

- 9 Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a PRE-COMMENCEMENT Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert or other designated competent person representing the site owner(s) - at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the (Tree) Retention and Protection Plan, dwg. no. 1892-02.

Reasons: To comply with BS5837 and 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. This is required to be a pre commencement condition because it is necessary to ensure that trees are fully protected before the ground is disturbed and works commence.

- 10 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 11 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

- 12 Prior to the commencement of construction works, details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water (including details of its siting, design and subsequent management / maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policies W DM1 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the foul water drainage system prior to commencing any building works.

- 13 No development shall take place, including any works of demolition, until a Construction & Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with West Sussex County Council and the Councils Environmental Health Officers). Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- An indicative programme for carrying out of the works;
- Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
- Measures to minimise the noise (including vibration) generated by the construction process to include proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
- details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- Measures to control the emission of dust and dirt during construction; and
- A scheme for recycling / disposing of waste resulting from demolition and construction works.

Reason: In the interests of the safety/amenity of nearby residents & occupiers of any nearby noise sensitive premises, the safety & general amenities of the area and in the interests of highway safety in accordance with policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1 of the Arun Local Plan and the NPPF. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction staff.

- 14 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.

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

Reason: To protect the amenity of residents in accordance with Policies QE SP1 & QE DM4 of the Arun Local Plan. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 15 No development shall commence until a bat method statement/mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. This shall aim to remove or reduce the likelihood of damage to bats or their habitats, and offset the damage caused by development through compensation. This should cover all of the points set out within section 6.4 of the Bat Survey report by Natural Progression (ref UE0382_Steddles_Bats_0_200710, July 2020). The development shall thereafter proceed in accordance with the approved method statement/mitigation strategy.

Reason: Bats use the site for commuting/foraging and are known to roost within the existing house and therefore in accordance with the NPPF and policy ENV DM5 of the Arun Local Plan. This is required to be a pre-commencement condition because the agreed measures will have a bearing on the demolition of the house and development of its grounds.

- 16 No development above damp-proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of 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 of the Arun Local Plan.

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

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and local character in accordance with policy D DM1 of the Arun Local Plan.

- 18 No development above damp proof course (DPC) level shall take place until details of all new screen walls and fences have been submitted to and approved by the Local Planning Authority and none of the approved dwellings shall be occupied until such screen walls/fences associated with them have been erected. The details to be provided shall also ensure that gaps are provided at the bottom of all boundary treatments in the locations indicated on drawing SDL-MHA-00-XX-DR-A-0023 Rev P01 to ensure that hedgehogs and other small mammals are able to move into/out of and around the development.

Reason: In the interests of amenity and of wildlife in accordance with policies D DM1 and ENV DM5 of the Arun Local

- 19 No development above damp proof course (DPC) level shall take place unless and until details are provided and approved in writing by the Local Planning Authority to show how at least two of the 1/2/3 bedroom houses will be delivered to meet M4(2) and M4(3) of the Building Regulations 2010 (as amended). These particular dwellings shall thereafter be delivered in accordance with the approved details and these shall be maintained in good working condition thereafter.

Reason: To ensure that part of the development allows for residents to remain in their own homes over the course of their lifetime in accordance with policy H3 of the Yapton Neighbourhood Plan.

- 20 Prior to the occupation of any part of the development, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the

majority of potential customers will no longer necessitate below ground infrastructure, the development of the site will continue in accordance with the approved strategy.

Reason: To safeguard the amenities of future residents in accordance with Arun Local Plan policy TEL SP1.

- 21 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The spaces so provided shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1.

- 22 No part of the development shall be first occupied until the vehicle parking (including the garage and car ports) and turning spaces have been constructed in accordance with the approved plan. These parking spaces, car ports and garages shall thereafter be retained for their designated use.

Reason: In the interests of road safety and to provide adequate on-site car parking & turning space for the development in accordance with Arun Local Plan policy T SP1.

- 23 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Proposed Site Plan and numbered 003 P06.

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

- 24 Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points 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 NPPF.

- 25 Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1,W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 26 Any tree pruning considered essential to enable the agreed development must meet the requirements of BS3998:2010 Tree work - Recommendations:

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010
- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interest of continued health and vitality of trees and to accord with current industry guidelines and sound arboricultural practice including policy ENV DM4 of the Arun Local Plan.

- 27 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations within BS5489:1-2013 but also minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats), the interests of minimising crime and to minimise unnecessary light spillage outside the development site in accordance with policies QE SP1, QE DM2 & ENV DM5 of the Arun Local Plan.

- 28 All bathroom, dressing room and toilet windows hereby approved shall be glazed with obscured glass and permanently retained thereafter.

Reason: To protect the amenities and privacy of existing and future occupiers in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

- 29 No windows (other than those shown on the plans hereby approved) shall be constructed in the first floor flank elevations of any of the dwellings hereby approved without the prior permission of the Local Planning Authority on an application in that behalf.
- Reason: To protect the amenities and privacy of existing and future occupiers in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.
- 30 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) there shall be no rear extensions or outbuildings constructed in the curtilages of plots 1-8 unless permission is granted by the Local Planning Authority on an application in that behalf.
- Reason: To maintain adequate private amenity space in accordance with policy D DM1 of the Arun Local Plan.
- 31 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) there shall be no alterations to any of the approved car ports within the site (plots 1, 2, 3, 8, 11) unless permission is granted by the Local Planning Authority on an application in that behalf.
- Reason: To maintain an adequate supply of parking spaces within the development in accordance with policy T SP1 of the Arun Local Plan.
- 32 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.
- 33 INFORMATIVE: This application is liable for CIL in accordance with the Councils CIL Charging Schedule available to view at: <https://www.arun.gov.uk/cil>.
- 34 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read the New Connections Services Charging Arrangements documents which is available to read on the SW website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
- 35 INFORMATIVE: 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 Implementation Team Leader (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.
- 36 INFORMATIVE: The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.
- 37 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.
- 38 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 0845 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.
- 39 INFORMATIVE: A Natural England Protected Species License will be required for the works to the existing house and this will need to be obtained prior to any works taking place.
- 40 INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information, please contact the

Environmental Health Department on 01903 737555.

- 41 **INFORMATIVE:** Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> and a surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist>. The latter should be submitted with a Discharge of Conditions Application.
- 42 **INFORMATIVE:** If during construction works, it becomes apparent that implementation cannot be carried in accordance with previously agreed details any resubmission of the drainage design must be accompanied by an updated copy of the management manual.