

DEVELOPMENT CONTROL COMMITTEE

25 NOVEMBER 2020

OFFICER REPORT UPDATES

COMMITTEE REPORT UPDATE 2 – 25 November 2020

WA/48/19/RES – Land East of Fontwell Avenue, Fontwell

PROPOSAL: Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.

Reason for Update/Changes:

1. In a letter dated 11th November 2020, Southern Water has substituted the comments they made on 10th October 2020 with the following:

“Southern Water has undertaken a desktop study of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This initial study indicates that these additional flows may lead to an increased risk of foul flooding from the sewer network for the full site at this time. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.

Current foul sewerage capacity will allow 200 initial dwellings to connect without reinforcement being provided. Southern Water will review the rest of the units and advise on a development programme and the extent of network reinforcement required based on detailed network modelling which may require existing flows to be monitored. We will endeavour to provide reinforcement for the balance of the development, or alternative drainage arrangements.”

2. The previous update anticipated the receipt of a final set of revised plans in advance of the Committee meeting on 25th November 2020 and the addition of a full list of plans in Condition 1. A final set of revised plans has been received.
3. Barnham and Eastergate Parish and Walberton Parish Councils (as Neighbourhood planning bodies) were notified of the amendments on 18th November.

Officer Comments

1. Southern Water has indicated previously that they would seek to limit the timescale needed to deliver network reinforcement to a maximum of 24 months from a firm commitment by the developer to commence construction on site and provided that planning approval has been granted.

The applicant has recently submitted a scheme of phasing for the construction of the dwellings (WA/85/20/DOC). This shows the development being carried out in four phases with completion of the first phase by December 2022 and the final phase in May 2025.

Therefore, it is considered that Southern Water will have adequate time to deliver the required network reinforcement prior to completion of the dwellings.

2. A full list of plans, drawings and documents has been added to Condition 1 below.
3. The District Council is unable to determine the application until either the Parish Councils have informed the District Council that they do not propose to make any representations, or the period of 21 days has expired. Therefore, the recommendation has been amended as set out below to allow for the decision to be issued under delegated authority.

RECOMMENDATION

That authority be delegated to the Director of Place or Group Head of Planning to approve the application subject to the conditions set out below following the expiry of 21 days from 18th November or a date that both Parish Councils have confirmed whether they propose to make any representations to the District Council whichever is sooner.

1. The development hereby approved shall be carried out in accordance with the following approved plans, drawings and documents:

(Please see Schedule 1 below)

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 2011-2031.

2. Prior to the occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings, which meets the minimum requirements for the year 2023 set out in Table 2.2 of the Arun Parking Standards SPD, shall be submitted to and approved in writing by the local planning authority. Thereafter, the scheme shall be implemented in accordance with the approved details and the charging points shall 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 2011-2031, the Arun Parking Standards SPD and the National Planning Policy Framework.

3. Notwithstanding the provisions of Class A within 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) no extension shall be erected beyond the rear wall of the dwellinghouses hereby permitted unless planning permission is first granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy D DM1 of the Arun Local Plan 2011-2031.

4. Block A hereby permitted shall not be used within Use Class A3 unless and until, details of a suitable system for the extraction of cooking odours (including details of the extract fan units, filters, extraction hoods and ducting together with method of noise abatement) has been submitted to and approved in writing by the Local Planning Authority. The equipment approved under this condition shall be installed by a competent engineer before such use commences and thereafter shall be maintained in accordance with the manufacturer's instructions.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011–2031.

5. The drainage serving the kitchen(s) at any proposed commercial hot food business shall be fitted with a grease trap / separator of a proportionate capacity to effectively contain grease residue arising from the estimated numbers of hot meals served and waste water flow rate. The applicant shall provide the Local Planning Authority with details of their proposed grease trap / separator in order to demonstrate design and installation will be in compliance with BS EN 1825-1:2004 and BS EN 1825-2:2002 (Current Status: 'Under Review') or other effective means of grease removal.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

6. Block A hereby permitted shall not be used within Use Class A3 unless and until details of suitable provision of sanitary accommodation (in line with the guidelines set out within the Arun District Council document entitled: 'Provision of sanitary accommodation in food businesses') has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of maintaining adequate amenity to local residents and visitors to the area.

7. No delivery activities shall take place at Block A, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday).

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011–2031.

8. Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment [including fans, ducting and external openings], compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the Local Planning Authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the measured background sound level when assessed by a competent acoustician using BS 4142:2014, at any adjoining or nearby noise sensitive premises.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011–2031.

9. No external lighting shall be installed unless and until details have been submitted to, and approved in writing by the Local Planning Authority. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, fully assessed by a competent individual when operational, to ensure no light creep / bleed, and maintained and operated thereafter in accordance with the approved details, unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect the appearance of the area, the environment and wildlife, and local residents from the effects of light pollution in accordance with Policy QE DM2 of the Adopted Arun Local Plan 2011–2031.

Schedule 1 – List of Approved Plans

Whole Site Planning Layout - P1549.001 Rev ZD
Planning Layout Sheet 1 of 3 - P1549.11 Rev ZJ
Planning Layout Sheet 2 of 3 - P1549.21 Rev ZH
Planning Layout Sheet 3 of 3 - P1549.31 Rev ZN
Materials Layout - P1549.1.02 Rev ZB
Heights Layout - P1549.1.03 Rev V
Tenure Layout - P1549.1.04 Rev V
Parking Layout - P1549.1.05 Rev U
Refuse Layout - P1549.1.06 Rev T
Enclosures Layout - P1549.1.07 Rev U
Bedroom Number Layout - P1549.1.09 Rev J
Character Area Door Styles - P1549.DS.01
Wandleys Lane Vis Splays - FON-WVS-01 Rev A
Fire Tender Swept Path Analysis Sheet 1 of 4 - DAN/E4736/011 Rev L
Fire Tender Swept Path Analysis Sheet 2 of 4 - DAN/E4736/012 Rev L
Fire Tender Swept Path Analysis Sheet 3 of 4 - DAN/E4736/013 Rev L
Fire Tender Swept Path Analysis Sheet 4 of 4 - DAN/E4736/014 Rev L
Refuse Vehicle Swept Path Analysis Sheet 1 of 4 - DAN/E4736/015 Rev N
Refuse Vehicle Swept Path Analysis Sheet 2 of 4 - DAN/E4736/016 Rev N
Refuse Vehicle Swept Path Analysis Sheet 3 of 4 - DAN/E4736/017 Rev N
Refuse Vehicle Swept Path Analysis Sheet 4 of 4 - DAN/E4736/018 Rev N
Engineering Details Commercial Unit Vehicle Tracking – FON-TRA-01 Rev B
Proposed Level Strategy Sheet 1 of 4 - DAN/E4736/019 Rev H
Proposed Level Strategy Sheet 2 of 4 - DAN/E4736/020 Rev H
Proposed Level Strategy Sheet 3 of 4 - DAN/E4736/21 Rev H
Proposed Level Strategy Sheet 4 of 4 - DAN/E4736/22 Rev H
Street Scene Location Plan - P1549.1.10 Rev E
Streetscenes - Sheet 5 of 8 - Arundel Road - P1549.SS-A.01 - Rev E
Streetscenes - Sheet 2 of 8 - The Avenue/The Slopes - P1549.SS-F.01 - Rev F
Streetscenes - Sheet 3 of 8 - The Slopes - P1549.SS-F.02 - Rev E
Streetscenes - Sheet 4 of 8 - The Slopes - P1549.SS-F.03 - Rev D
Streetscenes - Sheet 1 of 8 - Gateway - P1549.SS-G.01 - Rev C
Streetscenes - Sheet 8 of 8 - Rural Edge - P1549.SS-R.01 - Rev F
Streetscenes - Sheet 6 of 8 - The Greens - P1549.SS-T.01 - Rev C
Streetscenes - Sheet 7 of 8 - The Greens - P1549.SS-T.02 - Rev D
Community Building Elevations - FON-TECH-CBE – Rev A
Community Building Elevations - FON-TECH-CBE(2) – Rev A
Community Building Ground Floor Plan - FON-TECH-CBGF – Rev A
Community Building Roof Plan - FON-TECH-CBRP – Rev A
Block A (Retail Unit) Elevations (Sheet 1) - FON-TECH-BLKA.1 – Rev...
Block A (Retail Unit) Elevations (Sheet 2) - FON-TECH-BLKA.2 – Rev...
Block A (Retail Unit) Floor Plans - FON-TECH-BLKA.3 – Rev A
Block A (Retail Unit) Roof Plan - FON-TECH-BLKA.4 – Rev A
Block B - Ground Floor Plan - P1549.BLKB.101_A
Block B - First Floor Plan - P1549.BLKB.102_A
Block B - Second Floor Plan - P1549.BLKB.103_A
Block B - Roof Plan - P1549.BLKB.104_A
Block B - Front Elevation - P1549.BLKB.105_A
Block B - Side Elevations - P1549.BLKB.106_A
Block B - Rear Elevation - P1549.BLKB.107_A
Block C - Ground Floor Plan - P1549.BLKC.101_A
Block C - First Floor Plan - P1549.BLKC.102_A

Block C - Second Floor Plan - P1549.BLKC.103_A
Block C - Roof Plan - P1549.BLKC.104_A
Block C - Front & Side Elevations - P1549.BLKC.105_A
Block C - Rear & Side Elevations - P1549.BLKC.106_A
Block D - Ground Floor Plan - P1549.BLKD.101_A
Block D - First Floor Plan - P1549.BLKD.102_A
Block D - Second Floor Plan - P1549.BLKD.103_A
Block D - Roof Plan - P1549.BLKD.104_A
Block D - Front Elevation - P1549.BLKD.105_B
Block D - Side Elevation - P1549.BLKD.106_B
Block D - Rear Elevation - P1549.BLKD.107_A
Block D - Side Elevation - P1549.BLKD.108_A
Block E - Ground Floor Plan - P1549.BLKE.101
Block E - First Floor Plan - P1549.BLKE.102
Block E - Second Floor Plan - P1549.BLKE.103
Block E - Roof Plan - P1549.BLKE.104
Block E - Front Elevation - P1549.BLKE.105_B
Block E - Side Elevation - P1549.BLKE.106_A
Block E - Rear Elevation - P1549.BLKE.107_A
Block E - Side Elevation - P1549.BLKE.108_A
Block F Ground Floor Plan - P1549.BLKF.201_E
Block F First Floor Plan - P1549.BLKF.202_E
Block F Second Floor Plan - P1549.BLKF.203_E
Block F Roof Plan - P1549.BLKF.204_E
Block F Front Elevation - P1549.BLKF.205_D
Block F Side Elevation - P1549.BLKF.206_E
Block F Rear Elevation - P1549.BLKF.207_F
Block F Side Elevation - P1549.BLKF.208_E
Block G Ground & First Floor Plans - P1549.BLKG.201_F
Block G Second Floor & Roof Plans - P1549.BLKG.202_D
Block G Front & Side Elevations - P1549.BLKG.203_F
Block G Rear & Side Elevations - P1549.BLKG.204_F
Block H Ground & First Floor Plan - P1549.BLKH.101_A
Block H Second Floor & Roof Plans - P1549.BLKH.102_A
Block H Elevations - P1549.BLKH.103_A
Block J - Ground & First Floor Plan - P1549.BLKJ.101
Block J - Second Floor & Roof Plans - P1549.BLKJ.102
Block J - Front & Side Elevations - P1549.BLKJ.103
Block J - Rear & Side Elevations - P1549.BLKJ.104
Type ABT (Style The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.ABT-F.01 Rev A
Type ABT (Style The Slopes) Elevations (Brick & Tile) - P1549.ABT-F.02
Type ABT (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.ABT-F.03 Rev A
Type ABT (Style - The Slopes) Elevations (Brick & Tile) - P1549.ABT-F.04
Type ABTS (Style Arundel Road) Floor & Roof Plans (Brick) - P1549.ABTS-A.01-A
Type ABTS (Arundel Road) Elevations (Brick) - P1549.ABTS-A.02-A
Type ABY (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.ABY-T.01
Type ABY (Style The Greens) Elevations (Brick & Boarding) - P1549.ABY-T.02 Rev...
Type AC (Style - The Slopes) Plans & Elevations (Brick) - P1549.AC-F.01
Type AC (Style The Greens) Plans & Elevations (Brick) - P1549.AC-T.01
Type AF (Style The Greens) Floor & Roof Plans (Boarding) - P1549.AF-T.01
Type AF (Style The Greens) Elevations (Boarding) - P1549.AF-T.02
Type AF (Style The Greens) Floor & Roof Plans (Boarding) - P1549.AF-T.03
Type AF (Style The Greens) Elevations (Boarding) - P1549.AF-T.04
Type AK2 (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.AK2-F.01
Type AK2 (Style - The Slopes) Elevations (Brick & Tile) - P1549.AK2-F.02

Type AK3A (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.AK3A-F.01
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Type AK3 (Style The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.AK3-F.01
Type AK3 (Style - The Slopes) Elevations (Brick & Tile) - P1549.AK3-F.02
Type AP (Style The Green) Floor & Roof Plans (Brick & Boarding) - P1549.AP-T.01 Rev A
Type AP (Style The Green) Elevations (Brick & Boarding) - P1549.AP-T.02
Type AV (Style Arundel Road) Plans & Elevations (Brick & Render) - P1549.AV-A.01_B
Type AV (Style Arundel Road) Plans & Elevations (Brick & Render) Hip Roof - P1549.AV-A.02_B
Type AV (The Slopes) Plans & Elevations (Brick) - P1549.AV-F.01_B
Type AV (Rural Edge) Plans & Elevations (Brick) - P1549.AV-R.01_B
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Type BT (Style - The Slopes) Elevations (Brick & Tile) - P1549.BT-F.04
Type BT (Style Rural) Floor & Roof Plans (Brick) - P1549.BT-R.01
Type BT (Style Rural) Elevations (Brick) - P1549.BT-R.02
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Type BT (Style Rural Edge) Floor & Roof Plans (Brick) - P1549.BT-R.05
Type BT (Style Rural Edge) Elevations (Brick) - P1549.BT-R.06
Type BT (Style The Greens) Floor & Roof Plans (Painted Brick) - P1549.BT-T.01_B
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Type BT (Style The Greens) Floor & Roof Plans (Brick) - P1549.BT-T.03
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Type C2 (Style Arundel Road) Floor & Roof Plans (Brick & Render) - P1549.C2-A.01_D
Type C2 (Style Arundel Road) Elevations (Brick & Render) - P1549.C2-A.02_C
Type C2 (Style Fontwell Avenue) Floor & Roof Plans (Brick) P1549.C2-F.01 Rev A
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Type C2 (Style - The Slopes) Elevations (Brick & Tile) - P1549.C2-F.06
Type C2 (The Slopes) Elevations (Brick & Tile) – P1459.C2-F.07
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Type C2 (Style The Greens) Floor & Roof Plans (Brick - Dropped Eaves) - P1549.C2-T.11
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Type C (Style Rural Edge) Floor & Roof Plans (Brick) - P1549.C-R.04-C
Type C (Style Rural Edge) Floor & Roof Plans (Brick with Flint) - P1549.C-R.05-A
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Type F+ (Style Rural Edge) Floor & Roof Plans (Boarding) - P1549.F+-R.03-B
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Type F2 (Style Fontwell Avenue) Floor & Roof Plans (Brick) - P1549.F2-F.01
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Type F (Style The Greens) Floor & Roof Plans (Painted Brick) - P1549.F-T.01-B
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Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Flint) - P1549.OB-F.05_D
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Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Flint) - P1549.OB-F.09_D
Type OB (Style - Avenue (Fontwell)) Elevations (Flint) - P1549.OB-F.10_D
Type OB (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.OB-F.11_C
Type OB (Style - The Slopes) Elevations (Brick & Tile) - P1549.OB-F.12_A
Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Brick) - P1549.OB-F.13_C
Type OB (Style - Avenue (Fontwell)) Elevations (Brick) - P1549.OB-F.14_C
Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Flint) - P1549.OB-F.19-B
Type OB (Style - Avenue (Fontwell)) Elevations (Flint) - P1549.OB-F.20
Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Flint) - P1549.OB-F.21-A
Type OB (Style - Avenue (Fontwell)) Elevations (Flint) - P1549.OB-F.22
Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Brick) - P1549.OB-F.23-B
Type OB (Style - Avenue (Fontwell)) Elevations (Brick) - P1549.OB-F.24
Type OB (Style Rural Edge) Floor & Roof Plans (Flint) - P1549.OB-R.01_C
Type OB (Style Rural Edge) Elevations (Flint) - P1549.OB-R.02_A
Type OB (Style The Greens) Floor & Roof Plans (Brick) - P1549.OB-T.01.D
Type OB (Style The Greens) Elevations (Brick) - P1549.OB-T.02.B
Type OB (Style The Greens) Floor & Roof Plans (Brick) - P1549.OB-T.03.D
Type OB (Style The Greens) Elevations (Brick) - P1549.OB-T.04.B
Type OB (Style The Greens) Floor & Roof Plans (Boarding) - P1549.OB-T.07.C
Type OB (Style The Greens) Elevations (Boarding) - P1549.OB-T.08.A
Type OB (Style The Greens) Floor & Roof Plans (Boarding) - P1549.OB-T.15.C
Type OB (Style The Greens) Elevations (Boarding) - P1549.OB-T.16.A
Type OB (Style The Greens) Floor & Roof Plans (Brick) - P1549.OB-T.19.B
Type OB (Style The Greens) Elevations (Brick) - P1549.OB-T.20
Type P2 (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.P2-F.03 Rev A
Type P2 (Style - The Slopes) Elevations (Brick & Tile) - P1549.P2-F.04 Rev A
Type P2+P (Style Rural Edge) Floor & Roof Plans (Board) - P1549.P2-R.03
Type P2+P (Style Rural Edge) Elevations (Brick) - P1549.P2-R.04
Type P2 (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.P2-T.03.A
Type P2 (Style The Greens) Elevations (Brick & Boarding) - P1549.P2-T.04.B
Type P3+P (Style Rural Edge) Floor & Roof Plans (Board) - P1549.P3-R.03
Type P3+P (Style Rural Edge) Elevations (Board) - P1549.P3-R.04
Type P3 (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.P3-T.03
Type P3 (Style The Greens) Elevations (Brick & Boarding) - P1549.P3-T.04
Type P (Style Arundel Road) Floor & Roof Plans (Brick) - P1549.P-A.01.B
Type P (Style Arundel Road) Elevations (Brick) - P1549.P-A.02.A
Type P (Style Arundel Road) Floor & Roof Plans (Brick & Render) - P1549.P-A.07

Type P (Style Arundel Road) Elevations (Brick & Render) - P1549.P-A.08
Type P (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.P-F.07_C
Type P (Style - The Slopes) Elevations (Brick & Tile) - P1549.P-F.08_B
Type P (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.P-T.11_A
Type P (Style The Greens) Elevations (Brick & Boarding) - P1549.P-T.12
Type V1 (Style Fontwell Avenue) Floor & Roof Plans (Brick) P1549.V1-F.01
Type V1 (Style - The Slopes) Elevations (Brick & Tile) - P1549.V1-F.02_A
Type V1 (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.V1-F.05
Type V1 (Style - The Slopes) Elevations (Brick & Tile) - P1549.V1-F.06
Type V1 (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.V1-T.01
Type V1 (Style The Greens) Elevations (Brick & Boarding) - P1549.V1-T.02
Type V (Style - The Slopes) Plans & Elevations (Brick) - P1549.V-F.01.C
Type V (Style - Avenue (Fontwell)) Plans & Elevations (Brick) - P1549.V-F.02.B
Type V (Style Rural Edge) Plans & Elevations (Brick) - P1549.V-R.01_C
Type V (Style The Greens) Plans & Elevations (Brick) - P1549.V-T.01.C
Type W (Style Arundel Road) Floor & Roof Plans (Brick & Render) - P1549.W-A.05
Type W (Style Arundel Road) Elevations (Brick & Render) - P1549.W-A.06
Landscape Maintenance Plan November 2020 - DE_352_LM_001
Landscape Masterplan - DE-352-01-001 Rev N
Northern Masterplan - DE-352-01-002 Rev M
Southern Masterplan - DE-352-01-003 Rev N
Playground Plan - DE-352-01-004 Rev L
Section AA, BB, CC - DE-352-01-005 Rev G
Section DD, EE, FF - DE-352-01-006 Rev H
Boundary Vegetation Plan - DE-352-01-007 Rev H
Arboricultural Method Statement: June 2020 Rev B- 6233 AMS
Tree Retention Plans - 6233-T-05 Rev B
Tree Retention Plans - 6233-T-06 Rev B
Tree Retention Plans - 6233-T-07 Rev B
Tree Protection Plans - 6233-T-08 Rev B
Tree Protection Plans - 6233-T-09 Rev B
Tree Protection Plans - 6233-T-10 Rev B
Tree Protection Plans - 6233-T-11
Affordable Housing Statement
Energy Strategy Statement – July 2020 – Briary Energy

REPORT UPDATE

Application no: AL/64/20/PL
Page no: 35
Location: Springfield Hook Lane Aldingbourne
Description: Demolition of the existing dwelling & construction of 2 no. 2-bed. 3 no. 3-bed, 4 no. 4-bed houses including access, landscaping & associated works (resubmission following AL/27/20/PL).

UPDATE DETAILS

Reason for Update/Changes:

The applicants have now supplied the Tree Schedule which had been omitted and is referred to in the agenda report on page 38 (point (7) within the "Officer Comments on Reps" section).

The Councils Landscape Officer has now provided a consultation response which raises no objection subject to a landscaping condition. This condition is already included.

The applicant has made the following comments about the issues of the ditch easement: "In terms of access to the ditch along the northern site boundary our client would like to point out that it was his early preference for the land to the north of site to be communal, under the control of a management company, and the development orientated the other way (with gardens to the south) which would have removed the issue of gaining access to the ditch through rear gardens*. However, he will accept the condition in terms of the 3 metre easement and access for the maintenance of the ditch, but would also like to point out that the roadways on the Barratt David Wilson scheme are all adopted and should the local authority need to approve any works to the water course these could be carried out from the north. However the future occupiers of the properties will also require access to maintain the ditch and the condition will allow for this. In terms of providing a Drainage Impact Assessment it is considered that the condition addresses the requirement for access and maintenance of the ditch and as such we do not consider a DIA necessary at this time."

* Officers accept that this was the approach on AL/27/20/PL (for 9 new dwellings) but the first application, ref AL/51/19/PL (for 10 new dwellings) did have some of the rear gardens backing onto the ditch.

Lastly, in response to the question raised at Planning Briefing Panel, officers can confirm that the access road is proposed to be 4.8m wide.

Officers Comment:

There are no changes to the recommendation or conditions.

REPORT UPDATE

Application no: BN/50/20/PL
Page no: 63
Location: Land west of Fontwell Avenue Fontwell Avenue Eastergate
Description: Demolition of existing structures on-site & erection of 42 No. dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.

UPDATE DETAILS

Reason for Update/Changes:

The agenda report states on page 88 that the play provision will be agreed by condition and that the trim trail plan is therefore not being determined at this time. However, the applicant has requested that this is actually approved with the application. The Councils Landscape Officer has assessed the drawing and raises no objection with the following comment:

"I would be happy to approve this approach to play for this development in this setting. The child specific trim trail equipment proposed will allow for a varied playset and combined with the natural element of boulders and trees stumps will form pocket LAP areas combining LAP and LEAP requirements. The equipment chosen is suitable for location by providing a naturalistic and physical form of experience. I would recommend approval of the above drawing in relation to play requirements for this development."

Therefore, it is proposed that condition 2 be amended to make reference to drawing D2776-FAB-00-XX-DR-L-0101 Rev D102 "Play Strategy Sketch". In addition, condition 31 is amended to remove the requirement to submit the details of play provision.

There is also an error in the Section 106 Details Table on page 105 of the agenda report in that it still refers to the provision of Public Open Space and Play being in the S.106 whereas these are now secured by conditions 30 and 31.

Members should also note that the review of the Barnham & Eastergate Neighbourhood Development Plan (BENDP) was published for regulation 14 pre-submission public consultation on 23rd November 2020. This consultation lasts until the 15th January 2021. At this stage of the BENDP preparation, the Local Planning Authority must make reference to the Plan as a material consideration in the determination of applications. However, as the draft plan has only just been published, it is considered that it should be given only limited weight at this time.

The following is a brief analysis of the changes to the policies as set out on pages 71-72 of the agenda report:

ES1 - This policy states that drainage can be left to a condition as long as it is demonstrated that there will be no net increase in surface water run-off from the application site as a result of the development. This has already been considered in the report;

ES4 - This policy now specifies which views in the Plan area should be preserved and includes

Fontwell Avenue (so including the site frontage);
ES5 - This now refers to a proposed Local Design Guide;
ES6 - This policy is proposed for deletion;
ES8 - This policy is proposed for deletion;
ES10 - This now refers to the need to plant new native trees with biodiversity value and also to have regard to the potential for harm to bats living within 12km of the Singleton & Cocking Tunnels Special Area of Conservation. The impact on bats has already been considered in the report;
ES11 - This policy now refers to up-to-date energy efficiency/sustainability standards;
GA1 - This policy requires inter-connections between adjacent developments. It is noted that there is a site allocated by the Plan on the opposite site of Fontwell Avenue (Land north of Spode Cottage). This site does not have the benefit of a current planning permission having been refused permission in December 2017. In any case, the proposal includes a new pedestrian crossing island with tactile paving to enable safer crossing of the road in this location;
GA2 - This now states support for new/enhanced pedestrian/cycle/horse routes;
H1 - This includes 3 new housing site allocations and the third of these is the BN/50/20/PL site. It states that this should be for 45-50 dwellings (whereas this proposal is for 42). It is considered that there are some minor conflicts with this policy in that the need for housing suitable for older people is not clearly considered and because there is no Community Land Trust involvement;
H4 - The wording of this policy has been strengthened;
H7 - This policy is proposed for deletion;

In addition, the Plan proposes the following new policies which are of relevance to this application:

ES14 - This is a new agricultural land policy. Agricultural land has already been considered in the report;
ES15 - This seeks to protect biodiversity corridors from new development. It lists the length of Fontwell Avenue as such a corridor. It states that proposals should result in a 10% biodiversity net gain. The report states that there will be a biodiversity net gain although the proportion has not been quantified;
ES16 - This is a new dark skies policy and requires new lighting to conform to the highest standards available at the time. The recommendation includes a lighting condition and so the lighting details will be checked by Environmental Health & Ecology at a later date;
EE8 - This sets out support for the retention of equestrian businesses. It states that redevelopment of land in equestrian use will not be supported unless evidence of marketing/viability has been provided. The proposal would be in conflict with this policy but it is considered that this is outweighed by the residential site allocation proposal within Policy H1; and
H8 - This provides policy for development outside of the Built Up Area Boundary. The proposal would be in conflict with this policy but again, this is outweighed by the residential site allocation proposal within Policy H1

Page 76 of the agenda report refers to Prematurity where it is stated that the NPPF para 50 advises that "Refusal of planning permission on grounds of prematurity will seldom be justified .. before the end of the local planning authority publicity period on the draft plan". As the plan is only 2 days into this consultation period, it is not considered that refusal on grounds of prematurity can be justified.

Members should note that the recommendation to approve with conditions is subject to a S.106

agreement which at the time of writing, has not yet been signed. It is therefore requested that delegated authority be granted for the approval of planning permission (in accordance with the amended recommendation sheet), to the Group Head of Planning for a decision to be issued once the legal agreement has been signed.

Officers Comment:

The changes to conditions 2 and 31 are included on the attached amended replacement recommendation sheet.

Demolition of existing structures on-site & erection of 42 No. dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.

Land west of Fontwell Avenue
Fontwell Avenue
Eastergate

RECOMMENDATION

ACS - App Cond sub to S106

- 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 and documents:

29662A 20 Rev D "Location Plan";
 29662A 100 Rev A1 "Site Block Plan";
 29662A 100 3 Rev B "Housetype: 1 Bed Affordable Apartment plans and elevations plots 36, 37, 38 & 39";
 29662A 100 4 Rev B "Housetype: 1 Bed Affordable Apartment plans and elevations plots 36, 37, 38 & 39";
 29662A 101 1 Rev B "Housetype: 2 Bed Affordable Plans & Elevations plots 31, 32, 33, 41, 42";
 29662A 101 2 Rev B "Housetype: 2 Bed Affordable Plans & Elevations plots 31, 32, 33, 41, 42";
 29662A 102 1 Rev B "Housetype: 3 Bed Affordable OP1 Plans & Elevations plots 30, 34 & 40";
 29662A 102 2 Rev B "Housetype: 3 Bed Affordable OP1 Plans & Elevations plots 30, 34 & 40";
 29662A 103 1 Rev D "Housetype: FOG Plans and Elevations 16 & 35";
 29662A 103 2 Rev D "Housetype: FOG Plans and Elevations 16 & 35";
 29662A 103 4 Rev D "Housetype: FOG Plans and Elevations 12 & 23";
 29662A 103 5 Rev D "Housetype: FOG Plans and Elevations 12 & 23";
 29662A 104 1 Rev B "Housetype: 2 Bed Private OP2 Plans & Elevations plots 13 & 14";
 29662A 104 2 Rev B "Housetype: 2 Bed Private OP2 Plans & Elevations plots 13 & 14";
 29662A 105 1 Rev B "Housetype: 2 Bed Private OP3 Plans & Elevations plot 20";
 29662A 105 2 Rev B "Housetype: 2 Bed Private OP3 Plans & Elevations plot 20";
 29662A 106 1 Rev B "Housetype: 3 Bed Private OP1 Plans & Elevations plots 8, 9, 10, 18, 19, 24, 25, 28 & 29";
 29662A 106 2 Rev B "Housetype: 3 Bed Private OP1 Plans & Elevations plots 8, 9, 10, 18, 19, 24, 25, 28 & 29";
 29662A 107 1 Rev C "Housetype: 3 Bed Private OP2 Plans & Elevations plots 1, 2, 3, 7, 11 & 27";
 29662A 107 2 Rev C "Housetype: 3 Bed Private OP2 Plans & Elevations plots 1, 2, 3, 7, 11 & 27";
 29662A 108 1 Rev C "Housetype: 3 Bed Private OP3 Plans & Elevations plots 5, 6, 21 & 22";
 29662A 108 2 Rev C "Housetype: 3 Bed Private OP3 Plans & Elevations plots 5, 6, 21 & 22";
 29662A 109 1 Rev C "Housetype: 4 Bed Private OP4 Plans & Elevations plots 4, 15, 17 & 24";
 29662A 109 2 Rev C "Housetype: 4 Bed Private OP4 Plans & Elevations plots 4, 15, 17 & 24";
 29662A 110 Rev B "Site Roof Layout Plan";
 29662A 120 Rev B "Site Section A-A";
 29662A 121 Rev B "Site Section B-B";
 29662A 503 Rev C "Garage Floor Plans and Elevations";
 29662A 504 Rev A "Car Port Plan";
 D2776-FAB-00-XX-DR-L-0101 Rev D102 "Play Strategy Sketch";
 020.0360.001 "Access Design";
 020.0360.002 "Pedestrian Visibility Splays";
 020.0360.003 "Access Tracking";
 020.0360.006 Rev B "Level Mare Lane/Fontwell Avenue Junction Visibility Splays";
 020.0360.009 "Vehicle Tracking";

020.0360.010 Rev A "Fire Tender Tracking";
020.0360.011 Rev A "Refuse Tracking";
020.0360.012 "Fontwell Avenue Tracking";
Schedule of Accommodation ref 29662A Rev R (03/11/20); and
Design & Access Statement May 2020, Ref F.

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

- 3 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.

- 4 The development must be carried out in accordance with the Ecological Enhancement Plan ref LLD1544-ECO-DWG-001 and the accompanying Ecological Enhancement Specifications. 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.

- 5 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 those retained hedgerows are to be protected and enhanced. There must be a 5m buffer zone in place secured by fencing around the retained 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.

- 6 No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. This is required to be a pre-commencement condition because the commencement of construction work could harm any archaeology within the site area.

Reason: The site is of archaeological significance in accordance with Arun Local Plan Policy HER DM6.

- 7 No piling or any other foundation construction using penetrative methods shall be carried out other than with the express written consent of the local planning authority (who shall consult with the Environment Agency & Portsmouth Water). The development shall be carried out in accordance with the approved details.

A piling risk assessment and method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) should be submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water.

It must be demonstrated that any proposed piling:

- a. Will not result in contamination of groundwater;
- b. Will not increase risk to drinking water supplies (including turbidity); and
- c. Will not deteriorate the transmissivity of the aquifer.

Reason: Piling or any other foundation designs using penetrative methods can pose a risk to potable water supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways. This condition is imposed in accordance with paragraph 109 of the National Planning Policy Framework and policies W SP1 & W DM1 of the Arun Local Plan. This is not strictly a pre-commencement condition as other means of foundations are available however, if piling must be used then these details must be agreed prior to commencement and this condition is required because otherwise the water supplies under the site could be adversely affected.

- 8 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 WSCC Highways, Portsmouth Water 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 pertaining 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;
- All pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages;
- 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, ENV DM5, QE DM3, W SP1, W DM1 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 construction site set-up agreed prior to access by construction staff.

- 9 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 (including details of its siting, design and subsequent management / maintenance) and no dwelling or dwellings 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 and to manage the quantity of foul sewage in order to minimise the risk to controlled waters & the public drinking water supply in accordance with policies W SP1, 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.

- 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. No 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 All activity at the site is to be carried out in strict accordance with: - Arboricultural Impact Assessment and Method Statement, Lizard Landscape and Design Ltd, Ref. LLD1544-ARB-REP-001, Rev. 00, March 2020 and the Tree Retention and Protection Plan, LLD1544-ARB-DWG-002 (Rev 04).

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.

- 13 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, LLD1544-ARB-DWG-002 (Rev 04).

A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.

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.

- 14 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. This is required to be a pre-commencement condition because the approved measures may need to be built into the fabric of the buildings.

- 15 No development shall commence until either (a) an odour assessment has been undertaken to determine the impact of odour from the nearby riding school/manege or (b) evidence has been supplied to demonstrate that the equestrian livery use has ceased. If it is not possible to provide the information required by (b) then the results of the assessment and details of a scheme of mitigation measures necessary to ensure an appropriate level of amenity within habitable rooms and garden areas shall be submitted to and approved in writing by the Local Planning Authority. All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details. The assessment shall be conducted by a suitably qualified odour assessor and be carried out in line with the Institute of Air Quality Managements 'Guidance on the assessment of odour for planning'.

Reason: To protect the amenity of local residents in accordance with Policy QE DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because the approved measures may need to be built into the fabric of the buildings.

- 16 The preparation and development of the site must be carried out in accordance with the protection and mitigation measures as set out within the submitted Soil Resource Plan by Soils Limited ref 18570/SRP_R53 (October 20). The soil protection/mitigation measures shall be implemented as per the document and then permanently adhered to throughout the construction process.

Reason: In accordance with Arun Local Plan policy SO DM1 and the National Planning Policy Framework.

- 17 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 landscaping scheme should include at least 26 new native trees to include specimens that will potentially grow to 10-15m high. 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.

- 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 no dwellings shall be occupied until such screen walls and fences associated with them have been erected.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan.

- 19 No development above damp proof course (DPC) level shall take place until elevation details of the two proposed communal bin stores have been submitted to and approved by the Local Planning Authority and none of the houses/flats associated with these shall be occupied until the approved bin stores have been provided.

Reason: To protect the amenities of nearby residents in accordance with Arun Local Plan policies QE SP1 and WM DM1.

- 20 No development above damp proof course (DPC) level shall take place unless and until a colour 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.

- 21 Prior to the occupation of any part of the development, full details of new external lighting 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 comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011). The scheme shall 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.

Prior to occupation of each dwelling, the predicted illuminance levels shall be tested by a competent person to ensure that the illuminance levels agreed in the scheme are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed within the application scheme. The 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.

- 22 No part of the development shall be first occupied until such time as the vehicular access and associated highways works serving the development has been constructed in accordance with the details shown on the drawing titled ACCESS DESIGN and numbered 020.0360.001.

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

- 23 No part of the development shall be first occupied until visibility splays of 2.4m by 107.5m have been provided at the proposed site vehicular access onto Fontwell Avenue in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6m above adjoining carriageway level or as otherwise agreed.

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

- 24 No dwelling shall be occupied until the car parking including garages associated with that dwelling

has been constructed in accordance with the approved site plan. The car parking spaces hereby approved shall not be used for any purpose other than for the parking of vehicles and the garages shall not be used for any purpose other than the parking of vehicles and for domestic storage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In the interests of ensuring sufficient vehicle parking and highway safety within the development in accordance with policy T SP1 of the Arun Local Plan.

- 25 No dwelling shall be occupied until covered and secure cycle parking spaces (or if in garages then details of storage racks) associated with that dwelling have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with Local Plan policies T SP1 and T DM1.

- 26 No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority. The approved measures within the Travel Plan shall then be implemented in full and permanently retained thereafter.

Reason: To encourage and promote sustainable transport to accord with policies T DM1 and T SP1 of the Arun Local Plan.

- 27 The dwellings hereby permitted shall be built in accordance with the sound insulation scheme, set out within sections 4.5, 4.6, 4.7, 4.8 & Figure 1 of the "Proposed residential development at land west of Fontwell Avenue, Eastergate, Road Traffic Noise Assessment" by Hepworth Acoustics Ltd (ref P20-188-R01v1, dated April 2020). Following implementation of the insulation scheme, a test shall be undertaken to demonstrate that the attenuation measures carried out have achieved the Indoor ambient noise levels for dwellings" guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014 and the "Design criteria for external noise" upper guideline value of 55 dB LAeq,T as specified within section 7.7.3.2 of BS 8233:2014. Following the implementation of the insulation scheme for each dwelling, that dwelling shall not be occupied until test results, demonstrating that the minimum sound insulation criteria has been achieved, have been submitted to and approved in writing by the local planning authority.

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

- 28 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.

- 29 Prior to the occupation 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 National Planning Policy Framework.

- 30 None of the dwellings shall be occupied unless and until full details of the public open space (POS) management arrangements have been submitted to and approved in writing by the Local Planning Authority. The POS shall thereafter be implemented in accordance with the provision as agreed by application BN/50/20/PL (or any subsequent variation application) prior to occupation of the 22nd dwelling and permanently retained thereafter. The approved management details shall then be permanently adhered to.

Reason: To ensure that the POS is provided and that a management regime is established in accordance with policy OSR DM1 of the Arun Local Plan.

- 31 None of the dwellings shall be occupied unless and until full details of the management arrangements for the public play provision as shown on drawing D2776-FAB-00-XX-DR-L-0101 Rev D102 "Play Strategy Sketch" have been submitted to and approved in writing by the Local Planning Authority. The public play provision shall be implemented in accordance with the approved details prior to occupation of the 22nd dwelling and permanently retained thereafter. The approved management details shall then be permanently adhered to

Reason: To ensure that play provision is in place for future residents and that a management regime is established in accordance with policy OSR DM1 of the Arun Local Plan.

- 32 None of the FOG type dwellings (plots 12, 16, 23, 35) shall be occupied unless and until details of balcony screens/railings to these dwellings have been submitted to and approved by the Local Planning Authority. The approved screens/railings shall thereafter be implemented in accordance with the approved details and permanently retained in good condition.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and the amenities of nearby residential occupiers in accordance with policies D DM1 and QE DM1 of the Arun Local Plan.

- 33 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.

- 34 Any deep pits, trenches or holes present on the site during construction works shall either be covered or have a secured plank within them to allow a means of escape for any animals.

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

- 35 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being fully implemented before development in that phase recommences. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To ensure that risks from land contamination to drinking water supplies is controlled & mitigated and to protect the amenity of local residents in accordance with policies QE DM4, W SP1, W DM1 and W DM3 of the Arun Local Plan.

- 36 All bathroom, dressing room and toilet windows in the elevations of any of the buildings hereby approved shall be glazed with obscured glass and permanently retained so 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.

- 37 No windows (other than those shown on the plans hereby approved) shall be constructed in the 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.

- 38 Notwithstanding the provisions of Schedule 2, Part 2, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no fences, walls, gates or other means of enclosure (other than those specified on the approved plans) shall be erected on land forward of the primary or side elevations any of the approved houses, unless permission is granted by the Local Planning Authority on an application in

that behalf.

Reason: In the interests of visual amenity in accordance with policy D DM1 of the Arun Local Plan.

- 39 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) no rear extensions to plots 2, 20, 21, 22, 25, 29, 30, 31, 32, 33 & 34 shall be constructed or buildings shall be erected within the curtilage of the same plots unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the amenity of adjoining occupiers and maintain adequate private amenity space in accordance with policy D DM1 of the Arun Local Plan.

- 40 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.

- 41 INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to Affordable Housing, specifically the provision of 13 dwellings consisting of 10 affordable rented dwellings and 3 intermediate dwellings. These to be provided not later than 50% occupation of the development.

- 42 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 - <https://beta.southernwater.co.uk/infrastructurecharges>.

- 43 INFORMATIVE: Portsmouth Water state that they would have no objection to piling at this location if the piles terminate within the Clay cover.

- 44 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> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

Portsmouth Water have a presumption against deep bore soakaway disposal in this area as deep infiltration systems can provide a pathway for contaminants. Any contamination may pose a risk to groundwater underlying the site and to the surrounding potable supplies. If deep bore soakaway(s) are the proposed drainage solution, the application for the construction and installation should be accompanied by an adequate risk assessment demonstrating how the risk to groundwater would be mitigated in the proposed design.

- 45 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.

- 46 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. For further information please contact the Environmental Health Department on (01903) 737555.

- 47 INFORMATIVE: In the interests of crime prevention and deterrence, the development should incorporate security measures in accordance with the consultation advice of Sussex Police (dated

02/06/20) as available on the Councils website.

- 48 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.
- 49 INFORMATIVE: The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to signage being installed. The applicant should be aware that a charge will be applied for this service.
- 50 INFORMATIVE: The applicant should note that this layout has been approved without full agreement in respect of drainage. If it becomes clear that drainage conditions cannot be agreed due to the layout not providing sufficient space for drainage or if it is necessary to use Public Open Space for drainage then a new application will need to be submitted as the Local Planning Authority will not be able to agree such changes through the Non Material Amendment process.

REPORT UPDATE

Ref No: SD5 BARNHAM, EASTERGATE AND WESTERGATE (BEW)
Page No: 111
Location: BEW Strategic Development Site
Description: Submission of BEW Masterplan Framework for Endorsement

UPDATE DETAILS

CONSULTATION PERIOD UPDATE

A consultation response to the Framework Masterplan was received from Aldingbourne Parish Council since the publication of the Officer's recommendation. This highlighted the following matters:

- Framework Masterplan is not a Masterplan
- Not acceptable for the Phasing Plan to be deleted
- Absence of measures that are needed to achieve net zero carbon
- Masterplan would cause a net loss of landscape value and wildlife
- Rife will be greatly diminished
- A29 North re-alignment route is unacceptable
- A29 re-alignment end to end must be completed before development
- Delivery of expanded doctor's surgery
- Cala development to be moved to the east of the re-aligned A29

Officer's note the above comments; however, the purpose of the Masterplan is to provide a vision and broad design principles for the site, rather than to detail how infrastructure will be delivered. It is not an opportunity to revisit the principle of the BEW allocation or route of the A29 re-alignment.

The amended recommendation below includes the submission of a Phasing and Delivery Plan to Officers which will be appended to the endorsed Framework Masterplan to allow for phasing to reflect forward funding of the road. In-line delivery of houses and the roads is a back-stop position if forward funding is not available. The developers will require a Commitment from Arun District Council in the form of an endorsed Framework Masterplan to enable access to such forward funding.

FRAMEWORK MASTERPLAN UPDATES

A number of amendments have been made to the Framework Masterplan which have been submitted. The following amendments now comprise the final submitted version which Officer's recommend for endorsement:

- Local Plan centre commitment strengthened
- Provision of additional cycle routes to aid wider connectivity between the site and neighbouring areas
- Removal of Phasing Plan
- Insertion of indicative Density Plan
- Incorporation of commitment to Public Art strategy
- Addendum to document reference to reflect latest version

These amendments have been undertaken at the request of Officers to ensure the proposed Framework Masterplan is considered acceptable and suitable for endorsement by Members.

AMENDED RECOMMENDATION:

Subject to the submission of a satisfactory Phasing and Delivery Plan to Officers to be appended to the endorsed Framework Masterplan, we recommend that the 'Barnham, Eastergate & Westergate Framework Masterplan Version for Endorsement November 2020' (Rev P3) dated 17 November 2020 should proceed to formal endorsement.