

PLANNING APPLICATION REPORT

REF NO: A/26/21/RES

LOCATION: Land west of Brook Lane  
and South of A259  
Angmering  
BN16 3JL

PROPOSAL: Approval of reserved matters following outline consent A/44/17/OUT for appearance, landscaping, layout & scale for the demolition of existing buildings on site & erection of a mixed use development comprising of 90 No. residential dwellings & a care home & ancillary facilities including railway crossing together with associated access, car parking & landscaping. This application also lies within the parishes of Rustington & Littlehampton.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION

This is an application for the approval of reserved matters in respect of external appearance, landscaping, layout, open space and scale at the above site pursuant to outline planning permission allowed at appeal under reference A/44/17/OUT. A/83/18/RES granted approval for the access.

The proposed development seeks to deliver 90 no. residential dwellings as part of this reserved matters application. The proposed dwellings comprise of a mixture of dwelling types (flats and houses) spread out across the site. A summary of the housing mix is set out below:

- 1 Bed Flat: 10 no. dwellings (11% of the total provision);
- 2 Bed Flat: 14 no. dwellings (16% of the total provision);
- 2 Bed House: 28 no. dwellings (31% of the total provision);
- 3 Bed House: 37 no. dwellings (41% of the total provision);

and

- 4 Bed House: 1 no dwelling (1% of the total provision).

The proposed development will provide 31% affordable housing on-site and this provision of affordable housing is in compliance with Schedule 1 of the Section 106 Agreement secured under the outline planning permission. The affordable housing tenure is broken down into 79% Affordable dwellings (22 units) and 21% Intermediate dwellings (6 units), providing a range of dwelling types between 1 bed 2 person flats and 3 bed 5 person houses.

Based on 90 no. dwellings, 6,336m<sup>2</sup> of POS and 1,089m<sup>2</sup> of play space is to be provided within the proposal. There are 3 areas of Local Area of Play (LAP) and 1 large Locally

Equipped Area of Play (LEAP).

The 72 bed care home includes three types of accommodation, namely residential clusters, resident shared spaces and support accommodation over three levels totalling 4,533 sqm in area (GEA), with a main central living or activity space on each floor. It is also proposed to have an additional lounge and recreation space for residents. Support accommodation is primarily on the ground floor, with stores, sluices and nurses stations distributed around the home. The care home entrance faces south onto the car park serving it.

SITE AREA	Approx 5.9 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Approximately 27.5 dwellings per hectare.
TOPOGRAPHY	The topography of the site is predominantly flat but is set at a lower level than the A259 to the north.
TREES	The site, due to its largely undeveloped nature, features a number of mature trees and hedgerows.
BOUNDARY TREATMENT	The site boundaries consists predominantly of mature trees and hedgerows.
SITE CHARACTERISTICS	The site is situated to the south of the A259 and to the west of Brook Lane. It is accessed directly from the A259 and falls within both Angmering Parish as well as Littlehampton, with the proposed railway bridge providing direct access to Rustington (situated to the south of the site).
CHARACTER OF LOCALITY	The site is largely undeveloped and has historically been used as grazing land. The site currently features a detached dwelling and an old stables which was the subject of a personal planning approval for the siting of two caravans for use by travellers.  The character of the locality is varied with the A259 abutting the northern boundary of the application site. Land immediate to the east is currently undeveloped but is the subject of a planning application for the construction of an A1 retail unit as well as an A3/A4 unit. Further east is Manor Retail Park. The railway line runs along the southern boundary of the site with a residential estate located to the south along with an allotment. A mixture of commercial uses are located to the south-east.

<b>RELEVANT SITE HISTORY</b>
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A/83/18/RES	Approval of reserved matters following outline approval A/44/17/OUT for access only for the demolition of existing buildings on site & the erection of a mixed use development comprising up to 90 No. residential units & a care home (Use Class C2 & C3) & ancillary facilities, including railway crossing, together with associated	ApproveConditionally 04-10-18
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access, car parking & landscaping. This application also lies within the parishes of Littlehampton & Rustington.

A/44/17/OUT Outline application (with all matters reserved) for Refused  
demolition of existing buildings on site and the erection of 29-08-17  
a mixed use development comprising up to 90No.  
residential units and a care home (Use Class C2 and C3)  
& ancillary facilities, including railway crossing, together  
with associated access, car parking & landscaping.  
Departure from the Development Plan. This application  
also falls within the parishes of Littlehampton &  
Rustington.

**Appeal: Allowed+Conditions  
05-04-18**

Planning application A/44/17/OUT granted outline permission (with all matters reserved) for the erection of a mixed use development comprising of up to 90 No. residential units and a care home (Use Class C2 and C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping.

A/44/17/OUT was recommended for approval but was refused by the Development Control Committee on the 29th August 2017 due to the sites unsustainable location and proximity of the development to the railway line. The subsequent appeal was allowed on the 5th April 2018.

<b>REPRESENTATIONS</b>
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Angmering Parish Council - Objection

- Concerns over the absence of a Travel Plan (Condition 11 of the Appeal). A safe route for pedestrians must be provided from this site to the proposed development immediately to the east and to the other retail units etc. between this site and Mill Lane. The proposal should include an agreement to upgrade Penfold Lane from the new bridge over the railway to the B2187. The Lane is in a poor state of repair, insecure with no surveillance or lighting and generally unfit for purpose.
- Due to the proximity of the railway and the A259 it is expected that the Care Home should have safeguarding measures in place to protect residents with dementia inadvertently leaving the home unaccompanied.

Rustington Parish Council - Objection

- Concern that, in the absence of a Travel Plan (Condition 11 of the successful Appeal), the requirement of a safe route for pedestrians and cyclists to bus services, schools and shops has not been satisfactorily defined.
- The construction of a bridge over the railway for pedestrian/cyclist use is welcomed but there is the need to emphasise that the use of Penfold Lane (Footpath No. 2159) in any plan is not suitable. The Lane is in a very poor state of repair.
- Concern Penfold Lane is used by a large number of vehicles, to access its Allotment Site at the northern end, on a daily basis. With no specifically determined pedestrian path along the Lane, it would be impossible to protect pedestrians. Penfold Lane should not be considered suitable for use as the pedestrian access route from the railway bridge to the schools, bus services and shops, until measures have been imposed for it to be brought up to the standard necessary to address all of the above concerns.

## 15 Objections

- How can you sandwich a care home between an extremely busy road and a rail line?
- Where is the infrastructure to cope with this - schools, dentists, Drs etc.
- How will they access the dual carriageway?
- Object to every available space being used for new builds.
- Damaging to wildlife as Buzzards etc nesting there.
- Area has many trees that would require felling.
- There is already a huge care home being built next to the rugby club in Angmering.
- It is a Green Open space area that is home to birds and other Important wildlife in between increasing amounts of built up area in Rustington.
- The continued infilling of any available space in Arun continues to spoil the area and add to the increased amount of traffic around the village and the A259.
- The extra traffic on the A259 is a serious concern.
- Noise and pollution from the A259 and the railway makes it a very unhealthy place to live.
- This surrounding area is already built on a flood risk site.
- The size and scale of this development is entirely unsuitable.
- Penfold Lane is entirely unsuitable for mixed-use as it combines access to the Penfold Lane allotments. The S106 highlights a sum of £28,000 to be provisioned to resurface part of the PROW north and south of the railway line. It is not clear in the plans where the footbridge will come out (in Penfold Lane or the adjacent Industrial/Commercial estate) and where pedestrians will access their onward route. Penfold lane is too narrow for both cars and pedestrians.
- Pedestrian traffic exiting the footbridge, may have access to the greenspace area of the Parklands estate, placing additional usage. There is a residential charge paid annually by those residents for the upkeep of this area.
- Concern about the trees at the footbridge southside exit, are they mature trees and will these be removed?
- This development is too dense.
- Insufficient visitor parking.
- Additional footfall would also increase the likleyhood of crime, litter and anti-social behaviour and would negatively affect the lives of those living near Penfold Lane.

## COMMENTS ON REPRESENTATIONS RECEIVED:

The Parish concerns in respect of the suitability of Penfold Lane to access as a pedestrian route for residents and the submission of a Travel Plan are not relevant to consideration of this reserved matters application which does not include the principle of the development or travel plan details. The use of Penfold Lane was accepted by the appeal Inspector at outline stage and submission of a Travel Plan is covered by condition 11 and any subsequent DOC.

Comments in respect of access, amount of development, loss of wildlife, impact on infrastructure have all been considered by the appeal Inspector and relate to the principle of the development not the matters to be considered as part of this proposal.

## CONSULTATIONS

### CONSULTATION RESPONSES RECEIVED:

West Sussex Fire Services - No Objection

Request condition for the requirement of additional fire hydrant(s) for the proposed development. This is to ensure that all dwellings on the proposed site are within 150 metres of a fire hydrant for the supply of water for firefighting.

**Public Rights of Way Officer - No Objection**

Railway Bridge - Welcome a grade separated crossing over the railway and note the developer will be working with Network Rail on this. As this bridge connects Footpath 2159 north and south of the railway line we will also need to be involved in the discussions over the design of the bridge to ensure it is suitable for lawful pedestrian users.

Whilst cycles are allowed on the section of Public Right of Way FP2159 that is being urbanised into a road, from the point where the developer proposes to install bollards to prevent vehicular use, we would need to approve the design and position of the bollards.

**County Highways - No Objection**

- 2 vehicle tracking plans and a parking and cycling schedule have been provided. The proposed layout could be served by refuse vehicle and fire tender.

- Satisfactory details have now been provided on the existing footway/cycleway through the site and how cyclists will rejoin the carriageway/enter the cycle route and the measures which would restrict motor vehicles utilising the southern section, but details of bollards for the western section are still required.

**Network Rail - No Objection**

The proposed layout of the development is in conflict with Network Rail's Asset Protection informatives. As a result, we request that the applicant / developer contacts Network Rail's Asset Protection and Optimisation (ASPRO) team as soon as possible.

Landscape Officer - No objection. The detail provided for play provision in LAP and LEAP and soft landscape planting details is now sufficient.

**Drainage Engineer - Request further information**

No details of the proposals for surface water drainage have been presented with this reserved matters application. It can be seen that a "new basin" is proposed in part of the site. We would however highlight that our records indicate that there is already a pond in this location.

It is unclear whether there is adequate space for surface water drainage within the proposed layout. Drainage and layout must be considered concurrently. We would therefore request that further surface water drainage information is submitted prior to determination of this application to ensure that the development can adequately drain.

Prior to determination please can the applicant submit:

- a drainage strategy drawing;
- high level calculations; and
- a buffer plan showing at least 3m easement between top of bank of ordinary watercourses and structures/ proposed trees that will limit access for maintenance.

**Southern Water - No Objection**

Our investigations indicate that Southern Water can provide foul sewage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

**Highways England - No Objection**

**Archaeologist - No Objection**

The archaeological evaluation of this site and any subsequent mitigation measures will be secured via the archaeology condition (no. 6) imposed on permission A/44/17/OUT.

**Natural England - No Comment**

Environment Agency - No Objection.

Crime Officer - No Objection,

Affordable Housing Officer - No Objection.

Ecology Officer - Objection

With the outline permission we requested that a Construction and Environmental Management Plan be submitted with the Reserved Matter application, which would detail how the mitigation as proposed within the preliminary ecological appraisal and subsequent species surveys accompanying the outline application, was to be incorporated within the development and in particular the landscaping plan. With the documents accompanying this application for reserved matters, there does not appear to be a CEMP report.

Economic Development - No further comment. Would like to see an Employment and Skills Plan in place for the development and are happy to work with developers to put in place and assist with achieving targets in such a plan.

#### **COMMENTS ON CONSULTATION RESPONSES:**

Comments noted. The conditions proposed by the Council's Drainage Engineers, were covered by Conditions 7 and 8 of appeal decision APP/C3810/W/17/3185128 which required that prior to occupation surface water drainage works shall be implemented in accordance with details to be submitted to and approved in writing by the local planning authority. Before any details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system.

The comments of the fire officer relate to the layout of the site which is being considered within this application. It is therefore appropriate to impose the condition as requested.

The agent considered the original consultation response provided by the LPA's Greenspace officer in respect of the planting schedule and quantities of planting and revised landscaping information has been submitted (drawing no. 176-SCH-001\_P3) to confirm the actual plant quantities and the associated Planting Plans detail the proposed planting mix in the locations of soft landscaping proposed.

The request from the ecologist was included as a condition 13 in the decision and would be the subject of a separate DOC application.

The comments made by the economic development officer cannot be addressed at this stage and would have been part of the outline proposal considerations. They do not specifically relate to the reserved matters.

The agent has considered the original consultation response provided by the County Highways Officer in respect of pedestrian and cycle access and the details now submitted are satisfactory. A condition relating to bollard provision details to the south and western access points has been included in the recommendation. It should be noted that the original appeal documents in respect of the proposed connectivity of the site referred to pedestrian/cycle access being provided via the continuation of the existing 3m wide shared footway/cycleway adjacent to the A259 Manor Retail Park and included a new pedestrian and cycle bridge over the railway which is part of an existing public right of way.

<b>POLICY CONTEXT</b>
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Designation applicable to site:  
 Within the Built Up Area Boundary  
 Right of Way  
 Biodiversity Opportunity Area

## DEVELOPMENT PLAN POLICIES

### Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
HDM1	H DM1 Housing mix
HERSP1	HER SP1 The Historic Environment
HWBSP1	HWB SP1 Health and Wellbeing
OSRDM1	Protection of open space, outdoor sport, comm& rec facilities
SDSP1	SD SP1 Sustainable Development
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management
WSP1	W SP1 Water

<u>Angmering Neighbourhood Plan 2014 POLICY HD3</u>	Housing Mix
Angmering Neighbourhood Plan 2014 POLICY HD4	Materials
Angmering Neighbourhood Plan 2014 POLICY HD5	Built Form
Angmering Neighbourhood Plan 2014 POLICY HD6	Housing Layout & Design
Angmering Neighbourhood Plan 2014 POLICY HD7	Housing Density
Angmering Neighbourhood Plan 2014 POLICY HD8	Parking for New Developments
Littlehampton Neighbourhood Plan 2014 Policy 1	The Presumption in Favour of Sustainable Development
Littlehampton Neighbourhood Plan 2014 Policy 22	Design of New Development

## PLANNING POLICY GUIDANCE:

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

## SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD12	Open Space, Playing Pitches & Indoor & Built Sports

## Facilities

**POLICY COMMENTARY**

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The relevant policies within Angmering and Littlehampton Neighbourhood Plans have been taken into account.

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

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

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

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse impact upon the established character of the surrounding area.

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

(2) In dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post-examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

**OTHER MATERIAL CONSIDERATIONS**

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

**CONCLUSIONS****PRINCIPLE**

The proposed application relates to appearance, landscaping, layout and scale which benefits from outline permission (with all matters reserved) under reference A/44/17/OUT. The extant outline approval establishes the principle of the development and as such the key considerations in the determination of this application will concern the design and impact of the proposed development in terms of the layout, design and scale of the dwellings and the associated landscaping.

**LAYOUT, APPEARANCE AND SCALE:**

ALP policy D DM1 requires the Council seek to make the best possible use of land by reflecting or improving on the character of the site/surrounding area taking account of scale, massing, aspect, siting, layout, density, building materials, landscaping and design features. The policy requires the scale of development keep in the general confines of the overall character of a locality. ALP policy D SP1 "Design" requires development to make efficient use of land and reflect local character. ALP policy LAN



DM1 requires that new development repair or reinforce the character of the landscape. There are several policies within Angmering Neighbourhood Plan relating to the provision of housing; HD3 Housing Mix, HD4 Materials, HD5 Built Form, HD6 Housing Layout and Design, HD7 Housing Density, HD8 Parking for New Developments and HD9 Phasing of Residential Development.

The western end of the Site falls within the area covered by the Littlehampton Neighbourhood Plan. There are no site specific allocations for the Site, however a number of more general themes and overarching objectives are considered to be relevant. Policy 22 (Design of New Development) sets out proposals should demonstrate proposed developments accommodate forecasted requirements for parking and that roads incorporated into developments are sufficiently wide to support movements for various forms of vehicles.

Paragraph 126 of the NPPF July 2021 refers to the creation of high quality, beautiful and sustainable buildings and places being fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 130 suggests decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; sympathetic to local character, establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible and which promote health and well-being.

ALP policy AH SP2 states affordable housing should be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes. This application goes beyond the policy requirement and proposes all dwellings be affordable therefore there is no clustering.

The National Design Guide (NDG) has weight as a material consideration in the determination of this application. This states that achieving a well-designed place comes about through making the right choices at all levels, including the layout (or masterplan), the form and scale of buildings, their appearance, landscape, materials and their detailing. It sets out ten characteristics of beautiful, enduring and successful places: Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes & Buildings, Resources and Lifespan. The applicant provided a written response to the National Design Guide with the Design Response document.

The Arun Design Guide is a material consideration in determining applications. The Design Guide suggests a density of 15-25 for detached/semi-detached houses in village locations and states density should decrease with distance from the centre of a settlement, to ensure that development relates sensitively to its setting and addresses the edges of the site in a positive way. It states this is particularly important to development which is adjacent to the settlement particularly where there are open fields. The site density has been set by the Outline permission which allowed up to 70 homes but at 27.5 dwellings per hectare, is only slightly above the density within the Design Guide and the overall density of the site is lower than some of the surrounding developments.

The layout is appropriate to the characteristics of the site and will function well in accordance with para 130 of the NPPF. The amended submission has been assessed and resolves the concerns identified such that the definitive footpath is accurately plotted and the Greenspace Officer's comments are addressed. Visitor car parking is also now better spread though the development and rights for cyclists improved and provision considered in line with guidance. Further thought has also been given to the potential for the units to the north of the LAP open space plots 38-43 to front onto the area, rather than rear/side elevations and the possibility of combining this LAP area with that to the east to allow some

adjustment to plot orientation. The agent was also asked to alter the position of some of the units to the west of these units. The layouts and orientations of residential dwelling Plots 38-43, situated to the south of the central LAP have been amended so the dwellings front onto the LAP to afford an element of natural surveillance. The layout of the visitor parking provision has been amended to position 4 no. visitor car parking spaces between the two main concentrations at the east and west of the scheme so to contribute towards a more even distribution across the site. County Highways requests seeking further details of how rights for cyclists would be achieved have been addressed. The layout has been amended to the northern boundary around PRow Footpath 2160.

The design and form of the dwellings reflects the surrounding residential developments and ensures there is an element of uniformity and consistent vernacular treatment in the area. The main commonality amongst nearby developments is in the material palette and scale of dwellings. There is a consistent two-storey, pitched roof language amongst most of the developments, with slate or fibre-cement tiled roofs. The prevailing external wall material is red brick, in differing hues, with the inclusion of timber element to accent certain elements.

The clusters/groupings of dwellings is a mix of detached, semi-detached and short terraces, with private defensible space to the road frontage and private gardens to the rear. The proposed appearance of the dwellings reflects this. The palette will feature anthracite grey roof tiles, red brick, stained timber cladding with grey to frames for the windows and doors. The dwelling form and massing has also been informed by surrounding developments. The precise details of the generic materials reference on the elevation plans is conditioned.

The care home acts as a gateway to the development, with its massing serving to transition from the public areas into the more private housing development. The height of the care home is 3 storeys, but given its limited site coverage the extent of higher development proposed is acceptable and is in accordance with the outline permission. On accessing the site via the improved junction at Brook Lane, the access road winds through a well-landscaped setting before arriving at the care home which acts as the entrance to the development and provides a statement building.

The housing layout itself is largely defined by the retained PRow that divides the site and provides a series of public space/landscaped nodes throughout the development. Dwellings generally face onto this public route, encouraging a sense of community and promoting interaction.

The scale of development is solely two storey with no roof development. Future roof development would not be inappropriate in the development given the buffer planting around the site and distance to the site boundaries protecting views into the site. It is not necessary to impose a condition removing permitting development rights for roof development. Dwellings and materials are acceptable and are consistent with nearby schemes.

There is a simple pallet proposed for the boundaries treatment around the site. Within the rear gardens of private residential dwellings, away from the public view, timber fencing has been proposed. In areas that are on public view, such as rear and side gardens, a combination of hedging and brick walls are proposed.

For safety purposes, estate railing and hedging is used around the care home facility. Fencing has also been proposed around the LEAP to ensure safety to the play area. As the site is bounded by the railway line to the south and A259 to the north, acoustic fencing has been proposed for noise screening to the residential properties along the northern and southern boundaries.

The layout, appearance and scale are in accordance with ALP policies D DM1, D SP1 & AH SP2, the NPPF, the National Design Guide and the Arun Design Guide and Angmering Neighbourhood Plan

Policy HD4, Policy HD5 and Policy HD6.

**PUBLIC OPEN SPACE & PLAY:**

ALP policy OSR DM1 requires that housing developments provide sufficient public open space, playing pitch provision and indoor sport & leisure provision. Policy HWB SP1 seeks to ensure development is designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. This is more important in the current climate with nationally imposed lockdowns and the increase in home working.

The Councils supplementary planning document (SPD) "Open Space, Playing Pitches, Indoor and Built Sports Facilities" (January 2020) sets out specific requirements for on-site public open space (POS) and play provision.

The S.106 agreement agreed with A/44/18/OUT set out a requirement for the provision of public open space (POS) to include a LEAP and a LAP. The scheme proposes 6,336m<sup>2</sup> of POS and 1,089m<sup>2</sup> of play space.

The proposal is therefore acceptable in respect of ALP policies OSR DM1 and HWB SP1.

**LANDSCAPING & TREES:**

ALP policy LAN DM1 states: "Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas." In addition, policy D DM1 requires developments to incorporate new tree planting and to improve upon character through landscaping.

There are no TPO or ancient trees in the site. The majority of trees and hedges to boundaries will be retained and enhanced with further planting as set out on the landscaping plans. The existing trees provide an additional landscape buffer to the north, clearly separating the site from the A259. In addition to visual screening, the buffer also offers some acoustic benefit which will be enhanced further by the acoustic treatment as set out in the proposals.

The site is more open to the south, though the existing tree screen will grow and become more established in years ahead. The existing tree line and hedgerow that runs north-south towards the west of the site also defines a further water course that is to be retained. The tree line provides a definitive edge to the development area, with the land to the west accommodating an existing pond which forms part of the site drainage strategy as established in the outline consent.

The existing routes and boundaries around and across the site benefit from the existing tree lines and hedgerows. Within the site these features define a series of smaller parcels of land which are largely open, with no established planting and features.

The scheme features a wildlife corridor, wetland attenuation ponds, retained existing significant trees and hedgerows. The scheme proposes new trees and comprehensive detailed landscape planting to maintain and enhance biodiversity as well as the screening along the site boundaries. Dedicated public spaces (including a LEAP and 3No LAPs) provide a variety of external meeting environments.

The proposed landscaping is therefore considered to be of a high quality and in accordance with Arun Local Plan Policies D SP1, D DM1 and ENV DM4 and Angmering Neighbourhood Plan Policy HD5.

**OTHER MATTERS:**

(A) Housing Mix

The mix of house types across the site reflects the Local Policy requirements for a minimum 30% affordable housing. The unit sizes and types are distributed across the whole site. This meets the requirements of the outline consent and associated s106 documentation.

ALP policy H DM1 provides for a mix of housing to meet local needs and requires that all housing development provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand.

(B) Residential Amenity

ALP policy D DM1 requires there be minimal impact to users and occupiers of nearby property and land. ALP policy QE SP1 requires all development contribute positively to the quality of the environment and ensure development does not have a significantly negative impact on residential amenity.

The Council has an adopted Design Guide which sets out guidance on garden depths and interface distances between houses:

- Back to Back: min. 21m between habitable rooms of properties or to existing buildings;
- Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property;
- Front to Front: min. 16m between habitable rooms of properties facing each other; and
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.

There are no standards given for either side to side or front to back.

The layout has been checked and all interface distances between dwellings in the site meet these standards or are very close to them. The Design Guide provides guidance and allows for flexibility.

All relationships between proposed & existing and between proposed dwellings are acceptable and ensure a high standard of amenity for existing and future users. The scheme accords with ALP policies D DM1, QE SP1, with the Design Guide and with the guidance in the NPPF on amenity.

Condition 12 of appeal decision APP/C3810/W/17/3185128 requires the submission of details of appropriate measures to mitigate the impact of road noise upon sensitive residential receptors. Therefore, it is considered that adequate measures are already in place to avoid any unacceptably adverse harm to residential amenity.

(C) Parking, Roads and Public Footpaths

Access into the site is via a single access junction from the A259 (approved under A/83/18/RES) which forms a main street which splits into two. From these main streets are the secondary access roads, shared surface parking areas and landscaped amenity areas. The development site benefits from 5m road widths throughout, providing sufficient width for delivery vehicle or refuse collection vehicle to safely pass a car. Turning heads are provided for refuse vehicles to turn within the development site.

WSCC Highways had concerns with the cycleway provision and the position of visitor parking within the layout but following receipt of substitute plans their comments have been satisfactorily addressed.

The application includes a parking schedule which complies with Arun District Council Parking Standards Supplementary Planning Document, January 2020. The application site falls within Appendix 2, Parking Behaviour Zone, Brookfield and Angmering - Zone 2. The proposal is for a total of 90 resident spaces

and 18 visitor spaces.

Arun Parking Standards SPD sets out a requirement for cycle storage provision and this requires 1 & 2 bed homes have 1 space each whilst 3+ bed houses have 2 spaces. The cycle storage provided accords with these standards.

The proposal accords with ALP policies T SP1 & T DM1 and the Arun Parking Standards SPD.

#### (D) Waste Management

ALP policy WM DM1 states that new residential development, will be permitted provided that it is designed to ensure that kerbside collection is possible for municipal waste vehicles.

WSCC Highways have no objections to the ability of refuse vehicles to access and leave the site in a forward gear. There is no highway safety issue with the collection of refuse. The application states bins will be stored in gardens and bins will be brought to frontages on collection day. The proposal complies with policy WM DM1

#### (E) Surface Water Drainage

ALP Policy W DM3 states development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS) as appropriate to the size of development.

Whilst Engineers do not object, it is clear that the layout may not facilitate adequate surface water drainage. As drainage is not a reserved matter (it is to be agreed by a separate condition discharge - condition 7), if it is clear at a later stage that the drainage conditions cannot be agreed due to the layout not providing sufficient space then a new Reserved Matters application will need to be submitted to account for the necessary drainage features. This reserved matters application can be determined without support of drainage engineers and it is not necessary to demonstrate compliance with policy W DM3 at this time.

#### (F) Internal & External Space Standards

As per ALP policy D DM2, it is necessary to assess the proposal against the internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) to determine if the buildings will be suitable for residential use. The agent has provided confirmed compliance with the standards.

The Arun Design Guide sets out standards for garden sizes as follows:

- Private Rear Garden: min. 10.5m depth;
- Private Front Garden: min. 2m depth;
- Balconies: max. 2m beyond the building frontage, subject to minimum balcony to balcony distances of 17m. At least 3sqm of useable space; and
- Communal Shared Spaces for flats: minimum 40sqm plus 10sqm for each unit if not provided as balcony space.

The layout has been assessed and the majority of the garden depths are 10.5m or more. This is acceptable as the Design Guidance does not set out a policy requirement and instead allows for a flexible approach. The shortfall is not so great as to justify a permitted development right restriction for rear extension/outbuildings on these plots.

On this basis the scheme provides a good standard of amenity for future occupiers.

**(G) Climate Change**

ALP policy ECC SP2 requires residential and commercial development be energy efficient and should incorporate decentralised, renewable and low carbon energy supply systems. It states for major developments, 10% of the total predicted energy requirements should be produced from renewable/low carbon energy generation on site, unless it is demonstrated this is unviable.

The application doesn't include details of sustainability/renewable energy measures and there were no relevant conditions imposed at outline stage. Therefore they can't be considered as part of this proposal in respect of reserved matters.

**SUMMARY**

This report demonstrates there are no materially harmful concerns with the reserved matters scheme and the application is in accordance with the development plan.

**HUMAN RIGHTS ACT**

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

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

**DUTY UNDER THE EQUALITIES ACT 2010**

Duty under the Equalities Act 2010

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

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

**CIL DETAILS**

It is not possible to secure CIL for this development as infrastructure contributions have already been secured through the S.106 Agreement attached to the Outline planning permission.

**RECOMMENDATION**

APPROVE CONDITIONALLY

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

- 3670-BRK-SRA-XX-XX-DR-A-04-010 Rev P04 Proposed Site Plan
- 3670-BRK-SRA-XX-XX-DR-A-04-011 Rev P03 Proposed Site Levels
- 3670-BRK-SRA-XX-XX-DR-A-04-015 Rev P03 Block Plan
- 3670-BRK-SRA-XX-XX-DR-A-04-020 Rev P05 Housing Plan
- 3670-BRK-SRA-XX-XX-DR-A-04-030 Rev P04 Tenure Plan
- 3670-BRK-SRA-XX-XX-DR-A-04-040 Rev P04 Housing Types
- 3670-BRK-SRA-XX-XX-DR-A-04-050 Rev P02 Parking Types
- 3670-BRK-SRA-XX-XX-DR-A-04-025 Rev P04 Site Plan Floor Layouts
- 3670-BRK-SRA-XX-XX-DR-A-04-081 Rev P02 Existing Site Section CC & DD
- 3670-BRK-SRA-XX-XX-DR-A-04-083 Rev P02 Existing Site Section GG & HH
- 3670-BRK-SRA-XX-XX-DR-A-04-084 Rev P02 Existing Site Section JJ
- 3670-BRK-SRA-XX-XX-DR-A-04-090 Rev P03 Ancillary Building
- 3670-BRK-SRA-XX-XX-DR-A-04-100 Rev P03 Care Home Site Plan
- 3670-BRK-SRA-XX-XX-DR-A-04-150 Rev P04 Care Home Ground Floor
- 3670-BRK-SRA-XX-XX-DR-A-04-160 Rev P04 Care Home South West Elevation
- SRARUST(BROOKLN).1/02 Rev A Proposed Site Layout
- 176\_801\_P3 Illustrative Landscape Masterplan
- 176-001\_P3 Landscape Plan (Location Plan for Landscape Plans)
- 176-002\_P3 Landscape Plan
- 176-003\_P3 Landscape Plan
- 176-004\_P3 Landscape Plan
- 176-005\_P3 Landscape Plan
- 176-006\_P3 Landscape Plan
- 176-007\_P3 Landscape Plan
- 176-201\_P3 Planting Plan
- 176-202\_P3 Planting Plan
- 176-203\_P3 Planting Plan
- 176-204\_P3 Planting Plan
- 176-205\_P3 Planting Plan
- 176-206\_P3 Planting Plan
- 176-401\_P3 Tree Pit Details in Soft Landscape
- 176-402\_P3 Tree Pit Details in Hard Landscape
- 176-403\_P3 Bow Top Railing with Matching Gate Detail
- 176-404\_P3 Estate Railing Detail
- 176-405\_P3 Timber Fencing Detail
- 176-406\_P3 Tree Protective Fencing Detail
- 176-SCH-001\_P3 Planting Schedule
- 3670-BRK-SRA-XX-XX-DR-A-04-005 Rev P03 Existing Site Plan
- 3670-BRK-SRA-XX-XX-DR-A-04-060 Rev P01 Existing Site Section AA
- 3670-BRK-SRA-XX-XX-DR-A-04-061 Rev P01 Existing Site Section CC & DD
- 3670-BRK-SRA-XX-XX-DR-A-04-062 Rev P01 Existing Site Section EE
- 3670-BRK-SRA-XX-XX-DR-A-04-063 Rev P01 Existing Site Section GG and HH
- 3670-BRK-SRA-XX-XX-DR-A-04-064 Rev P01 Existing Site Section JJ
- 3670-BRK-SRA-XX-XX-DR-A-04-080 Rev P01 Site Section AA
- 3670-BRK-SRA-XX-XX-DR-A-04-082 Rev P01 Site Section EE
- 3670-BRK-SRA-XX-XX-DR-A-04-151 Rev P02 Care Home First Floor
- 3670-BRK-SRA-XX-XX-DR-A-04-152 Rev P03 Care Home Second Floor
- 3670-BRK-SRA-XX-XX-DR-A-04-153 Rev P03 Care Home Roof Plan
- 3670-BRK-SRA-XX-XX-DR-A-04-161 Rev P03 Care Home North West Elevation

3670-BRK-SRA-XX-XX-DR-A-04-162 Rev P03 Care Home North East Elevation  
3670-BRK-SRA-XX-XX-DR-A-04-163 Rev P03 Care Home South East Elevation  
3670-BRK-SRA-XX-XX-DR-A-04-200 Rev P02 Plots 1-2 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-205 Rev P02 Plots 3-6 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-206 Rev P02 Plots 3-6 Roof Plans  
3670-BRK-SRA-XX-XX-DR-A-04-210 Rev P02 Plots 7-8 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-215 Rev P02 Plots 9-12 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-216 Rev P02 Plots 9-12 Roof Plan  
3670-BRK-SRA-XX-XX-DR-A-04-220 Rev P02 Plots 13-16 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-221 Rev P02 Plots 13-16 Roof Plans  
3670-BRK-SRA-XX-XX-DR-A-04-225 Rev P02 Plots 17-20 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-226 Rev P02 Plots 21 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-230 Rev P02 Plots 17-20 Roof Plans  
3670-BRK-SRA-XX-XX-DR-A-04-235 Rev P02 Plots 22-23-24 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-240 Rev P02 Plots 25 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-245 Rev P02 Plots 26-32 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-250 Rev P02 Plots 27-30 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-251 Rev P02 Plots 27-30 Roof Plan  
3670-BRK-SRA-XX-XX-DR-A-04-255 Rev P02 Plots 31-68 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-260 Rev P02 Plots 33-34 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-265 Rev P02 Plots 35-36-37 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-270 Rev P02 Plots 38-39 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-275 Rev P02 Plots 40-43-60-61-77-78-87-88 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-280 Rev P02 Plots 44-47 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-285 Rev P02 Plots 48-51 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-286 Rev P02 Plots 48-51 Roof Plans  
3670-BRK-SRA-XX-XX-DR-A-04-290 Rev P02 Plots 52-55-56-59 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-291 Rev P02 Plots 52-55-56-59 Roof Plans  
3670-BRK-SRA-XX-XX-DR-A-04-295 Rev P02 Plots 62-67-69-76 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-300 Rev P02 Plots 79-86 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-305 Rev P02 Plots 89 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-310 Rev P02 Plots 90 Plans  
3670-BRK-SRA-XX-XX-DR-A-05-200 Rev P02 Plots 1-2 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-205 Rev P02 Plots 3-6 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-210 Rev P02 Plots 7-8 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-215 Rev P02 Plots 9-12 Elevations 2-1  
3670-BRK-SRA-XX-XX-DR-A-05-216 Rev P02 Plots 9-12 Elevations 2-2  
3670-BRK-SRA-XX-XX-DR-A-05-220 Rev P02 Plots 13-16 Elevations 1-2  
3670-BRK-SRA-XX-XX-DR-A-05-221 Rev P02 Plots 13-16 Elevations 2-2  
3670-BRK-SRA-XX-XX-DR-A-05-225 Rev P02 Plots 17-20 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-230 Rev P02 Plots 21 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-235 Rev P02 Plots 22-23-24 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-240 Rev P02 Plots 25 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-245 Rev P02 Plots 26 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-250 Rev P02 Plots 27-30 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-255 Rev P02 Plots 31-68 Elevations  
3670-BRK-SRA-XX-XX-DR-A-04-230 Rev P02 Plots 21 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-235 Rev P02 Plots 22-23-24 Plans  
3670-BRK-SRA-XX-XX-DR-A-04-240 Rev P02 Plots 25 Plans  
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3670-BRK-SRA-XX-XX-DR-A-05-260 Rev P02 Plots 33-34 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-265 Rev P02 Plots 35-36-37 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-270 Rev P02 Plots 38-39 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-275 Rev P02 Plots 40-43-60-61-77-78-87-88 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-280 Rev P02 Plots 44-47 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-290 Rev P02 Plots 52-55-56-59 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-295 Rev P02 Plots 62-67-69-76 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-300 Rev P02 Plots 79-86 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-301 Rev P02 Plots 79-86 Gable Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-305 Rev P02 Plots 89 Elevations  
3670-BRK-SRA-XX-XX-DR-A-05-310 Rev P02 Plots 90 Elevations

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

- 2 No development above damp proof course (DPC) level shall take place until a statement of architectural detail has been submitted to and been approved in writing by the Local Planning Authority. The 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan.

- 3 Notwithstanding the provisions of Class A, A.1, (g) 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 rear extensions to the dwelling houses shall be erected within the curtilage of the dwellings 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.

- 4 Landscaping (hard and soft) shall be carried out in accordance with the details hereby approved. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons 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 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 and ENV DM4 of the Arun Local Plan.

- 5 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 indicated on the approved elevation plans 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 amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 6 Prior to occupation of the dwellings fire hydrants shall be installed in compliance with details showing the proposed location of the required fire hydrants which shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service.

The hydrants will be installed at the developer's expense in a phased programme and connected to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.

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

As part of the Building Regulations 2004, adequate access for firefighting vehicles and equipment from the public highway must be available and may require additional works on or off site, (BS5588 Part B 5) for further information please contact the Fire and Rescue Service.

Reason: In the interests of amenity and in accordance with policy INF SP1 and TSP1 of the Arun Local Plan and in accordance with The Fire & Rescue Service Act 2004.

- 7 Prior to occupation of the dwellings bollards shall be installed to the west and southern pedestrian/cycle access points in compliance with details showing the proposed location and design of the bollards which shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Highways and Public Rights of Way.

Reason: In the interests of amenity and in accordance with policy INF SP1 and TSP1 of the Arun Local Plan.

- 8 **INFORMATIVE:** Any change to the legal line is subject to an application by the developer to Arun District Council to divert it via a Public Path Order (PPO) under Section 257 of the Town & Country Planning Act 1990 before works start. The WSCC PROW Team will be a formal consultee as part of this diversion Order application process and its prior agreement to a specification will be required before lending formal support to any diversion proposal.

A temporary closure of FP2160 will be necessary during development. Any temporary closure application for FP160 cannot be granted if development is planned over the current legal line as recorded on the Definitive Map unless the diversion has been legally confirmed first.

Development affecting the currently recorded legal lines of the footpaths must not begin until and unless the path has been formally accommodated else an offence is being committed and may invalidate any diversion Order procedure.

Neither Footpath 2159 or 2160 must be blocked, restricted, obstructed by vehicles, plant, scaffolding, the storage of materials, be made difficult to pass over or along or be unavailable at any stage to lawful path users without Temporary Closure Orders (TTRO) being applied for and approved. There is a cost associated with this, a 6 - 8 week lead time and advice on the process can be sought from WSCC's PROW Team. Please note that should closures be requested, the County Council will expect an alternative provision for members of the public to pass safely through the site given its size and location within the Rights of Way network.

Any damage to the footpaths needs to be rectified to the same or better standard than it was prior to any damage done during the development activity, to a specification agreed by West Sussex County Council as the Highway authority. No new structures, such as gates and stiles, are to be installed within the width of the PROW without the prior consent of the WSCC PROW Team. These will constitute an offence of obstruction under the Highways Act 1980. Any down pipes or soakaways associated with the development should discharge into an existing or new drainage system and away from the surface of the PROW. No drainage system is to be installed through the surface of the path without the prior consent of the WSCC PROW Team.

Where the ground levels adjacent to the PROW are to be raised above existing ground levels, this could increase the potential to flood the path. A suitable drainage system must be installed adjacent to the path to a specification agreed with the WSCC PROW Team prior to development commencing.

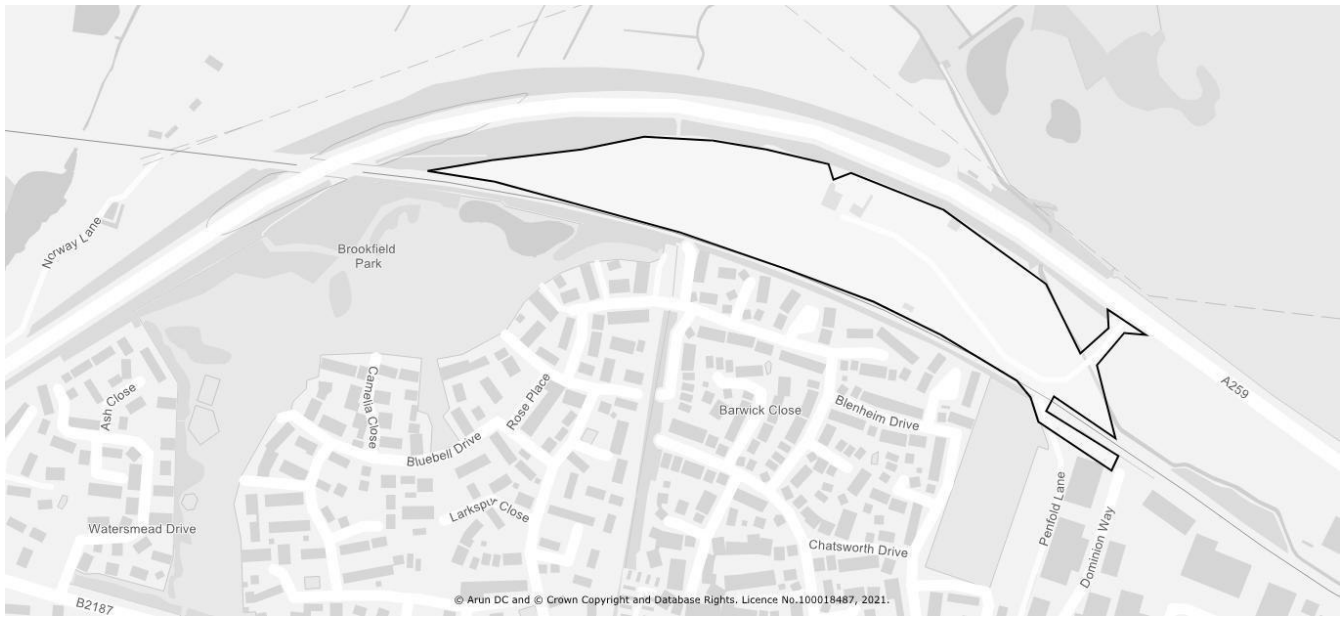
Any alteration to or replacement of the existing boundary with the PROW, or the erection of new fence lines, must be done in consultation with the WSCC PROW Team to ensure the legal width of the path is not reduced and there is no unlawful encroachment.

- 9      **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.

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

**A/26/21/RES - Indicative Location Plan (Do not Scale or Copy)**  
**(All plans face north unless otherwise indicated with a north point)**



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