

Parish: Wisborough Green	Ward: Wisborough Green
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WR/17/00686/FUL

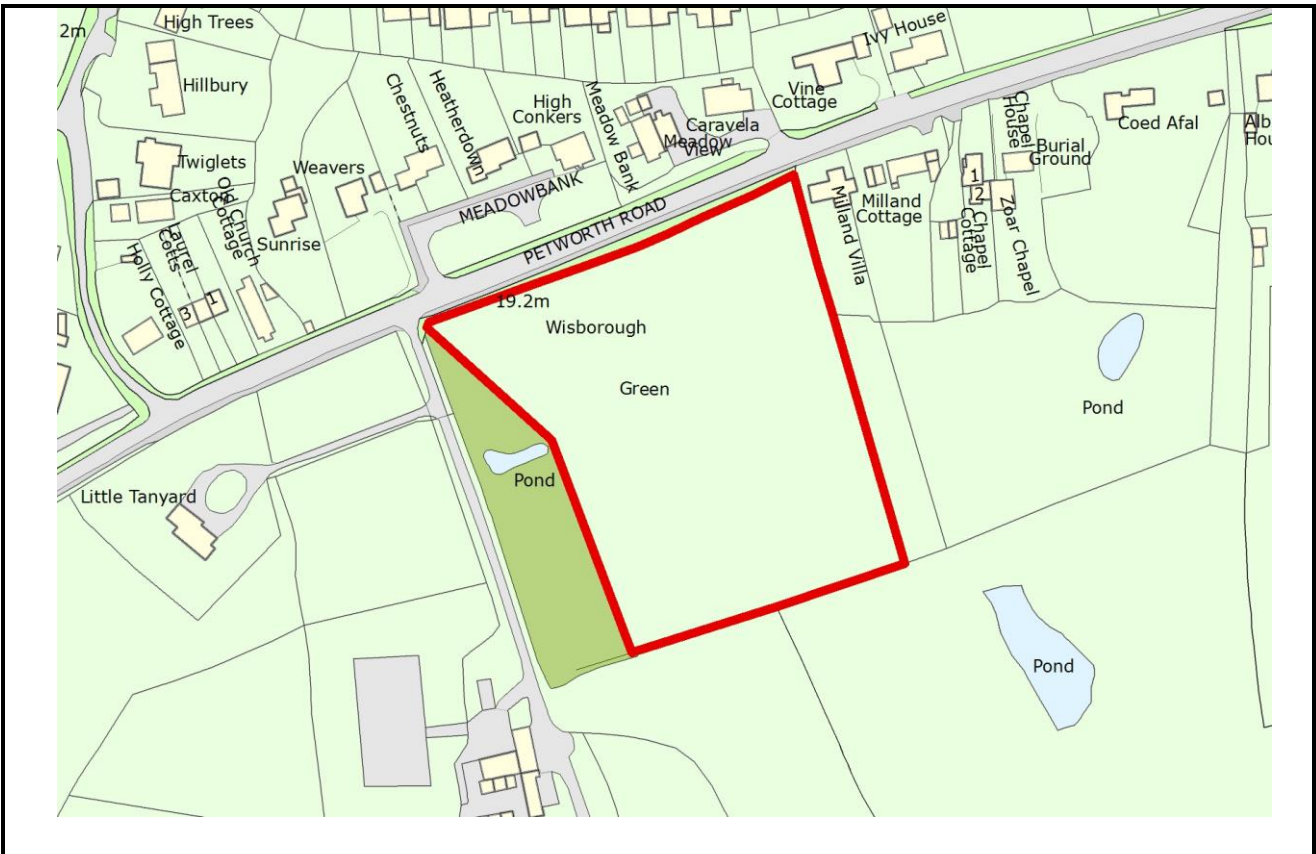
Proposal Variation of Condition 4 of planning permission WR/14/00748/OUT - to seek an alternative mix of accommodation to that previously sought.


Site Land South Of Meadowbank, Petworth Road Wisborough Green West Sussex

Map Ref (E) 504679 (N) 125781

Applicant Jones Homes (Southern) Limited

RECOMMENDATION TO DEFER FOR SECTION 106 THEN PERMIT



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1.0 Reason for Committee Referral

Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

2.1 The application site comprises 1.15 hectares of land on the southwestern edge of the village of Wisborough Green. The site is a grass field with vehicular access via a field gate in the northwest corner onto Petworth Road (A272). There is a gradient on the site, sloping down to the southwest corner. The site is contained by mature hedging to the west, south and northern site boundaries and the remainder comprise post and wire fencing and mature trees on the western site boundary. The site is located outside the Settlement Boundary in the Countryside and abuts Wisborough Green Conservation Area and several detached, Grade II listed properties to the east. The site is allocated for housing in the Wisborough Green Neighbourhood Plan and will be included within the Settlement Boundary once constructed, as outlined in policy OA3 of the Neighbourhood Plan. To the north of the site on the opposite side of Petworth Road are residential dwellings, to the east residential development, and to the south and west is open countryside. The village shop and village green are located approximately 250 metres to the east, beyond which are other facilities including the primary school, pubs and the church.

3.0 The Proposal

3.1 The application is submitted under section 73 of the Town and Country Planning Act to vary condition 4 attached to planning permission 14/00748/OUT, which granted outline permission for the development of this greenfield site to provide 25no. residential units, with new access, associated parking and attenuation pond. The application seeks to vary condition 4 to amend the housing mix by replacing 5 x 4 bedroom units with 5 x 4+ bedroom units (which would allow the 5 dwellings to contain 4 or more bedrooms).

4.0 History

14/00748/OUT	PER106	Outline planning application for 25 no. residential dwellings with new access, associated parking and attenuation pond.
16/02096/REM	PCO	Approval of the details of the layout of the site, the scale and the appearance of the buildings and the landscaping of the site.
17/00545/OBG	PER106	Variation of S106 Agreement to 14/00748/OUT to replace 2 no. 1 bed affordable bungalows with 2 no. 1 bed affordable dwellings.

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	NO
Strategic Gap	NO
Tree Preservation Order	YES
South Downs National Park	NO
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 Wisborough Green Parish Council

The Parish objects to the change to the 5 (although described as 4+) bedroomed houses, as this is contrary to policy HO1: Housing Need in the made Neighbourhood Plan. The proposal, if permitted, would leave a distorted mix of housing with only 1 x 4 bed house on the site. As previously advised, the Parish Council does not object to the exchange of 2 x 1 bed bungalows for 2 x 1 bed houses.

Further comments following additional information:

The Parish confirms its objection to the application.

The Neighbourhood Plan identifies the imbalance towards larger properties in the Parish. Policy H01 has sought to address this imbalance and was discussed during the Neighbourhood Plan process. Reference is made to the SHMA in the policy, but not to 4+houses. The SHMA is dated November 2012 and the Neighbourhood Plan is more recent, dated March 2016 and adopted July 2016.

It is understood the developer acquired the land after outline planning permission was granted (Committee decision July 2014), in the full knowledge of conditions, housing mix and the preparation of a Neighbourhood Plan at an advanced stage. The developer should have ensured financial viability prior to agreeing the settlement on purchase, and should not be allowed to influence decisions and impact upon Wisborough Green's housing requirements.

6.2 Rural Housing Enabler

No objection

The application seeks to vary the reference of 4 bedroom units to 4+ bedroom units in condition 4 of permission WR/14/00748/OUT.

Policy HO1 of the Neighbourhood Plan states “the housing mix should be based on information contained in the current or most up to date Strategic Housing Market Assessment (SHMA) information for the area...For market housing, the SHMA update recommends a housing mix of 35% of dwellings to be 1 and 2 bed, 50% 3 bed and 15% 4 bed”.

The SHMA Update 2012 is still the most up to date housing evidence for the District.

Paragraph 5.18 of the SHMA Summary Report (2012) states, “the SHMA Update concludes that the mix of market housing in Chichester District should be focused to a slightly greater degree on smaller properties with 35% 1 and 2 bed, 50% 3 bed and 15% 4 or more bed market homes”. This recommendation is for the District as a whole.

It should also be noted that the report does not distinguish between the need/demand for 4+ bedrooms, but instead groups them together.

The table below is an extract from the Chichester District SHMA summary report, which provides a breakdown of the estimated size of market dwellings required in sub areas of the District. The Housing Delivery Team aims to deliver the overall district SHMA recommendations in relation to market housing (35% 1 and 2 bed, 50% 3 bed and 15% 4 or more bed market homes).

When negotiating the market housing mix, the sub area estimates are also taken into consideration.

Table 1: Estimated Size of Dwellings Required 2011 to 2013 – Market Housing (Chichester)

Sub Area		1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total
Chichester	No.	440	1,720	3,344	1,406	6,910
	%	6.4%	24.9%	48.4%	20.4%	100%
City	No.	184	461	945	311	1,901
	%	9.7%	24.2%	49.7%	16.3%	100%
National Park	No.	63	304	680	403	1,450
	%	4.4%	20.9%	46.9%	27.8%	100%
<u>North East</u>	<u>No.</u>	<u>14</u>	<u>56</u>	<u>145</u>	<u>101</u>	<u>315</u>
	<u>%</u>	<u>4.4%</u>	<u>17.7%</u>	<u>45.9%</u>	<u>32.1%</u>	<u>100%</u>
South	No.	179	900	1,574	592	3,244
	%	5.5%	27.7%	48.5%	18.2%	100%
CoastalWest Sussex HMA	No.	1,571	6,533	9,366	2,600	20,071
	%	7.8%	32.6%	46.7%	13.0%	100%

Source: Chichester District SHMA Summary Report (2012), figure 5.6

Set out below is the market mix requirement if the District’s North East SHMA percentage estimates are applied:

1-2 beds = 3 units

3 beds = 7 units

4+ beds = 5 units

The market mix proposed under the reserved matters application 16/02096/REM (4 x 2 bed, 7 x 3 bed, 1 x 4 bed and 4 x 5 bed) would meet this.

The SHMA update adds, “there is evidently market demand for larger properties (4+ beds) and this is stronger than in other parts of the housing market area”. Table 1 illustrates that in the northeast of the District this demand is greater”.

There is limited evidence available to object to the amendment to supply 5 bedroom properties as part of the 4+ bedroom SHMA quota. Therefore, the Housing Delivery Team does not object to the proposal to amend condition 4 to 4+ bedrooms. It should be noted that the percentage of smaller units on this scheme will remain the same.

6.3 1 Third Party Comment

- Concerns regarding loss of light and privacy from front garage (to plot 8)
- Are plots 8-10 communal parking areas?
- Concerns regarding traffic
- Footpath along A272 in a precarious state - needs to be improved if development is offered to all age groups

6.4 1 Third Party Objection

- More 5 bed houses are not needed.
- Pedestrian access to the village is dangerous - traffic calming and widening of pavements has not been addressed.
- High risk, as traffic is not adhering to the speed limit.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. Wisborough Green Neighbourhood Plan was made on 18 May 2016.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 4: Housing Provision

Policy 5: Parish Housing Sites 2012-2029

Policy 33: New Residential Development

Policy 39: Transport, Accessibility and parking

The Wisborough Green Neighbourhood Plan

Policy H01: Housing Need

Policy SS1: Land South of Meadowbank.

Policy OA3: Settlement Boundary

Figure 8: Settlement Boundary indicating Local Gaps and Proposed Development

National Policy and Guidance

7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

For decision-taking this means unless material considerations indicate otherwise:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.

7.4 Consideration should also be given to paragraphs 14, 17 (Core Planning Principles) and Section 6 (Delivering a wide choice of high quality homes).

Other Local Policy and Guidance

7.5 The following Supplementary Planning Guidance is material to the determination of this planning application:

Planning Obligations and Affordable Housing Supplementary Planning Document

8.0 Planning Comments

Assessment

8.1 National Planning Policy Guidance states that following the decision of a Local Planning Authority to grant permission, an applicant may consider removing or changing planning conditions under section 73 of the Town and Country Planning Act 1990. The Local Planning Authority must only consider the disputed conditions - it is not a complete reconsideration of the application and the original permission will continue to exist whatever the outcome of the section 73 application (paragraph 31).

8.2 In granting permission, the Local Planning Authority may impose new conditions and repeat relevant conditions from the original permission unless already discharged. Permission cannot be granted to vary the time limit for implementation; this condition remains unchanged from the original permission and the permission must be implemented before the expiration of 2 years from the date of approval of the last or the reserved matters to be approved (condition 2 of the extant outline permission 14/00748/OUT).

8.3 The extant outline permission is for 25 units with a new access onto Petworth Road (A272). There is a reserved matters application currently under consideration, which seeks permission for detailed layout, design, landscaping and scale (16/02096/REM).

8.4 The extant outline permission is subject to a number of conditions, including condition 4, which seeks to secure the following housing mix:

The development hereby permitted shall provide the following mix of dwellings:

2 x 1 bedroom units
8 x 2 bedroom units
10 x 3 bedroom units
5 x 4 bedroom units

Reason: To accord with the indicative housing mix submitted with the application and to ensure that the development responds to the West Sussex Coastal Strategic Housing Marketing Assessment, November 2012 and thereby the requirements of paragraphs 47, 50 and 159 of the NPPF in securing a sustainable, inclusive and mixed community.

8.5 It is proposed to vary the housing mix and condition 4 as follows:

The development hereby permitted shall provide the following mix of dwellings:

2 x 1 bedroom units
8 x 2 bedroom units
10 x 3 bedroom units
5 x 4+ bedroom units

8.6 The Wisborough Green Neighbourhood Plan is now a 'made' Neighbourhood Plan and the site is allocated under policy SS1 for 25 residential units for the plan period 2015-2020. This would contribute towards the parish number of 60 units for Wisborough Green, identified at policy 5 of the Chichester Local Plan.

8.7 The principle of development for 25 no. residential units, with 40% affordable housing and a new vehicular access onto the A272, is established by the extant outline permission 14/00748/OUT.

8.8 The proposed variation to condition 4 on the outline application will enable the applicant to then amend the proposed housing mix in relation to reserved matters application (16/02096/REM). As part of the reserved matters application (16/02096/REM), which is currently undetermined, the applicant is seeking to amend the proposed market housing mix from 5 x 4 bedroom units (as shown on the illustrative layout plan with the outline permission) to 1 x 4 bedroom unit and 4 x 5 bed units. Approval of the variation of condition 4 of the outline permission would allow the applicant to propose this change to housing mix as part of the reserved matters application.

8.9 Policy H01 of the Neighbourhood Plan states that, in order to achieve a balanced community and maintain a choice of dwellings in the Parish, new housing should favour small dwellings to help address the current imbalance of a high proportion of larger dwellings.

Housing mix is to be based on the SHMA, and for market housing, the SHMA update (November 2012) recommends a housing mix of 35% dwellings to be 1 and 2 bed, 50% 3 bed and 15% 4 bed; for affordable housing, the mix should be determined using SHMA recommendations, housing register figures and existing housing stock and turnover. The recommendation is for the District as a whole.

8.10 The Rural Housing Enabler has been consulted on this application and states that the SHMA Update 2012 is the most up-to-date evidence base for housing demand and need across the District. Whilst the proposed mix does not meet exactly the overall mix specified in condition 4 of the outline consent, in that there are 4 less 4 bedroom market units and 4 more 5 bedroom units, the SHMA groups 4 and 5 bedroom units together in its affordability assessments. Furthermore, the SHMA update states that there is market demand for larger units in the North East of the District, based on the sub area estimates, as summarised in Table 1 above. The suggested variation to condition 4 would not result in the loss of any smaller units (1, 2 and 3 bed) and on this basis there is no evidence or grounds to object to the suggested variation to the condition.

8.11 The proposed variation to the housing mix would therefore be in accordance with SHMA requirements and would not conflict with policy H01 of the Wisborough Green Neighbourhood Plan. The further comments of the Parish Council are noted; however, as summarised above, the proposed variation would not affect the number of smaller units delivered with the proposed scheme and there would be no conflict with policy H01 of the Neighbourhood Plan.

Other Matters

8.12 The comments of the third party above are noted. These matters - location of the garage and loss of light / privacy, works to the footpath on the A272, location of communal parking areas - are to be assessed with the reserved matters application 16/02096/REM. For clarity, the public footpath along the A272 is to be widened to 2 metres and upgraded as part of the s278 off-highway works to the A272. The final layout is currently under consideration with the reserved matters application. The impact of the new access and highway impact associated with the development is not a matter for consideration with this s73 application, but was assessed as part of the outline consent 14/00748/OUT and is considered acceptable.

Significant Conditions

8.13 Conditions 14 (Protection of Public Sewers), 16 (Archaeology), 17 (Badger Survey), 18 (Bird Boxes), 25 (Tree Protection), 26 (Climate Change - Renewable Energy), 27 (Climate Change - CSH Level 4) and 28 (Reptile Mitigation) of the outline consent 14/00748/OUT have been discharged and amended to reflect the approved details. It is not necessary to re-impose these pre-commencement conditions therefore, but those pre-commencement and pre-occupation conditions yet to be formally discharged will be re-imposed on any new permission.

Section 106 Agreement

8.14 As this is a Section 73 application, it results in a fresh decision being issued. A Deed of Variation is required to ensure that the S106 Agreement relating to the original outline permission (14/00748/OUT) applies to any new permission. The S106 Agreement must remain applicable to the 2014 permission as that will still be capable of implementation.

Conclusion

8.15 For the reasons outlined above, the amendment to condition 4 of the outline consent complies with Development Plan policies and the SHMA, and is acceptable. It is recommended that permission is granted to vary the condition.

Human Rights

8.16 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

DEFER FOR SECTION 106 THEN PERMIT subject to the following conditions and informatives:-

1) (i) Approval of the details of the layout of the site, the scale and the appearance of the building(s) or place and the landscaping of the site (hereinafter called "reserved matters") shall be obtained from the Local Planning Authority before any development is commenced.

Plans and particulars of the reserved matters referred to in paragraph (i) above, relating to the layout of the site, the scale and the appearance of the building(s) or place, to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

(ii) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 2 years from the date of the original permission 14/00748/OUT (17th March 2015).

Reason: In order to address the Council's 5 Year Housing Land Supply shortfall in a timely manner.

2) The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3) The development hereby permitted shall be carried out in accordance with the approved plans: 10454-OA-01, 10454-OA-02, 10454-OA-03A, 10454-OA-04, 10454-OA-05, 10454-OA-06, 10454-OA-08, PRW/1090/1of2 and PRW/1090/2of2, in so far as they relate to the access of the site.

Reason: For the avoidance of doubt and in the interests of proper planning.

4) The development hereby permitted shall provide the following mix of dwellings:

2 x 1 bedroom units
8 x 2 bedroom units
10 x 3 bedroom units
5 x 4+ bedroom units

Reason: To accord with the indicative housing mix submitted with the application and to ensure that the development responds to the West Sussex Coastal Strategic Housing Marketing Assessment, November 2012 and thereby the requirements of paragraphs 47, 50 and 159 of the NPPF in securing a sustainable, inclusive and mixed community.

5) No development shall be carried out unless and until a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for external walls and roofs of the proposed building(s) and where appropriate surfacing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and to ensure a building of visual quality.

6) No development shall commence until the vehicular access serving the proposed use has been constructed in accordance with approved drawing number 10454-OA-08.

Reason: In the interests of road safety.

7) No part of the development shall be occupied until provision has been made within the site for a pedestrian footpath of 1.8m width along the northern boundary adjacent to Petworth Road (A272) in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of pedestrian safety.

8) No development shall commence until such time as revised plans and details incorporating the recommendations given in the Stage 1 Road Safety Audit and accepted in the Designers Response have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall be carried out in accordance with the approved details.

Reason: In the interests of Road Safety.

9) No part of the development shall be first occupied until visibility splays of 2.4 metres by 70 metres have been provided at the proposed site vehicular access onto Petworth Road in accordance with approved drawing number 10454-OA-08. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

10) No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway. The development shall be carried out in accordance with the approved details.

Reason: In the interests of road safety.

11) Development shall not commence 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 SUDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason: To ensure that the proposed development is satisfactorily drained.

12) Development shall not commence until full details of the maintenance and management of the SUDS 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 manufacturers recommended design life. Upon completed construction of the SuDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure the efficient maintenance and on going operation of the SuDs system and to ensure the best practice in line with guidance set out in 'The SuDs Manual' CIRIA publication ref: C697 Chapter 22

13) Details of the means of disposal of foul sewage shall be submitted to and approved by the Local Planning Authority in writing before development commences on the site. The development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory foul water drainage.

14) The development hereby permitted shall be carried out in accordance with the details submitted and approved in relation to the protection of public sewers, pursuant to application 16/03048/DOC (drawing 33972/101/B Drainage Sheet 1 of 2 - Protection of Public Sewers within site boundaries) unless otherwise first agreed in writing.

Reason: To prevent the public sewerage system being damaged.

15) Before work begins on the development hereby permitted details of site levels and longitudinal and latitudinal sections through the site of the dwellings shall be submitted for the approval of the Local Planning Authority to show how the buildings shall be set into the ground. The development shall be carried out in accordance with the approved details.

Reason: To secure satisfactory development.

16) The development hereby permitted shall be carried out in accordance with the approved details in relation to archaeology, submitted and approved pursuant to condition 16/03048/DOC (Archaeology South East - Written Scheme of Investigation, Archaeological Evaluation, August 2016). The investigation shall be undertaken by an appropriately qualified archaeologist and shall include the recording of findings and subsequent publication of results.

Reason: This site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development.

17) The development hereby permitted shall be carried out in accordance with the details submitted to and approved in relation to badger survey, pursuant to condition 15/02520/DOC (Ecological Enhancement Report, July 2015, Corylus Ecology) and any recommendations for mitigation within the badger survey complied with in accordance with the agreed timetable.

Reason: To prevent harm to badgers and their habitats.

18) The development hereby permitted shall be carried out in accordance with the details submitted to and approved pursuant to condition 15/02520/DOC (Ecological Enhancement Report, July 2015, Corylus Ecology). The agreed bird boxes shall first be installed prior to the final unit being occupied and shall remain in perpetuity.

Reason: To enhance the biodiversity of the site.

19) Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and local residents from light pollution.

20) No development shall take place unless and until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls and/or fences associated with them have been erected. Once erected they should be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity.

21) Before development commences, detailed plans and proposals shall be submitted to the Local Planning Authority for approval showing:

- i) refuse bin storage and collection points (sufficient for 2 no. 240 litre wheeled bins);
- ii) secure cycle storage.

The cycle storage required shall take the form of a covered building or other structure available on a 1 to 1 basis for each dwellinghouse hereby permitted. Once approved, the bin and cycle storage shall be provided for each dwellinghouse and shall thereafter be kept permanently available for the stated purpose.

Reason: To encourage non-car modes of transport and to ensure proper provision for refuse disposal.

22) No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the anticipated number, frequency and types of vehicle used during construction;
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (vi) 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);
- (vii) measures to control the emission of dust and dirt during construction;
- (viii) method of access and routing of vehicles including the turning on site of vehicles during construction;
- (ix) the location of any site huts/cabins/offices;
- (x) confirmation there will be no burning of waste;
- (x) details of public engagement both prior to and during construction works.

Reason: To ensure safe and neighbourly construction.

23) Construction of the development hereby permitted shall not take place other than between the hours of: 07.30 hours - 18.00 hours Mondays to Fridays inclusive; 07.30 hours - 13.00 hours on Saturdays; and not at all on Sundays or Public Holidays.

Reason: To protect the amenity of the locality and of the occupiers of the neighbouring dwellings.

24) No development shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details provided by the Local Planning Authority and such facility shall be retained in working order and throughout the period of work on site to ensure the vehicles do not carry mud and earth on to the public highway, which may cause a hazard to other road users.

Reason: In the interests of road safety.

25) The development hereby permitted shall be carried out in accordance with the details submitted and approved pursuant to application 16/03048/DOC (Drawing JON2066 1-03 Tree Protection Plan). The tree protective fencing shall be maintained until all equipment, machinery, surplus materials and soil have been removed from the site.

Within the areas so fenced off the existing ground level shall be neither raised, nor lowered, and no materials, temporary buildings, plant or machinery or surplus soil shall be placed or stored thereon, without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree routes encountered within a diameter of 25mm or more shall be left unsevered. All in accordance with BS 5837:2012.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area.

26) The development hereby permitted shall be constructed so as to achieve 10% of the DER/BER from on-site renewable energy, in accordance with the Sustainability Report - Award Energy Consultants (June 2016) submitted to and approved pursuant to condition 16/03048/DOC, in order to achieve carbon savings above and beyond what is required to comply with Part L of the Building Regulations.

Reason: In accordance with the Council's policy on Sustainable Design and Construction and to provide an environmentally sustainable development.

27) The development hereby permitted shall be constructed within Code for Sustainable Homes Level 4 (105 litres/person/day) in accordance with the Sustainability Report - Award Energy Consultants (June 2016) submitted and approved pursuant to condition 16/03048/DOC.

Reason: In accordance with the Council's policy on Sustainable Design and Construction and to provide an environmentally sustainable development.

28) The development hereby permitted shall be carried out in accordance with the details submitted to and approved pursuant to condition 15/02520/DOC (Ecological Enhancement Report, Corylus Ecology, July 2015) unless otherwise first agreed in writing by the Local Planning Authority. The agreed reptile mitigation shall be implemented prior to the commencement of development.

Reason: In order to comply with the Wildlife and Countryside Act 1981.

INFORMATIVES

1) 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.

2) The applicant is advised to enter into a legal agreement with 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.

3) Any proposed external lighting system shall comply with the Institute of Lighting Engineers (ILE) guidance notes for the Reduction of Light Pollution.

4) 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.

5) This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act 1990.

For further information on this application please contact Katherine Rawlins.