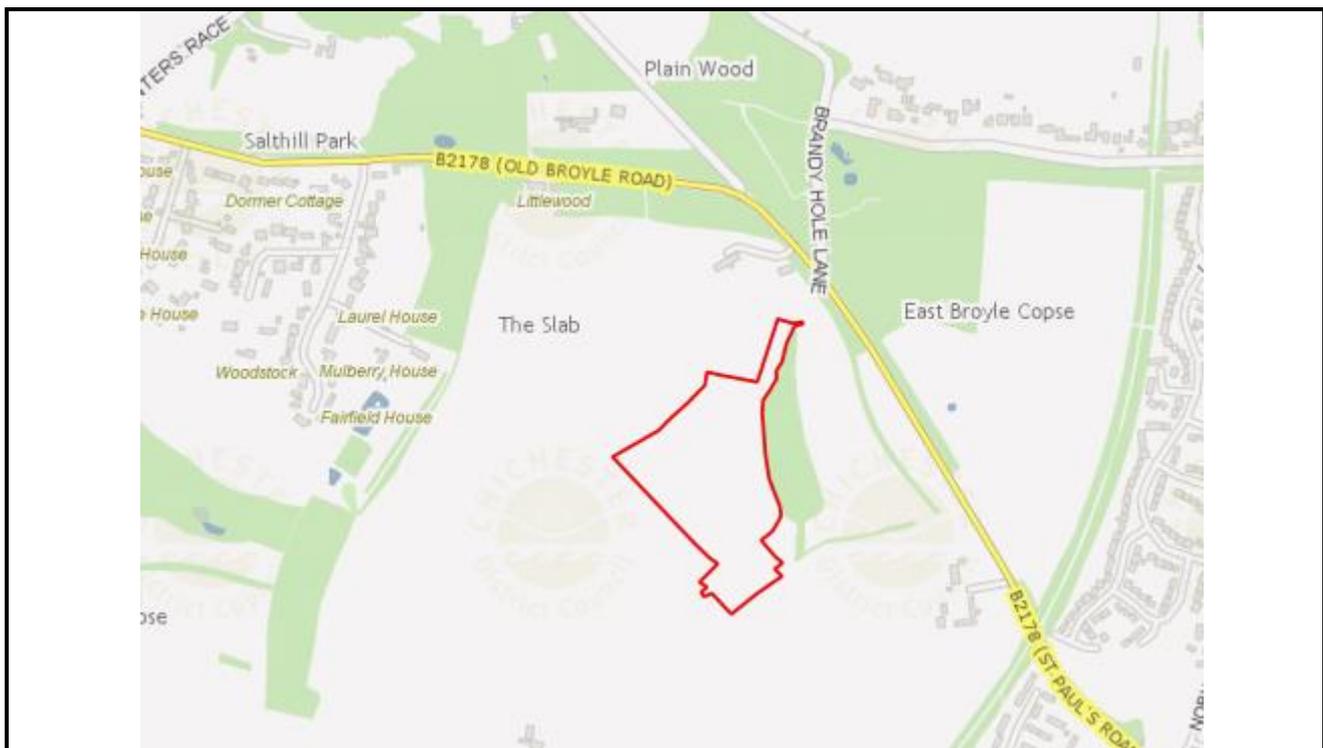


Parish: Chichester	Ward: Chichester West
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**CC/19/03122/REM**

<b>Proposal</b>	All outstanding Reserved Matters for the erection of 141 dwellings with associated parking, landscaping, informal open space and associated work on Phase 3, Parcel C, pursuant to permission 14/04301/OUT (Scheme B).		
<b>Site</b>	Land West Of Centurion Way And West Of Old Broyle Road Chichester West Sussex PO19 3PH		
<b>Map Ref</b>	(E) 485000 (N) 106000		
<b>Applicant</b>	Linden Homes Ltd	<b>Agent</b>	Mr Nicholas Billington

**RECOMMENDATION TO PERMIT**



**NOT TO  
SCALE**

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## **1.0 Reason for Committee Referral**

Red Card: Cllr John-Henry Bowden - The proposal is for a major development  
Parish Objection - Officer recommends Permit

## **2.0 The Site and Surroundings**

- 2.1 The application site forms part of Phase 1 of the West of Chichester Strategic Development Location (SDL) which is allocated for a comprehensive, residential-led mixed-use development by Local Plan Policy 15. It extends to 4.75 hectares and is identified as Parcel P3.C in the Overall Phasing Plan approved pursuant to the Phase 1 outline planning permission granted in April 2018 (14/04301/OUT refers). This parcel is identified for residential development in the approved Masterplan, and also in the Parameter Plans which were approved as part of the outline planning permission.
- 2.2 Parcel P3.C is located in the northern part of the SDL. On its southern side the site flanks and has direct access to the principal 'spine' road serving Phase 1. The parcel's eastern boundary adjoins a heavily wooded section of the Central Green Corridor which forms part of an extensive network of open space and SANGS that was approved under the 'infrastructure' Reserved Matters application (CC/18/01587/REM refers). The Parcel's western boundary flanks Parcel P.4, the 'Local Centre', which is allocated for a mix of commercial, community and health care uses along with a primary school. To the north lies farmland forming part of the Phase 2 SDL land.
- 2.3 The site currently forms part of a large arable field which incorporates relatively substantial level differences. From the plateaued area on its western side the site slopes downward relatively steeply to meet the CGC valley, with a reduction in levels of approximately 5m across the site. There is a similar reduction in levels from the site's north-western to its south-eastern corner. The site is generally devoid of significant vegetation other than short sections of hedgerow located either side of a section of existing agricultural track which cuts across the south-western corner of the site.

## **3.0 The Proposal**

- 3.1 At the meeting of the Planning Committee of 13 May 2020, approval was granted for all remaining Reserved Matters (RM) in respect of 141 dwellings on Parcel P3.C (CC/19/02819/REM refers).
- 3.2 Alongside the above application the applicant had, primarily for procedural reasons, also submitted a 'duplicate' RM application for the same number of dwellings. It had originally been the applicant's intention to withdraw the second application upon gaining the above RM approval. However, the recent merger of Linden and Bovis Homes has resulted in the applicant seeking to utilise the second application, referred to as Scheme B, as a means of securing various changes to the approved scheme (Scheme A).
- 3.3 The merits of the changes now sought are discussed below in Section 8 of this report. However, in summary, relative to Scheme A, Scheme B proposes the same number and mix of affordable and market homes in a near-identical layout, with the changes primarily relating to the introduction of some different market house-types in the north-western part of the parcel and the re-configuration of the affordable housing block located in the south-west corner of the parcel.

#### 4.0 History

14/04301/OUT	PER106	Outline planning application with all matters reserved (except for access) for the first phase of development for up to 750 homes with access from Old Broyle Road, temporary access from Clay Lane, a local centre (with associated employment, retail and community uses), primary school, informal and formal open space (including a Country Park), playing pitches, associated landscaping, utilities and drainage infrastructure with on site foul sewage package treatment plant or pumping station with connection to Tangmere Waste Water Treatment Works.
18/01587/REM	PER	Approval of reserved matters in respect of Appearance, Landscaping, Layout and Scale following outline planning permission CC/14/04301/OUT - Consent sought for Primary Road, Primary Surface Drainage and Primary Utilities Routing. SANGs land incorporating Western Green Link, Central Green Link and Country Park.
19/01134/REM	PER	All outstanding Reserved Matters for the erection of 73 residential dwellings with associated parking, landscaping, informal open space and associated works on Parcel 2A, pursuant to permission 14/04301/OUT.
19/01531/REM	PER	All outstanding Reserved Matters for the erection of 91 dwellings with associated parking, landscaping, informal open space and associated work on Parcel 2B, pursuant to permission 14/04301/OUT.
19/02584/REM	PER	Application for all outstanding reserved matters (layout, appearance, scale and landscaping) following outline planning permission CC/14/04301/OUT, for sports facility consisting of 1x adult rugby pitch, 1x adult football pitch, 1x adult cricket pitch and sports pavilion building with associated drainage, landscaping, parking and other works (Phase 1).

19/02626/REM	PER	All outstanding Reserved Matters for the erection of 29 residential dwellings with associated parking, landscaping, informal open space and associated works on Parcel P.3D, pursuant to permission 14/04301/OUT.
19/02819/REM	PER	All outstanding Reserved Matters for the erection of 141 dwellings with associated parking, landscaping, informal open space and associated work on Parcel 3C, pursuant to permission 14/04301/OUT.
19/03146/REM	PER	All outstanding Reserved Matters for the erection of 154 residential dwellings with associated parking, landscaping, informal open space and associated works on Phase 3, Parcel E, pursuant to permission 14/04301/OUT.
20/00600/NMA	PER	Non-material amendment to planning permission CC/14/04301/OUT - Proposed additional planning condition to enable the submission and agreement of details of any temporary sales and marketing facilities required on site in relation to the sales and marketing of new homes.
20/01046/REM	PER	All outstanding Reserved Matters for the erection of 50 dwellings with associated parking, landscaping, informal open space and associated works on Phase 5, Parcel F, pursuant to permission 14/04301/OUT.
20/02473/REM	PCO	All outstanding Reserved Matters for the erection of 53 dwellings with associated parking, landscaping, informal open space and associated works on Phase 5, Parcel G, pursuant to permission 14/04301/OUT.

## 5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	NO
Tree Preservation Order	NO
EA Flood Zone	NO
Historic Parks and Gardens	NO

## 6.0 Representations and Consultations

Comments are summarised unless stated otherwise.

### 6.1 Chichester City Council - in full

#### Revised plans

No comments received.

#### Original Plans

Strong objection to the generic housing design and poor quality materials; high quality materials and local building design and appearance should be reflected in the development, for example through the use of clay and slate roof tiles, and rendered external walls rather than painted brick. Inadequate parking will be provided as a result of triple parking into garages being provided for over 60% of dwellings. Further consideration should be given to increasing sustainability measures such as electric vehicle charging points and solar panels. The main routes should have a separate cycleway provided and this must not reduce the public open space. Could the road layout be reconfigured to a more informal layout, possibly to remove the double road either side of the public open space? It is noted that there was a lack of public engagement on this particular application.

### 6.2 WSCC LHA - in full

#### Comments dated 07 October 2020

Original comments on this application were sent by the Highway Authority on 15th Sept 2020. The applicant has since submitted a revised planning layout and these comments reflect the amendments made to this plan.

The revised scheme retains the same number of properties and the same highway layout and road treatments. The previous Highway Authority comments made reference to a change to the house types and their size, but it has since been confirmed that there are no changes to the housing mix from the previously approved layout. There are changes proposed to the flats reducing the number of wheelchair accessible units and therefore the applicant has made changes to courtyard parking to reflect the reduction in the need for disabled car parking. Overall, the level of car parking is reduced by a single car parking space from 393 spaces to 392.

The proposed changes are not considered to have a material change in terms of transport comments from the previously approved application (CC/19/02819/REM). The Highway Authority would recommend that the majority of conditions included on planning permission CC/19/02819/REM are also included on any permission granted for this application. Given the applicant has now included the details of the design and layout of the additional vehicle access onto the spine road serving plots 92-96 it is now no longer required to condition further details of this additional access. The detailed design of this vehicular access point shall be agreed through the Section 38 Agreement with the Highway Authority.

The conditions to be included on any permission granted should include:

- that no dwelling shall be occupied until the vehicular access, roads, footways and turning spaces serving that development have been constructed and are available to use.
- the provision of visitor car parking spaces.
- the provision of secure and covered cycle parking spaces.
- that no dwelling shall be occupied until the vehicle parking and/or garaging associated with that dwelling has been constructed and is available for use.
- to submit technical details of the design of raised tables/rumble strips and pedestrian crossing points prior to the construction of the road.

#### Comments dated 15 September - in full

West Sussex County Council (WSSCC) has been consulted on planning application CC/19/03122/REM that seeks approval of all outstanding Reserved Matters for the erection of 141 dwellings. The scheme is a variation of an earlier scheme permitted under planning permission CC/19/02819/REM.

The revised scheme retains the same number of properties and the same highway layout and road treatments. The main changes relate to the house types changing certain properties from 3 to 4 bed houses. There are also changes to the proposed to the flats reducing the number of wheelchair accessible units and therefore the applicant has made changes to courtyard parking to reflect the reduction in the need for disabled car parking. Overall, the level of car parking is reduced by a single car parking space from 393 spaces to 392.

The proposed changes are not considered to have a material change in terms of transport comments from the previously approved application (CC/19/02819/REM). The Highway Authority would recommend the conditions included on planning permission CC/19/02819/REM are also included on any permission granted for this application.

These conditions should include:

- that no dwelling shall be occupied until the vehicular access, roads, footways and turning spaces serving that development have been constructed and are available to use.
- the provision of visitor car parking spaces.
- the provision of secure and covered cycle parking spaces.
- that no dwelling shall be occupied until the vehicle parking and/or garaging associated with that dwelling has been constructed and is available for use.
- to submit technical details of the design of raised tables/rumble strips and pedestrian crossing points prior to the construction of the road.
- to submit technical details of the design and treatment of the proposed additional access point onto the site spine road.

### 6.3 Sussex Police

No objections to layout and configuration of development. Various advice in respect of detailed security measures to be incorporated at the implementation stage of the development.

#### 6.4 CDC Design and Conservation - comments in respect to revised plans only

The overall layout of the scheme in terms of roads, pavements, parking distribution and connectivity remains largely unaltered from the previous approval and is considered appropriate. Minor layout alterations have occurred to accommodate slightly different house types however this has not resulted in detrimental alterations to the scheme already approved.

As the latest proposals were initially submitted it was considered that some of the house type variations, particularly along the main route through the parcel, had reduced the visual depth in terms of the house frontages. It was identified that the loss of the T8 house type to be replaced with the Mylne would be detrimental to the street scene because of the loss of interest and depth provided through a projecting gable. It is considered that this is now satisfactorily resolved by projecting gables again being proposed.

When first submitted it was considered that variety was lacking from plots 157-159 again caused through the change in house types. Whilst projecting gables have not been reinstated in this location improvements have been made during the course of the application which have resulted in variety being added through the use of tile hanging and porch alterations. This approach is considered to reintroduce sufficient variety in the street scene.

The house type changes were also considered to have introduced an uncomfortable roof form at the ridge between plots 133-134. Subsequently changes have been made which have resulted in the roof profile being altered to improve this relationship. The roof form at the junction of these two dwellings is now considered acceptable and visually consistent with other similar semi-detached pairs within the scheme.

It is considered that compared to the previous approval the flat block parking area has been improved. With the reduced number of wheelchair accessible flats the number of larger accessible parking spaces required is lower. In place of this additional soft landscaping has become possible reducing the area of hard surfacing and adding greater greenery to the parking court.

Overall it is considered that with the secured revisions to the scheme the proposals are comparable in design quality to those approved for this parcel previously.

#### 6.5 CDC Housing Enabling Officer - revised plans only

Further to my last comments in April (in relation to the approved reserved matters application), the applicants have addressed my concerns about the number of disabled units coming forward in one block and the proposed provision of a lift.

Some new house patterns, used elsewhere on other phases, have been introduced although the overall mix is otherwise unchanged. These provide a range of sizes/entry prices for family homes.

I have no objections to the scheme.

## 6.6 CDC Environment Officer

Following submission of the Sustainability Statement (Parcel 3C Scheme B Aug 2020), we are satisfied that the criteria detailed within policy 40 will be met. We are pleased to see the commitment by the applicant to implement measures to achieve a reduction in CO2 emissions of 19.16%. This will be achieved with a fabric first approach and through installing PV on 29 houses on the parcel equating to 20.5% of properties having PV in this parcel.

## 6.7 CDC Drainage Engineer

The proposed surface water drainage for this phase is a combination of infiltration through permeable paving (parking) and property soakaways, and an uncontrolled discharge to the adjacent swale. We are satisfied that they have demonstrated that the phase can be adequately drained, and that the approach is in accordance with the principles/scheme approved for the site.

We have a surface water condition applied to application 14/04301/OUT, which requires the detailed design, supported by sufficient groundwater monitoring and percolation tests to be submitted and discharged pre-commencement. As a result we recommend no further conditions are applied to this application. Initial results indicate that infiltration will be feasible in this location. As per the SUDS manuals and approved document H we will expect the maximum area possible to be drained directly to ground.

## 6.8 CDC Waste Lead

No objections. The layout is acceptable from a waste collection point of view.

## 6.9 Third Party Representations

None received

## 6.10 Applicant's/Agent's Supporting Information

In addition to the submitted plans the application is accompanied by a suite of supporting technical and other documents including a Design and Access Statement, a Landscape Strategy, an Ecological Survey and sustainability and drainage statements.

## 7.0 Planning Policy

### The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. There is no made neighbourhood plan for Chichester Parish at this time.

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 7: Masterplanning Strategic Development  
Policy 8: Transport and Accessibility  
Policy 9: Development and Infrastructure Provision  
Policy 15: West of Chichester Strategic Development Location  
Policy 33: New Residential Development  
Policy 34: Affordable Housing  
Policy 39: Transport, Accessibility and Parking  
Policy 40: Sustainable Design and Construction  
Policy 42: Flood Risk and Water Management  
Policy 43: Chichester Harbour Area of Outstanding Natural Beauty (AONB)  
Policy 48: Natural Environment  
Policy 49: Biodiversity  
Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours  
Special Protection Areas  
Policy 52: Green Infrastructure  
Policy 54: Open Space, Sport and Recreation

National Policy and Guidance

7.3 Government planning policy now comprises the revised National Planning Policy Framework (NPPF 2019), which took effect from 19 February 2019. Paragraph 11 of the revised Framework states that plans and decisions should apply a presumption in favour of sustainable development, and for decision-taking this means:

*c) approving development proposals that accord with an up-to-date development plan without delay; or*  
*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*  
*i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or*  
*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole*

7.4 Consideration should also be given to the following paragraph and sections: Sections 2, 4, 5, 8, 9, 11, 12, 14 and 15. The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.

## Other Local Policy and Guidance

- 7.5 The following Supplementary Planning Documents are material to the determination of this planning application:
- Planning Obligations and Affordable Housing SPD
  - Surface Water and Foul Drainage SPD
  - CDC Waste Storage and Collection Guidance
- 7.6 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:
- Encourage and support people who live and work in the district and to adopt healthy and active lifestyles
  - Maintain the low levels of crime in the district in the light of reducing resources
  - Support and promote initiatives that encourage alternative forms of transport and encourage the use of online services
  - Promote and increase sustainable, environmentally friendly initiatives in the district
  - Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

## **8.0 Planning Comments**

- 8.1 As referred to in Section 3 above, a Reserved Matters approval has already been granted in respect of Parcel P.3C (Scheme A – 19/02819/REM refers). Given this fall-back position, the following assessment focusses on the relatively minor changes sought under the current 'Scheme B' proposals relative to Scheme A.
- 8.2 The change to house-types on around 35 of the plots in the north-western part of the parcel has in most instances involved a direct exchange on substantially the same footprint. However, whilst the overall housing mix has not changed, in some parts of the site a different configuration of detached, semi-detached and short-terraced units has been used. This has resulted in some minor consequential changes to configuration of these dwellings' parking areas, driveways and curtilages, however, the overall layout remains almost identical to that of Scheme A in terms of block structure and the hierarchy of streets, which include a significant proportion of traffic-calmed shared surface areas and the use of landscaping to break-up parking and soften the parcel's development edges.
- 8.3 The changes to the internal configuration of the affordable housing flatted block in the south-western corner of the parcel - to accord with the Housing Officer's suggestion to remove the wheel-chair-accessible units at first and second floor levels - has created the opportunity to introduce more landscaping into its parking area, and this change is to be welcomed.

- 8.4 In terms of detailed design, the change to house-types has not resulted in any detrimental changes to appearance of the affected areas of the layout - comparative street scenes will be provided at the meeting - and it is noted that the majority of the 'new' house-types have in fact already been permitted as part of the Reserved Matters approval for Parcel P2.B, which is currently under construction. Visual interest on prominent plots, such as those on street corners, has been maintained by a variety of means including the use of contrasting materials, the introduction of features such as chimneys and chimney breasts and the placement of additional windows in otherwise blank elevations.
- 8.5 As noted above, the overall mix and tenure of market and affordable dwellings remains unchanged. The changes to the internal layout of the affordable housing flats results in a more practicable arrangement that will prove beneficial to the Registered Provider in terms of management and maintenance.
- 8.6 The Local Highway Authority has confirmed it has no objections subject to the imposition of conditions relating to various detailed matters. As noted in the LHA's most recent comments, the detailed treatment of the parcel's two junctions with the spine road will be finalised as part of the S38 (road adoption) process which is administered by it.
- 8.7 With regard to the issue of sustainability, the submitted Sustainability Statement details the same range of measures that were proposed in respect of Scheme A, including a commitment to achieve a 19% reduction CO2 emissions relative to the requirements of the Building Regulations, with this to be achieved primarily by using a fabric-first approach combined with the installation of PV panels on 29 houses. A range of habitat and ecological enhancement and protections measures are also proposed including bird and bat boxes, log piles and hedgehog holes in garden fences and walls. Final details of the package of sustainability and ecology-related measures will be secured under the requirements of the conditions of the outline permission.
- 8.8 The comments of the City Council are noted. Whilst some of these matters have been overcome by the revised plans currently under consideration, the remainder were fully taken into account at the time of permitting the Scheme A application, which attracted identical comments from the City Council.

#### Significant Conditions

- 8.9 This is an application for the approval of Reserved Matters and it should be noted that the bulk of the planning conditions controlling and managing the development are attached to the overarching outline planning permission. These conditions required the submission of further details on a phase-by-phase basis in respect of various matters such as materials and finishes, construction management plans, surface water drainage and sustainable design and construction. Whilst some of these details have been submitted indicatively in order to inform this RM application (e.g. sustainable design and construction, materials and surface water drainage), final approval will be required under separate discharge-of-condition applications.
- 8.10 In view of the above, the recommendation below is subject to a limited number of conditions relating to the Reserved Matters including, amongst other things, the carrying out of the development in accordance with the submitted landscaping details, securing tree protection measures and the provision of cycle and car parking.

## Conclusion

8.11 This application in effect seeks amendments to the extant Reserved Matters approval for Parcel P3.C of the West of Chichester SDL. For the reasons set out above the proposed changes are considered acceptable and, accordingly, it is recommended that, subject to the planning conditions set out below, Reserved Matters approval is granted.

## Human Rights

8.12 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**

**PERMIT** subject to the following conditions and informatives:-

1) The development hereby permitted shall not be carried out other than in accordance with the approved plans:

- **CB\_70\_068\_P3\_C**:300; 301 E; 302 B; 303 B; 304 B; 305 B; 306 B; 307 B; 308 C; 309 B; 313; B

- **CB\_70\_068\_P3\_C\_300**: **GC\_SS**\_ 01, 02; **LC\_SS**\_ 01; **SV\_SS**\_ 01 C, 02 A, 03 B, 04 A, 05 A, 06 A, 07.

- **CB\_70\_068\_P3C\_300\_GC**: **T19**\_ E01, E02, P01, E03, E04, E05, P02; **T14**\_ E01, E02, E03, P01

- **CB\_70\_068\_P3C\_300\_LC**: **BA**\_ E01, E02, E03, E04, P01, P02, P03; **AS**\_ E01, P01, E02, E03, P02; **A30L**\_ E01, P01, E02, P02; **A40L**\_ E01, P01, E02, P02.

- **CB\_70\_068\_P3C\_300\_SV**: **T272**\_ E01, E02, E03, E04, P01, E05, P02; **EE**\_ E01, E02, E03, P01, E04, E05, P02, E06, P03, E07, P04; **T27**\_ E01, P01; **EV**\_ E01, E02, P01, E03, P02; **SA**\_ E01 A, E02 A, E03 A, P01, E04 A, P02; **T7**\_ E01, E02, P01; **T8**\_ E01, E02, E03 A, E07, P01 B, E04, E05, P02, E06 A, P03, ; **MY**\_ E01 A, E02, P01 B; **T11**\_ E01, E02, E03, E04, P01; **T12**\_ E01, E02, P01; **PE**\_ E01 A, E02, P01; **T14**\_ E01, E02, E03, P01; **A24L**\_ E01, P01, E02, P02, E03, E04, P03, E05, P04; **2BW**\_ E01, P01; **A30L**\_ E01, E02, P01, E03, P02, E04, P03; **A40L**\_ E01, P01

- **CB\_70\_068\_P3C\_300\_GAR**\_ 01, 02, 03, 04

- **LIN22580 (Scheme B)** : 18 D, 16 D (Sheets 1-7), 17 D (Sheets 1-7), 03 C.

- **194960** - 104D, 107E, 108D

- Ecological Enhancements plan (Parcel 3C scheme B) Rev A

- Verge detail - SD(12)10 REVA

Reason: To ensure the development complies with the planning permission.

2) **No development shall commence**, until protective fencing has been erected around all trees, shrubs and other natural features not scheduled for removal in accordance with the submitted Tree Protection Plan (ref. LIN22580-03C Phase 3 Parcel C Scheme B). Thereafter the protective fencing shall be retained for the duration of the works and the development shall be carried out in strict accordance with the recommendations and methodology of the submitted Arboricultural Impact Assessment and Method Statement (ref. LIN22580aia-amsC Phase 3 Parcel C Scheme B Revision C) and Ecological Mitigation Strategy dated 04.08.2020 (in respect of tree and hedgerow removal) and in accordance with BS5837:2012. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area; soil levels within the root protection area of the trees/hedgerows to be retained shall not be raised or lowered, and there shall be no burning of materials where it could cause damage to any tree or tree group to be retained on the site or on land adjoining at any time.

Reason: To ensure that trees on and around the site are adequately protected from damage to their health and stability and/or amenity value. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

3) All soft landscape works shall be carried out in accordance with the approved details and plans as listed below and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. **These works shall be carried out in the first planting season after practical completion of the development or occupation of the final dwelling** whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority:

- Soft Landscape Proposals plans LIN22580 16 Sheets 1 to 7 Rev D
- Soft Landscape Specification document ref: LIN22580 spec - Scheme B

Reason: To ensure the provision and establishment of a reasonable standard of landscape in accordance with the approved designs.

4) The construction of all pitched roofs forming part of the development (including those to dwellings, garages and porches) shall not be carried out other than in accordance with approved drawing reference SD(12)10 REV.A.

Reason: For the avoidance of doubt and to ensure a development of visual quality.

5) **No development above ground level shall commence on plots 132, 136, 181 and 231** until a sample panel of flint has been constructed and made available for inspection on site, to accurately reflect the proposed bond, coursing and finish of the material and the type, composition and profile of the mortar. The flint sample panel shall be approved in writing by the Local Planning Authority before work commences on the flint elevations. The approved flint sample panel shall be retained on site until the work is completed on the above plots and the work shall be carried out in full accordance with the approved details.

Reason: To ensure the materials and finishes to be used are appropriate in the interest of amenity and to ensure a development of visual quality.

6) **No development in respect of the proposed highway raised tables, rumble strips and pedestrian crossing points** shall be carried out unless and until detailed technical drawings of the same have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

Reason: To ensure the treatment used is appropriate in the interest of amenity and to ensure a development of visual quality

7) **No dwelling hereby permitted shall be first occupied** until the vehicular accesses, roads, footways and vehicle turning areas serving that dwelling have been constructed, surfaced and drained in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated use.

Reason: To secure satisfactory standards of access for the proposed development and in the interests of road safety.

8) **No dwelling hereby permitted shall be first occupied** until the provision for vehicle parking (including garaging) and cycle and bin storage associated with that dwelling has been constructed in accordance with the approved plans and is ready for use. This provision shall thereafter be retained at all times for its designated use.

Reason: To provide adequate on-site car and cycle parking and waste storage for the development

9) **No dwelling hereby permitted shall be first occupied** until the solar panels associated with that dwelling have been constructed in accordance with details to be approved pursuant to condition 28 of application reference 14/04301/OUT and are ready for use.

Reason: To secure an energy supply from renewable resources, to comply with the requirements of Policy 40 of the Chichester Local Plan: Key Policies 2014-2029.

10) **Prior to occupation of the 135th dwelling** of this phase (Phase P3.C) of the development the emergency access, including 2no. removable bollards as specified on application drawing 194960-107 Rev D and fitted with standard Fire Brigade padlocks, shall have first been constructed, surfaced and drained in accordance with the submitted details and thereafter maintained in a condition that is fit for purpose in perpetuity.

Reason: To ensure safe emergency access provision for the wider development.

11) **Prior to the occupation of Plots 168 and 188** the pedestrian/cycle link proposed between them shall be completed in accordance with the submitted details including surface materials, the provision of level transitions and the installation of 2 no. bollards all as specified and positioned on application drawing 194960-107 Rev D. Once provided, the pedestrian/cycle link and bollards shall be maintained in a condition that is fit for purpose in perpetuity.

Reason: To ensure adequate and safe access for cyclists and pedestrians

12) The visitor parking spaces serving the development shall have been constructed, surfaced and drained in accordance with the approved plans **prior to first occupation of the closest dwelling to each visitor space hereby permitted**. The visitor spaces shall thereafter be retained at all times for their designated use.

Reason: To secure satisfactory standards of access and parking for the proposed development and in the interests of road safety.

13) Notwithstanding the block paving details shown on the submitted hard surfacing drawings the final details of the block paving (in terms of whether they are permeable or non-permeable) shall be approved pursuant to condition 13 on application reference 14/04301/OUT.

Reason: To retain flexibility and to allow full consideration of the surface water drainage pursuant to condition 13 on application reference 14/04301/OUT.

14) Following the implementation of the Reserved Matters hereby approved no more than 141 dwellings shall be constructed on the land identified as Phase P3.C by the Overall Phasing Plan approved pursuant to condition 4 of outline planning permission reference CC/14/04301/OUT.

Reason: To ensure a satisfactory form of development and to accord with the quantum and phasing of development approved pursuant to the outline planning permission.

15) The dwellings hereby permitted shall be designed to ensure the consumption of wholesome water by persons occupying a new dwelling must not exceed 110 litres per person per day, as set out in in G2 paragraphs 36(2) and 36(3) of the Building Regulations 2010 - Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition with 2016 amendments). /b No dwelling hereby permitted shall be first occupied until the requirements of this condition for that dwelling have been fully implemented, including fixtures, fittings and appliances.

Reason: To ensure water efficiency within the dwellings and to comply with the requirements of Policy 40 of the Chichester Local Plan: Key Policies 2014-2029.

## INFORMATIVES

1) 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.

2) This permission shall be read in conjunction with the planning conditions imposed on the outline consent 14/04301/OUT, and the associated Legal Agreement, dated 11th April 2018, made under Section 106 of the Town and Country Planning Act 1990.

3) You are reminded that, notwithstanding the information contained in the submitted plans in connection with various detailed matters such as external materials, ecological mitigation and enhancements and sustainability measures, where the approval of the same or similar details is also a requirement of the conditions of the outline planning permission, those conditions and the details approved pursuant to them shall take precedence

4) The applicant is requested to ensure that purchasers of new dwellings are provided with an opportunity to purchase additional solar photovoltaics panels for their dwelling and/or garage, where the purchase takes place before the completion of the dwelling and/or garage (i.e. off plan or before completion of the roof). An undertaking to this effect should be included in the details submitted in to discharge condition 28 on application reference 14/04301/OUT in respect of this phase of the development.

For further information on this application please contact Steve Harris on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2NQGFER0UX00>