

Application Number: AWDM/0323/19	
Site:	Land South Of West Street And West Of Loose Lane, Sompting
Proposal:	Hybrid planning application for up to and including 469 homes comprising: (1) Outline planning permission (all matters reserved with the exception of access) for the erection of up to and including 373 dwellings, community orchard/growing space, non-vehicular links between the site and Worthing, traffic calming measures, associated landscaping, open space/recreation areas, ecological enhancements including improvements and extension to Cokeham Brooks Local Wildlife Site, and all other associated development works. (2) Full planning permission for 96 dwellings (part of the overall 469 dwellings comprising 2 no. 1-bed, 37 no. 2-bed, 40 no. 3-bed and 17 no. 4-bed homes, including 30% affordable housing) and all other associated development works, provision of formal playing pitches (Phase 1). (3) Change of use of land south of Hamble Recreation Ground to community/education and agricultural/horticultural uses associated with a new Community Farm. (Development site includes Land West of Dankton Lane leading from the East of Upper Brighton Road Sompting).

The Head of Planning and Development introduced the report; advised amended plans had been received; and that Officers had been negotiating with the applicants for some time, with considerable consultation taking place during the Local Plan process.

The Officer began his presentation by showing Members aerial views of the site and advised the application sought outline permission for the overall development, which had been reduced from 520 to 469 dwellings, and full planning permission for 96 dwellings (full details shown above).

During the presentation, a number of further photographs were shown to assist Members in their consideration of the application. The Committee were advised one of the key requirements from discussions held with Highways had been regarding cycle provision along West Street and the application would be providing funding to look at cycle connections along West Street to Worthing.

Members were shown the Open Space and Landscape Masterplan showing key features that were proposed as part of the application, which included the two proposed junior and adult pitches, with a store/referee hut, that were required by the

Local Plan. The pitches would be provided early in the development when the 96 dwellings were built for Phase I.

A number of CGIs were displayed to illustrate the design of the proposed housing on the development, which used a variety of materials, to include some flint and chimneys, to help provide a high quality design for the development.

The Officer explained the proposed design of the junction, the traffic calming measures and changed priority. He said concerns had been raised regarding the character of Dankton Lane and the loss of trees, and that the applicants were proposing replanting along the back edge of the extended road to help compensate for the loss of existing trees.

Members were shown the planning layout for the 96 dwellings and concerns had been raised regarding plot 1 to the east and its relationship with the development. However, Officers were satisfied that the back to back distances for proposed and existing dwellings had complied with the Councils' overlooking standards and as a result there was not any adverse impact in terms of overlooking to existing properties. The Officer did state however, that he could seek delegation to further discuss with the applicants the location of plot 1 to address concerns of neighbours. He advised there was scope for buffer planting along the back gardens and the distances were well in excess of the 21 metres set out in the Councils' guidelines.

The Officer advised that in terms of the S106 agreement there was an over provision in terms of informal open space. Regarding formal play space for Phase II, Officers would secure the relevant requirement (0.3 acres) set out in the recently adopted standards, either onsite or as an offsite contribution (which could be spent on The Hamble play area).

The Officer referred to the Community Orchard, which would have appropriate public access, and be covered by a management plan. He said Officers were still discussing the possibility of a bund and landscaping on the northern section to deal with road noise from the A27 but this would be addressed by the Reserved Matters application for that phase.

The Officer said the appendix to the report set out the draft Heads of Terms and he referred to some of the key headlines for Members' consideration. He advised revised education comments had been received and with regard to 30% affordable housing, he confirmed 75% would be rented and 25% shared ownership in line with adopted policy.

In conclusion, the Principal Planning Officer gave an update from the Adur Conservation Advisory Group (ADCAG) and West Sussex Highways, and the Head of Planning & Development introduced the Principal Planner from County Highways who had attended to take any questions from Members on highways matters.

The Committee Members raised questions for clarification on the presentation, and these included:

- design of cycle path routes/further consultation with WSCC/public;
- junction modelling/mitigation measures;
- Travel Plan for new developments/traffic surveys
- development parking/commercial vehicles;
- future use of adult and junior pitches/car parking provision; and
- public transport provision.

There were two further representations from Persimmon Homes and Property Consultants, Strutt & Parker.

During debate, Members recognised that the site had been allocated in the Local Plan, that the proposal would guarantee 30% affordable homes, and contribute towards housing need in the District. There were still concerns around the development's impact on the highway and sustainability, however, Members welcomed the range of open space to be provided.

Some Members still believed that parking provided for the development should allow parking of certain commercial vehicles and it was agreed the Officer would negotiate with the applicants to ensure that parking provided for the development allowed for the parking of commercial vehicles up to a defined weight.

Decision

The Planning Committee unanimously resolved to delegate the decision to the Head of Planning & Development to secure a Section 106 Agreement in relation to the matters set out in the Heads of Terms to the report with the necessary amendments, to take into account the latest Highway comments, and to ensure the provision of 75% of the affordable housing to be rented. Following the grant of the Section 106 Agreement, planning permission to be **GRANTED** subject to the additional conditions of the Highway Authority and, during the delegation period, Officers to negotiate with the applicants to ensure that parking provided for the development allowed for the parking of commercial vehicles up to a defined weight (effectively allowing domestic, commercial vehicles and vans with commercial livery to be parked within the curtilage of the proposed dwellings), subject to the following conditions:

Full planning permission for 96 dwellings (part of the overall 469 dwellings comprising 2 no. 1-bed, 37 no. 2-bed, 40 no. 3-bed and 17 no. 4-bed homes, including 30% affordable housing) and all other associated development works, provision of formal playing pitches (Phase 1).

General

The development for which full planning permission is granted shall be begun before the expiration of three years from the date of this permission.

1. The development for which full planning permission is granted shall be carried out in accordance with the approved plans listed in the schedule below.
2. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-
 - (1) A preliminary risk assessment which has identified:-
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
 - (2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - (3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - (4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

3. The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning

Authority.

4. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out no later than first planting and seeding seasons following the first occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five 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. All landscape works shall be carried out in accordance with the guidance contained in British Standards BS5837:2012.
5. No development, including site works of any description, shall take place on the site unless and until all the existing trees [identified for retention on Tree Protection Plan drawing 8694-KC-DL-YTREE-TPP01Rev0 dated Feb 2019] on the site have been protected in accordance with an arboricultural method statement and tree protection plan (to include protection measures during and after construction and any construction exclusion zones) in accordance with BS5837:2005 which shall have been submitted to and approved in writing by the local planning authority and shall include any proposal for pruning or other preventative works. Within the areas so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without the prior written approval of the Local Planning Authority. If any excavations are required in the fenced off areas they shall be undertaken and backfilled only by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.

Prior to Commencement

6. No Phase of the development shall commence until the measures which will be undertaken to protect the public water apparatus located within that Phase, have been submitted to and approved in writing with the Local Planning Authority.
7. No development shall take place other than between the hours of 8am-6pm Monday-Friday, 8.30am-1pm on Saturdays and there shall be no working on Sundays or Public Holidays.
8. No Phase of the development shall commence, including any works of demolition, until a Construction Management Plan for that Phase has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period unless otherwise agreed in writing with the Local Planning Authority. The Plan shall provide details of:

- the anticipated number, frequency and types of vehicles used during construction,
 - the method of access and routing of vehicles during construction,
 - the parking of vehicles by site operatives and visitors,
 - the loading and unloading of plant, materials and waste,
 - the storage of plant and materials used in construction of the development.
 - the erection and maintenance of security hoarding,
 - the hours of construction,
 - the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
 - measures to control dust, and
 - details of public engagement both prior to and during construction works.
9. No Phase of the Development shall commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.
10. No Phase of the Development shall commence until details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water
11. No Phase of the Development shall commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.
12. No Phase of the development shall commence until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or

adjacent to the site.

13. Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.
14. No Phase of the development shall commence until a Construction Environmental Management Plan (CEMP) for that Phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall incorporate the recommendations of the Landscape and Ecology Management Plan (Report No: CSA/2134/08 February 2019) and the Reptile Mitigation Strategy (Report Ref: CSA/2134/07 February 2019).
15. Prior to development or any preparatory works, a bat sensitive lighting strategy shall be produced and assessed by a suitably qualified ecological consultant and the details submitted to the LPA for approval; all approved details shall then be implemented in full. All relevant future Reserved Matter applications will be supported by a bat sensitive lighting scheme.
16. No development shall commence within the site until a written scheme of investigation (archaeological work) which should include on-site field survey and recording and the analysis reporting publishing and archiving of the results has been submitted to and approved by the Local Planning Authority. The approved programme of archaeological work shall be carried out in accordance with the approved details.
17. No Phase of the development except remediation, demolition, archaeological and drainage works for which planning permission is hereby granted, shall take place until a schedule of external materials for that Phase, including for hard landscaping, has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.
18. The flint wall construction at the site entrance off West Street shall conform with a sample panel which has first been erected on site and approved in writing by the Local Planning Authority.
19. No Phase of the development except remediation, demolition, archaeological and drainage works for which planning permission is hereby granted shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the buildings are first occupied [or in accordance with a timetable to be approved in writing by the Local Planning Authority]. Thereafter the approved boundary treatment shall be retained permanently.
20. No Phase of the development except remediation, demolition, archaeological

and drainage works for which planning permission is hereby granted shall take place until a scheme for protecting the proposed dwellings from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted dwellings are occupied and shall specifically include the provision of mechanical ventilation heat recovery units and acoustic glazing.

Prior to Occupation

21. No dwelling shall be first occupied until a Residential Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Residential Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Residential Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.
22. No dwelling shall be first occupied until covered and secure cycle parking spaces serving that unit have been provided in accordance with plans and details that shall be submitted to and approved by the Local Planning Authority.
23. No dwelling shall be first occupied until the car parking serving that unit has been constructed in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated purpose.
24. No dwelling shall be first occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
25. The football pitches hereby approved shall not be brought into use until the car park and referee's hut has been constructed in accordance with the approved plans.
26. The dwellings in Phase I shall meet the Council's Sustainability requirement of 31% CO₂ reduction as set out in the 31% CO₂ reduction specified in the Council's adopted Planning and Climate Change Checklist June 2020 and all dwellings in Phase II shall meet the Government's Future Homes Standard for energy efficiency and renewable energy.

Regulatory

27. The use of the football pitches hereby approved shall be limited to between the hours of 9am until 9pm every day.
28. The football pitches hereby approved shall not be floodlit.

Outline planning permission (all matters reserved with the exception of access) for the erection of up to and including 373 dwellings, community orchard/growing space, non-vehicular links between the site and Worthing, traffic calming measures, associated landscaping, open

space/recreation areas, ecological enhancements including improvements and extension to Cokeham Brooks Local Wildlife Site, and all other associated development works.

General

29. Each Phase of the development for which outline planning permission is hereby granted shall be commenced before the expiration of three years from the date of this permission or two years from approval of the last Reserved Matters relevant to that Phase whichever is later.
30. The detailed design of the development proposed through Reserved Matters applications pursuant to the outline planning permission shall have regard to, and broadly accord with, the principles set out on the following parameter plans and supporting documents:

Description	Drawing Number	Date Received

31. Details of the Reserved Matters associated with the residential dwellings granted outline approval (the Residential Reserved Matters) shall be submitted to the Local Planning Authority within three years from the date of this permission to include:
- (i) scale
 - (ii) appearance
 - (iii) layout
 - (iv) landscaping

32. No development of the dwellings granted outline permission, other than remediation, drainage and archaeological works, shall commence until the Residential Reserved Matters has been submitted to and approved by the Local Planning Authority.

Prior to Commencement

33. No development, other than archaeology and drainage works, of the residential dwellings hereby granted outline planning permission shall take place until a scheme for nature conservation enhancement has been submitted to and approved by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details and retained as such thereafter.

Prior to Occupation

34. The approved landscaping scheme for each Phase shall be fully implemented in accordance with the approved details within the first planting season following the substantial completion of that Phase. Any trees, hedges or

shrubs, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced with trees, hedging plants or shrubs of a type, size as previously approved unless agreed in writing with the Local Planning Authority.

Change of use of land south of Hamble Recreation Ground to community/education and agricultural/horticultural uses associated with a new Community Farm.

35. No buildings or other structures shall be erected without the prior approval in writing of the Local Planning Authority.