

Recommendation Report for Planning Permission

REF NO: AB/136/21/PL

LOCATION: Land Adjacent to 18 Queens Lane
Arundel
BN18 9JN

PROPOSAL: Demolition of garage and erection of two dwellings with associated car parking and landscaping. This application is in CIL Zone 2 and is CIL liable as new dwellings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to demolish an existing garage on site and construct 2 dwellings with car parking and landscaping.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site has hedging and shrubs along the side and rear boundaries.
SITE CHARACTERISTICS	The application site is a patch of unused grassland adjacent to adjoining property 18 Queens Lane. The site is bounded by planting in the form of hedging and low-level bushes, shrubs and trees. The site contains a brick-built garage.
CHARACTER OF LOCALITY	The area is part of a residential street at the end of Queens Lane which is a dead- end road and adjacent to open fields and an agricultural storage yard. This provides the site with a semi-rural setting.

RELEVANT SITE HISTORY

AB/73/18/PL	Demolition of garage & erection of 2No. dwellings with associated car parking and landscaping	ApproveConditionally 13-12-18
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The application is a resubmission of approved AB/73/18/PL.

REPRESENTATIONS

Arundel Town Council provided no objection.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ENVIRONMENT AGENCY

In the absence of an acceptable flood risk assessment (FRA) we object to this application.

Additional comments 27.5.22 following submission of an FRA.

No objection subject to condition relating to floor levels.

DRAINAGE

The FRA for this application appears to have significant omissions and errors. Part of the application site (where part of the proposed dwelling is proposed) appears to be classified as functional flood plain Flood Zone 3b. In addition, the FRA does not include a Sequential Test, therefore the applicant has not shown that it is not possible for the development to be in zones of lower probability of flooding. The FRA argues that compensatory flood storage would not be required, we would dispute this. As the site is wholly located within Flood Zones 3a and 3b, designing a sustainable surface water drainage system will be challenging. No groundwater monitoring has been undertaken for the site; however we would expect groundwater to be high and this will influence flood risk and the drainage strategy.

Additional comments received 7/6/22 - No objection subject to conditions.

An updated FRA and sequential test have been supplied following objections from myself and the Environment Agency (EA). As a result, the EA have lifted their objection and requested that conditions are applied should the application be approved. Given that it is the EA's remit to consult on flood risk I shall defer to them on that element.

WSSC HIGHWAYS

The access onto the application site is located on Queens Lane, a Private Road. The applicant has provided 2 garages (1 per dwelling) measuring 3 x 5.5 metres and no clear hardstand for parking. No Cycle or EV parking details have been provided. Though not a highways safety or capacity concern, the LPA and applicant may wish to review their parking provisions against The Arun Standards. Details of which could be secured with a suitably worded condition, with details to be provided. The LHA does not consider that this proposal would have an unacceptable impact on highway safety.

ECOLOGY - No objection subject to conditions.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. A revised FRA and sequential test was submitted to address issues raised by drainage and EA.

POLICY CONTEXT

Built up area boundary

Arun Valley SPA

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1 D DM1 Aspects of form and design quality

DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk

[Arundel Neighbourhood Plan 2018-2031 AR1](#)

Arundel Built Up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

"The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The revised Arundel Neighbourhood Development Plan was made on 15/01/20 and its policies are referred to in this report.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

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

(a) the provisions of the development plan, so far as material to the application,

(aza) a post examination draft neighbourhood development plan, so far as material to the application,

- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

PRINCIPLE

The site is in the Built-Up Area Boundary in accordance with policy SD SP2 of the Arun Local Plan (ALP). Whilst the area is suitable for residential development in principle, being in the built-up area boundary, such development should comply with the policies in the Development Plan. This covers such issues as visual amenity/character, residential amenity, highway safety and parking.

Arundel has a made Neighbourhood Plan with policy AR1 of relevance. Policy AR1 defines the built-up area boundary. The proposal complies with these policies.

The Council has an adopted Design Guide which provides up to date advice on matters such as new development and the need for it to successfully integrate with the existing prevailing character of an area.

NPPF at paragraph 119 highlights that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

In paragraph 124 (d) NPPF states that planning policies and decisions should support development that makes efficient use of land, considering the desirability of maintaining an area's prevailing character and setting (including residential gardens).

BACKGROUND

The application was approved in 2018 and this application seeks to renew the previous permission.

DESIGN AND VISUAL AMENITY

Policy D DM1 of the Arun Local Plan 2011-2031 requires that the Council have regard to certain aspects including, character, appearance/attractiveness, density, and scale, in order that the proposal does not have a detrimental impact on the character of the area.

Furthermore, policy D SP1 "Design" requires that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish, and architectural details.

The proposal seeks to construct 2 properties which will be semi-detached with a balcony/terrace to the rear. The dwellings will have a three-storey appearance and appear more contemporary in design than compared to those within Queens Lane. The proposal does draws on design features of neighbouring dwellings, such as the roof design and whilst slightly out of character, it will not result in adverse harm. While dormers are not a common feature along Queens Lane, front dormers are present in the locality.

The scale of the properties is consistent with the neighbouring dwellings, being only 0.25 of a metre higher than adjoining property number 18. The dwellings appear appropriate in relation to the size of the site, retaining sufficient separation to the boundaries. The dwellings are set behind the established development line, with approximately 18m retained to the front boundary. This softens their appearance

on the street scene. The dwellings would be sited at the end of the Lane which would also lessens their prominence within the street scene, with minimal to no passing traffic.

Materials will consist of brickwork to the external walls and clay roof tiles with zinc cladding proposed to the dormers. The materials are acceptable in principle although a condition will be imposed for precise details to be submitted.

The Arun Design Guide states ' Infill development should emulate the established pattern of building height, scale, plot width, boundary treatment and building line along the edge of the plot, and continue the rhythm of the street by repeating key elements such as chimneys, porches, windows, doors, and walls. These may follow a more contemporary design to add subtle variation but should ensure that the materials and details used are contemporary to the surrounding area. The proposal complies with this statement. The properties are in keeping with the wider area. It recognises development may appropriately feature contemporary styles in the wider area.

The proposed new semi-detached dwellings would be acceptable in design terms as they would be of a size and scale that is in character with the wider surrounding area in accordance with D DM1 and D SP1 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The dwellings are set behind that of the neighbouring properties at 16-18 Queens Lane and they would be visible from the rear of these properties when looking west. However, as a result of the angle in which they are located and with 3.7 metres at its minimum point and 5.1 metres at its maximum point retained to the northeast boundary their siting would not give rise to significant harm by way of overbearing or overshadowing upon neighbouring amenity. No14a is also set back into the site like the proposed, such that it projects beyond the rear elevations of adjoining properties.

The proposal includes 2 balconies (terraces), 1 to the rear of each dwelling, serving bedrooms. The plan demonstrates 1m high glazing around the proposed balconies. At a height of 1m, views out over the rear garden of adjoining property numbers 18 and 16 would be available. To ensure direct overlooking is mitigated against a condition will be included to ensure that obscured glazed screening to a height of 1.7m the north side of the screens is in place. Other views toward properties to the rear would be at an acceptable distance of 35 - 45+ metres beyond the telephone exchange site.

The Arun Design Guide sets out guidance on garden depths and interface distances between houses:

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

The proposal complies with the interface distances recommended by the Design Guide.

Regarding the windows to the front of the dwellings, they would allow views out toward Queens Lane, over the fields to the front of the site. Two dormer windows are proposed into the side roof slopes of the dwellings. As these would serve a hallway, these would not result in adverse overlooking. Rear facing windows to the ground floor would have views over the garden area of the host dwellings.

The proposed development due to its siting and subject to screening conditions on the balcony would not result in adverse overlooking, overshadowing, or overbearing and accords with D DM1 of the Arun Local Plan.

SPACE STANDARDS

ALP policy D DM2 states that internal spaces should be of an appropriate size and that the Nationally Described Space Standards provide guidance. The required internal space standard for a 3b, 6p, three storey dwelling is 108sqm.

Each dwelling proposes an internal area of around 167sqm and complies with the requirement.

Section H.04 of the recently adopted Arun Design Guide SPD advises that outdoor amenity spaces should be of an appropriate size and shape and be usable and enjoyable. It states that rear gardens should have a minimum depth of 10.5 metres and buildings should be set back by 2m from the plot boundary to mark defensible space.

The floor plan shows the remaining garden space will be split between the two properties to provide amenity space. The space provided is sufficient in relation to the size of the dwelling and accords with D DM2 of the Arun Local Plan.

PARKING

Para 110 of the NPPF states in assessing specific applications for development it should be ensured that (b) safe and suitable access to the site can be achieved for all users. Para 111 of the NPPF states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy T SP1 of the ALP requires development proposals to provide safe access on to the highway network and to incorporate appropriate levels of parking in line with adopted planning policies. ALP policy T DM1 requires development to make provision for facilities for sustainable modes of transport such as cycling, to meet the parking standards, including cycle storage. The ADC Design SPD (Sections I.01, I.02 and I.03) includes guidance on the provision and design of car parking, electric vehicle bays and charging points, and cycle parking.

Due to the location of the property (Parking Zone 1) ADC Parking standards generate a requirement for 2 parking spaces per 3 bed dwelling. One external car parking space alongside a built-in garage will be provided.

The Arun Parking Standards state 'If garages are provided, they must be at least 6m x 3m internally. If garages meet this requirement, they will be regarded as an allocated parking space of 0.5 but a car port or parking space of this dimension would count as 1 parking space. Where garages do not meet this minimum size, they will not be counted towards meeting parking demand.' The garages do not comply with the size requirements and technically do not class a space and result in a shortfall of 1 space per dwelling. The application site is in a sustainable location with shops and bus stops in close proximity (0.1 of a mile) to the site. An area for cycle parking is shown on the plan and there are no parking restrictions along Queens Lane although the road is narrow.

Access to the site would be via the existing access to the front of the application site with onsite turning available and suitable access and egress to and from the site would be available.

Electric vehicle charging is not demonstrated on the plans although will be conditioned.

Whilst the provision does not technically comply with the standards, the proposal would not have a detrimental impact on parking and highway safety in the area. As such, the proposal would comply with Policy T SP1 and T DM1 of the Arun Local Plan 2011 - 2031.

FLOOD RISK AND DRAINAGE

W DM2 of the Arun Local Plan states development in areas at risk from flooding (as identified by the EA) will only be permitted following compliance with listed criteria. One of these criteria is the submission of a sequential test in accordance with the NPPF.

The site is in Flood Zone 3. The Environment Agency assessed the application and determined if constructed in accordance with submitted FRA the development is acceptable and not increase flood risk within the area. Arun District Engineers requested pre commencement conditions regarding drainage at the site which have been agreed. Whilst it is noted the EA has not raised concerns regarding the mitigation measures, this does not overcome the need to firstly pass the sequential and exception tests to establish whether the site proposal is acceptable in principle on flood risk grounds.

In line with both W DM2 and the NPPF more vulnerable housing proposals normally require a flood risk Sequential Test to be passed and, if this can be demonstrated first, both parts of the Exception Test.

If it is not possible for development to be situated in zones with a lower risk of flooding, the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance.

The potential vulnerability of the site falls predominately in Flood Zone 3. The flood vulnerability classification falls in the 'more vulnerable' category which includes buildings used for dwelling houses. Following submission of the sequential test in which it was considered there were no alternative sites available which were in zones with a lower risk of flooding, it is necessary to apply the exception test, as set out in paragraphs 159 of the NPPF. In the exception test it requires details to be submitted that shows how flood risk will be managed on the site and show that the sustainability benefits of the development to the community outweigh the flood risk.

The proposal includes flood resilient measures that have been considered appropriate and acceptable by the EA who do not raise an objection in this location. These measures demonstrate how the proposal will ensure the management of the flood risk at the site. The site will provide two units located in a built-up area, in a sustainable location within walking distance to the Arundel Town Centre, amenities and public transport.

Following the submission of the FRA, sequential test and exception test, the details submitted are sufficient to ensure that the development would be acceptable and not increase the flood risk at the site and give rise to sustainable benefits and as such is considered to accord with policy W DM2 of the ALP.

BIODIVERSITY

ALP policy ENV DM5 requires proposals achieve a net gain in biodiversity and protect habitats on site

Section E.03 of the ADC Design SPD seeks to protect and enhance biodiversity in the development site and the wider area.

The site is dominated by vegetation with scrub, with short perennial and marginal vegetation present. A preliminary ecological appraisal has been provided.

The proposed development is located within the Arun Valley SPA impact zone where Beswick Swans may be present. The site is not considered suitable to support wintering Beswick's swan due to the absence of suitable foraging and roosting habitat and the size and location of the site. Due to the nature and scale of the development it is not considered the proposed development will impact the wider landscape where suitable habitats for Beswick's swan are located. Natural England have not provided comment in this case.

There is a derelict garage on site and the building was identified as having negligible potential for roosting bats. The trees on site were also identified as having negligible potential for roosting bats apart from one tree (T1) however this is located offsite adjacent to the northern site boundary. No badger setts or foraging signs were identified during the survey.

Measures have been included which contribute to biodiversity net gain on site, contained within the PEA (2022). This proposes the use of a sensitive lighting strategy, two bird and bat boxes, artificial bat bricks or bat tubes, artificial bird nest boxes, wildlife friendly fencing, planting of five woody plants planted per metre of hedgerow. Ecology has no objection subject to conditions.

A condition will ensure implementation of the biodiversity measures to comply with policy ENV DM5 of the Arun Local Plan.

TREES

The site is predominately open however there are some scattered trees. Within the site there is a mature walnut tree and a single mature alder tree (T1) on the northeast boundary of the site which is rooted in the adjacent land.

None of the trees on site are protected and the site does not fall within a Conservation Area. None of the trees are proposed for removal in compliance with policy ENV DM4 of the ALP.

SUMMARY

This proposal represents an appropriate redevelopment of vacant land and does so without compromising the visual amenity of the area or the amenities of existing neighbouring residential occupiers. All other relevant development plan policies have been complied with. The proposal provides 2 residential units in compliance with Development Plan policy and will make a positive impact on Aruns 5 year supply of housing which is below 3 years presently. It is recommended the application be approved in accordance with the following conditions.

HUMAN RIGHTS ACT

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

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

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership,

pregnancy and maternity, race, religion or belief, sex or sexual orientation).

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

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans

- Location Plan, Proposed Block Plan - 001 A
- Proposed Floor and Roof Plan - 100 A
- Proposed Elevations - 200
- PEA (2022)
- Flood Risk Assessment (May 2022)

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

- 3 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter 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 and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 4 Any habitat clearance works associated with the proposed development of the site should safely manage and correctly remove and dispose of the cotoneaster and montbretia in order to prevent its spread. A suitably qualified contractor with an understanding of biosecurity protocols should implement and manage the removal of these plant species.

Reason: To safeguard species and habitats on site in accordance with Policies ENV SP1,

ENV DM1, ENV DM3 and ENV DM5 of the Arun Local Plan.

- 5 The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (ref: Flood Risk Assessment Proposed Development at Land off Queens Lane, Arundel- Prepared by Herrington Consulting Limited- May 2022) and the following mitigation measures it details:

- Finished floor levels for all living and sleeping accommodation shall be set at least 300mm above the design flood level, at a minimum of 4.07m above Ordnance Datum (AOD).
- The proposed development will lower land within the rear garden, adjacent to the drainage ditch. This will ensure that the proposal will not increase the risk elsewhere as a result of floodwater being displaced by the development.

This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy W DM2 of the Arun Local Plan.

- 6 During construction, any trenches deeper than 1.0m, or drainage pipework greater than 200mm diameter, shall be covered or capped overnight to prevent badgers or other mammals becoming trapped. Excavations should be checked each morning for the presence of any mammals or other species. Any hazardous chemicals need to be suitably stored away so animals cannot access them.

Reason: To safeguard species and habitats on site in accordance with Policies ENV SP1, ENV DM1, ENV DM3 and ENV DM5 of the Arun Local Plan.

- 7 The north elevation screening serving the proposed balconies shall be constructed as shown on the approved plan '200' to a height of 1.7m and be obscurely glazed. The obscure screening shall be installed prior to the first use of the balcony and be retained thereafter in perpetuity.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.

- 8 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

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

- 9 No construction/demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no works taking place on Sunday or Bank Holidays unless they are not audible outside of the application site.

Reason: To protect the amenity of local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan

- 10 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed semi-detached buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the area by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 11 As detailed within the PEA (Jan 2022) precautions should be put in place for hedgehogs and the site will need to be searched carefully before works begin. If any small mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats.

Any brush, compost and/or debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs.

Reason: To safeguard species and habitats on site in accordance with Policies ENV SP1, ENV DM1, ENV DM3 and ENV DM5 of the Arun Local Plan.

- 12 No vegetation and building clearance shall be undertaken within the nesting bird season (March to September inclusive). Should vegetation and building clearance be required within these times then any vegetation and/or buildings to be removed or disturbed should be checked by a suitably qualified ecologist for nesting birds within 24 hours prior to works commencing.

Reason: To safeguard protected birds, species and habitats on site in accordance with Policies ENV SP1, ENV DM1, ENV DM3 and ENV DM5 of the Arun Local Plan.

- 13 Prior to occupation, the mitigation as provided in the submitted PEA (Jan 2022) and the enhancements as provided in section 4.53 of the report (ecological enhancements) should be implemented in their entirety. These include
- Wildflower meadow planting used.
 - Filling any gaps in tree lines or hedgerows with native species.
 - Two bat boxes or bricks to be installed on new dwellings (3-5m, facing south/south westerly).
 - Two bird boxes installed on the new dwellings.
 - Gaps are included at the bottom of the fences to allow movement of small mammals across the site.
 - A hedgehog nesting box included on the site.
 - Grassland areas managed to benefit reptiles and amphibians.
 - Log piles onsite.

The details approved shall be retained in perpetuity/as mentioned in the report.

Reasons: To enhance the environment for local wildlife and result in net biodiversity gain, in accordance with the relevant legislation and policy ENV DM5 of the Arun Local Plan.

- 14 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations within BS5489:1-2013 but also minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats), the interests of minimising crime and to minimise unnecessary light spillage

outside the development site in accordance with policies QE SP1, QE DM2 & ENV DM5 of the Arun Local Plan.

- 15 Prior to occupation of the dwelling, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the dwelling shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge point shall thereafter be retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2030, to mitigate against any potential adverse impact of the development on local air quality and to provide sustainable travel options in accordance with policies T SP1, T DM1 & QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

- 16 No development above damp-proof course (DPC) level shall take place until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will incorporate decentralised, renewable and low carbon energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the dwellings and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: In order to secure a reduction in the use of energy at the site in accordance with national planning policy and policy ECC SP2 of the Arun Local Plan.

- 17 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance, as per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>, on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage designs must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 45%).

Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design. The applicant is advised to discuss the extend of ground water monitoring with the council's engineers.

Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.

- 18 INFORMATIVE: It is recommended that the owner/occupants sign up to the Environment Agency Flood Warning Service and have a flood evacuation plan.
- 19 INFORMATIVE: An Activity Permit will be required from the EA to connect flows to this watercourse as it is located in an Internal Drainage District (IDD).
- 20 INFORMATIVE: We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.
- To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood

damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. The following documents may also be useful:

Department for Communities and Local Government: Preparing for floods
<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>

Department for Communities and Local Government: Improving the flood performance of new buildings: <https://www.gov.uk/government/publications/flood-resilientconstruction-of-new-buildings>

- 21 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.