

Recommendation Report for Planning Permission

REF NO: AB/64/25/PL

LOCATION: Land Adjacent 18
Queens Lane
Arundel
BN18 9JN

PROPOSAL: Demolition of existing garage and erection of mixed use building comprising wood workshop to ground floor with single, self-build dwelling above. This application is in CIL zone 2 and is CIL liable as a new dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Mature planting and fencing to north and east boundaries. Planting and ditch to west boundary. Access at southern boundary.
SITE CHARACTERISTICS	The application site is a patch of unused scrubland adjacent to the adjoining property No. 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 detached single storey garage that is in a state of disrepair.
CHARACTER OF LOCALITY	The area is characterised by Queens Lane to the east, the telephone exchange building to the north, and agricultural land and buildings to the south and west. The area has a semi-rural character.

RELEVANT SITE HISTORY

AB/118/24/DOC	Approval of details reserved by condition imposed under reference AB/136/21/PL relating to condition number 3 - details of surface water drainage scheme.	
AB/136/21/PL	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.	ApproveConditionally 06-07-22
ab/73/18/pl	Demolition of garage & erection of 2No. dwellings with associated car parking and landscaping	ApproveConditionally 13-12-18

AB/73/18/PL - This application granted permission for a pair of semi-detached dwellings on the site in question.

AB/136/21/PL - This application was a resubmission of AB/73/18/PL and was approved.

REPRESENTATIONS

Arundel Town Council - No objection.

No representations from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Environment Agency - No objection subject to condition.

Environmental Health - No objection subject to condition:

- The submitted noise impact assessment was undertaken assuming windows and doors are closed when the workshop is in use. However, if the door/windows are opened during the warmer months there are concerns about the impact on the nearby properties.
- Conditions ensuring the workshop windows/doors remain closed during use suggested.
- Lighting condition suggested.
- Contaminated land condition suggested.
- Building services/plant machinery condition suggested.

WSCC Highways - No objection:

- Cycle parking should be secured.

Council's Ecologist - No objection subject to conditions:

- The site is within the Arun Valley SPA Impact Risk Zone 2. However, given the scale and nature of the development an appropriate assessment is not required.
- The PEA has assessed impacts on protected species. No impacts were identified and no further surveys are required.
- Ecological enhancement and lighting conditions suggested.

South Downs National Park - No comment.

Drainage Engineers - No objection subject to conditions:

- Condition requiring the submission and agreement of detailed drainage plans conforming to Local Planning Authority guidance, specifications for all surface water drainage components and associated infrastructure or flow control mechanisms (including rainwater harvesting), and any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme, all prior to the commencement of the development.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Conditions applied where necessary.

POLICY CONTEXT

Designation applicable to site:

Built-up Area Boundary.

Flood Zone 3.

Arun Valley Impact Risk Zone.

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

SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVSP1	ENV SP1 Natural Environment
ENVDM1	ENV DM1 Designated Sites of Biodiversity or geographical imp
ENVDM3	ENV DM3 Biodiversity Opportunity Areas
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
QESP1	QE SP1 Quality of the Environment
QEDM1	QE DM1 Noise Pollution
QEDM4	QE DM4 Contaminated Land
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management

[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

REPORT_1011(ODB)

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. All relevant policies from the Arundel Neighbourhood Development Plan have been considered.

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 complies with relevant Development Plan policies in that it is a highly energy efficient form of development that has satisfied the requirements of the sequential and exception tests for flood risk, would not compromise the visual amenities of the locality, the residential amenities of neighbouring properties, and would not increase flood risk elsewhere.

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

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

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

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

BIODIVERSITY NET GAIN

This application is not liable for Biodiversity Net Gain (BNG) under the self-build exemption set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act.

CONCLUSIONS

PRINCIPLE

The site is within the Built-Up Area Boundary in which the principle of residential development is acceptable subject to consideration of relevant Development Plan policies in accordance with policies SD SP2 of the Arun Local Plan (ALP), and AR1 of the Arundel Neighbourhood Development Plan (ANP).

The NPPF is a material consideration in determining applications as is the Council's lack of a 5-year HLS. The NPPF sets out a presumption in favour of sustainable development which for decisions 11(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 or assets of particular importance provides a strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Footnote 7 to i) includes in a list of protected areas as "areas at risk of flooding".

Following the conclusions of the submitted Sequential Test and the conclusions of the Environment Agency in respects of the flood risk safety of the development, the application falls to be determined in the context of 11d(ii) of the NPPF whereby the presumption in favour of sustainable development is applied.

CHARACTER & DESIGN

Queens Lane is a short street featuring a mix of residential building types, including flats, terraced, semi-detached, and detached homes. The most prominent are three-storey flats on the corner, while the rest are predominantly two-storey dwellings. The materiality is defined by a mix of red brickwork, clay roof tiles, and white UPVC windows, with some rendered properties near the entrance to the lane. To the west and north, nearby agricultural, and light industrial buildings introduce a broader material palette. However, as a residential property, the proposal would primarily relate to the surrounding housing, with the non-residential buildings playing a secondary contextual role.

The proposed design comprises two connected sections, one of two storeys and the other of three. Both feature front and rear gables without fascia or soffits, Metal standing seam roofing, brickwork at ground floor, and vertical timber cladding (left to weather naturally) on the upper floors. The southwestern section sits 5m forward of the northeast section, and the two are linked by a recessed first-floor walkway, giving the appearance of two separate but similarly styled units until viewed more closely. The proposal also includes black aluminium windows and a timber garage door on the front elevation of the southwestern component.

The proposal adopts a distinctly contemporary design that contrasts with the traditional architecture of neighbouring homes. Being positioned at the end of Queens Lane, the site is adjacent to large agricultural barns to the southwest and a light industrial building (telephone exchange) to the rear. While the dwelling does not reflect the style of nearby houses, its location allows it to act as a transitional element between the residential character of Queens Lane and the utilitarian forms and materials of the surrounding agricultural and industrial buildings. The site would experience minimal pedestrian traffic. However, the building would be partially visible to drivers on the A27 Arundel Bypass to the south. While its contemporary design would contrast with nearby residential properties, views from the A27 would be limited to brief glimpses through surrounding vegetation.

Paragraph 135(c) of the NPPF states that planning decisions should respect local character and history, including the surrounding built environment and landscape, while allowing for appropriate innovation and change. Paragraph 139(b) advises that poorly designed development should be refused, particularly where it conflicts with local or national design guidance. However, significant weight should be given to outstanding or innovative designs that promote high sustainability, provided they fit in with the form and layout of their surroundings.

The proposal is not poorly designed, though it clearly diverges from the established character of residential development in the area. However, its material choices, siting, and proximity to non-residential buildings help soften this contrast. In line with NPPF paragraphs 135(c) and 139(b), significant weight should be given to innovative, sustainable designs, such as this 'Passivhaus' scheme, where they respect the broader form and layout of their surroundings. It is acknowledged that Arundel Parish Council raise no objections to the proposal. Overall, the proposal would not be in strict accordance with ALP policies D SP1 or D DM1 by virtue of its divergent design. However, the sustainable, innovative design,

alongside the mitigating factors outlined above and the significant weight afforded to such proposals by Paragraph 139(b) of the NPPF outweigh the policy conflicts identified. As such, the character and design of the development are acceptable.

FLOOD RISK AND DRAINAGE

ALP policy ECC SP1 supports development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding. The proposal is not appropriately located in terms of flood risk as discussed below.

ALP policy W DM2 states development in areas at risk from flooding (as identified by the Environment Agency (EA) and the Council's Strategic Flood Risk Assessment (SFRA)), will only be permitted following compliance with the following criteria:

- a. The sequential test in accordance with the National Planning Policy Guidance has been met.
- b. A site specific Flood Risk Assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall.
- c. The sustainability benefits to the wider community are clearly identified.
- d. The scheme identifies adaptation and mitigation measures.
- e. Appropriate flood warning and evacuation plans are in place; and
- f. New site drainage systems are designed to take account of events which exceed the normal design standard i.e. consideration of flood flow routing and utilising temporary storage areas.

Criteria a, b, and c reflect the fundamentals of the Sequential & Exception Tests as identified by the NPPF.

The site is wholly within Flood Zone 2 and Flood Zone 3, and the proposal has been accompanied by a Sequential Test & Exception Test as appropriate. The appropriate search area for the sequential test is outlined by Paragraph: 027a Reference ID: 7-027a-20220825 of the NPPG, which states that 'For a non-major housing development, it would not usually be appropriate for the area of search to extend beyond the specific area of a town or city in which the proposal is located, or beyond an individual village and its immediate neighbouring settlements'. The site is located with the town of Arundel and is a non-major development. The Sequential Test has reviewed Arundel and its neighbouring settlements, and has found no suitable, reasonably available, alternative sites for the development. Officers have reviewed this assessment and have no strong reason to dispute the findings. The Sequential Test is accepted.

The Exception Test requires that a development demonstrates it will be safe for its lifetime without increasing flood risk elsewhere, and that the development will provide wider sustainability benefits to the community that outweigh flood risk. A Site-specific Flood Risk Assessment has been submitted to this effect. The Environment Agency has confirmed that the proposal would be safe for its lifetime without increasing flood risk elsewhere, and the submitted surface water drainage design is also sufficient to ensure it would not increase flood risk elsewhere.

The proposal would provide a wider sustainability benefit, albeit limited, through the provision of a dwelling in a sustainable location (discounting flood risk) during a time of acute housing need. Additionally, the proposal provides a wider sustainability benefit through the nature of its design and energy efficiency. As a Passivhaus design, the proposal would exceed standards for energy efficiency, resulting in a dwelling that would be significantly more self-sufficient and less dependent on national energy supplies than a typical unit. Within the context and with consideration of the scale and nature of the proposal, Officers are content that the Exception Test is passed.

The Council's Drainage Engineers have reviewed the submitted surface water drainage design and have confirmed it is acceptable for the planning application stage. A condition securing finalised details of the design has been requested, and this has been agreed and attached.

Subject to relevant conditions, the proposal is in accordance with ALP policies W DM2 and W DM3.

QUALITY OF ACCOMODATION

The proposal is compliant with the Nationally Described Space Standards (NDSS), and therefore, in accordance with ALP policy D DM2. It would also benefit from sufficient external amenity space in accordance with Section H.04 of the Arun Design Guide.

The proposal in accordance with ALP policies D DM2 & QE SP1 with respects to the quality of accommodation.

NEIGHBOURING RESIDENTIAL AMENITY & NOISE

The proposal benefits from acceptable separation distances from its boundaries to account for its height and form and would not have any unacceptable overbearing or overshadowing impacts on neighbouring properties as a result.

The positioning and layout of the proposed windows are such that there are no significant overlooking impacts on neighbouring residential properties.

The proposal has been supported by a Noise Impact Assessment (NIA) and Environmental Health have raised no objections to its methodology or conclusions. It was, however, identified that the Noise Impact Assessment assumes that windows would be closed to ensure noise impacts are minimised. Environmental Health have concerns that in the warmer months it is likely that windows would be required to be opened to prevent overheating, which could result in an increase in the noise levels at neighbouring dwellings. As such, they have suggested a condition that the workshop windows remain closed while they are in use. This applies to both the machine and hand-tool workshop.

Whilst the proposal involves the provision of workshops that are a noise generating use, they are specifically for the use of the occupants of the dwelling hereby approved and ancillary to the dwelling as a result. It would not be reasonable to expect alternative locations for these workshops to be explored on this basis. The workshops have been conditioned to be ancillary to the use of the proposed dwelling.

In the event that air-conditioning units or air-source heat pumps are required/to be installed at a later date, Environmental Health have suggested a condition to ensure they are assessed and agreed in terms of their noise impacts prior to their installation. Officers agree that within this context, such a condition is appropriate.

Subject to relevant conditions, there would likely be no impact, or a low-level impact, on noise sensitive receptors within the vicinity and the proposal is, therefore, acceptable and in accordance with ALP policies QE SP1 & QE DM1.

CONTAMINATION & POLLUTION

Environmental Health recommend that a prior to commencement contaminated land condition should be imposed. It is understood that the site was allotment gardens around 1943 and subsequently became part of a residential garden, but has since been partitioned, disused and left to overgrow, albeit with a garage built on it sometime before 1991. A full contaminated land condition is not necessary, and a precautionary unexpected contamination has been attached to this decision.

Environmental Health have requested an exterior lighting plan condition. Subject to sensible construction hours, no exterior lighting would be necessary during the construction phase. No exterior lighting has been proposed, and it would typically be unreasonable to require compliance with an exterior lighting plan in perpetuity for a site that would only be a private residential unit. However, the use of the

ground floor as a workshop, may result in the need for significant exterior lighting for the delivery of equipment/goods. As such, a condition has been attached to ensure that prior to occupation, if a need for exterior lighting is identified, that details of such lighting must be submitted to and approved by the Local Planning Authority to ensure it does not prejudice neighbouring amenities.

The proposal is in accordance with ALP policies QE SP1, QE DM2 & QE DM4.

ENERGY EFFICIENCY

ALP policy ECC SP2 requires all new residential development to be energy efficient and to demonstrate how they will achieve energy efficiency measures that reflect the current standards, use design and layout to promote energy efficiency, and incorporate decentralised, renewable, and low carbon energy supply systems such as solar panels. It is acknowledged that solar panels appear to be the preferred method in this case, but to ensure that adequate decentralised, renewable, and low carbon energy supply systems are secured, a condition to this effect would likely be attached to any positive decision. It is also noted that the proposed unit seeks to achieve a high standard of energy efficiency. 'Passivhaus' to be specific, and this is supported by the principles of ALP policy ECC SP2.

The proposal is in accordance with ALP policy ECC SP2.

BIODIVERSITY & TREES

The site is within the Arun Valley SPA Impact Risk Zone 2, however, given the scale and nature of the development, an appropriate assessment is not required. The site is also within a Biodiversity Opportunity Area.

As a self-build unit, the proposal is exempt from 10% Statutory Biodiversity Net Gain (BNG). This has been confirmed and secured by way of S.106 agreement. However, in line with ALP Policy ENV DM5, an BNG of some quantity is required.

The submitted Preliminary Ecological Appraisal (PEA) has been assessed by the Council's Ecologist and found to be acceptable in its methodology and conclusions. The PEA proposes various ecological and biodiversity enhancements, which will be secured by way of condition, achieving an on-site net gain overall and enhancing this biodiversity opportunity area. The PEA has also assessed potential impacts on protected species and none are identified.

The site is mostly grassland and Heathland and mixed shrub, but there is a lone Walnut tree to the front of the site that is proposed to be retained.

The proposal is in accordance with ALP policies ENV SP1, ENV DM1, ENV DM3, ENV DM4 & ENV DM5.

PARKING & ACCESS

For 1 No. 4-bedroom dwelling on this site, 3 No. parking spaces are required as outlined by the Arun Parking Standards, and to be 2.5m by 5m as outlined by Section I of the Arun Design Guide. The proposed parking provisions are sufficient in both size and quantity.

The provision of 1 No. EV Charging point and 2 No. cycle storage spaces are required and will be secured by way of conditions.

The proposal would utilise an existing vehicular access and it is located to the end of Queens Lane. WSCC Highways have raised no concerns related to the intensification of the lane or the junction at which Queens Lane joins the adopted highway network. There are no transport grounds to resist the proposal.

The proposal is in accordance with ALP policy T SP1 and paragraphs 115 and 116 of the NPPF.

WASTE MANAGEMENT

No dedicated bin store location has been identified as part of the proposals and one will be secured by way of condition. Kerbside collection would be possible and is likely to adopt the approach for kerbside bin collection that is utilised by the other residential properties along Queens Lane.

The proposal is in accordance with ALP policy WM DM1.

SUMMARY

The proposal is in conflict with certain design policies, but for the reasons outlined in the report, these are not reasons for refusal. The proposal is otherwise in accordance with relevant Development Plan policies and as such, it is recommended for approval subject to the following conditions, informatives, and S.106 agreement.

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.

SECTION 106 DETAILS

This application is exempt from the requirements of Statutory Biodiversity Net Gain under the self-build exemption set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act. Therefore, the statutory BNG requirements apply to the proposed development. The self-build exemption has been secured by way of S.106 legal agreement to ensure the development meets the requirements of the exemption.

CIL DETAILS

This application is CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

RECOMMENDATION

APPROVE CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT

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:

- Site Location Plan (Dated: 25/05/2025).
- Proposed Block Plan (Dated: 25/05/2025).
- Site Plan (Dated: 05/05/2025).
- Ground Floor Plan (+1.60m) (Dated: 15/03/25).
- First Floor Plan (+4.10m) (Dated: 15/03/25).
- Second Floor Plan (+4.10m) (Dated: 15/03/25).
- Roof Plan (Dated: 21/03/25).
- Proposed East Elevation (Dated: 05/05/25).
- Proposed North Elevation (Dated: 05/05/25).
- Proposed West Elevation (Dated: 05/05/25).
- Proposed South Elevation (Dated: 05/05/25).
- Proposed Section A-A (Dated: 05/05/25).

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

3 Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the Local Planning Authority. The detailed design must be based upon and build on the surface water information within the approved 'Flood Risk Assessment Ref: 13341', second issue, prepared by 'GTA Civils & Transport Limited', and dated: September 2025. The full details submitted for approval shall include:

1. Detailed drainage plans conforming to Local Planning Authority guidance,
2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms (including rainwater harvesting),
3. Any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme.

The scheme shall then be constructed as per the approved plans and details. No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the agreed details. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the Local Planning Authority. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

Reason: In order to comply with Arun Local Plan policy W DM3 and the NPPF.

- 4 No development above damp-proof course (DPC) level shall take place unless and until a detailed colour schedule of materials and finishes to be used for external walls and roofs of the proposed building has been submitted to and approved in writing 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 Arun Local Plan policies D SP1 and D DM1.

- 5 Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within Section 5.5 of the 'Preliminary Ecological Appraisal Report' Ref:UE0708.1_QueensLn_PEA_0_250501, Revision 01, produced by 'Urban Edge Environmental Consulting' and dated: 05 May 2025, shall be submitted to and approved in writing by the Local Planning Authority. This should include, but is not limited to, bat boxes, bird boxes, and reptile hibernacula.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with Arun Local Plan policies ENV SP1, ENV DM3, and ENV DM5 and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species).

- 6 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 to be submitted to and approved in writing by the Local Planning Authority. The spaces so provided shall be retained in perpetuity.

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

- 7 No development above damp-proof course (DPC) level shall take place unless and until details for the storage of waste and recycling on the site has been submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the visual amenities of the site and locality and ensure kerbside collection is suitably convenient in accordance with Section H.07 of the Arun Design Guide Supplementary Planning Document and Arun Local Plan policies D DM1 and WM DM1.

- 8 Prior to the occupation of any part of the development, full details of all new external lighting, including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage, shall be submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations of the Institute of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light' (GN01:2011) and:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging

b) show how and where external lighting will be installed through provision of appropriate lighting contour plans and technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having

access to their breeding sites and resting places,

c) show how and where external lighting will be installed through provision of appropriate lighting contour plans and technical specifications so that it can be clearly demonstrated that neighbouring residential premises and sensitive receptors will not be adversely affected by obtrusive light.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior written consent from the Local Planning Authority.

Reason: In the interests of the amenities of the area, neighbouring residential amenity, the site's biodiversity (particularly in respect of bats), and to minimise unnecessary light spillage outside the development site in accordance with Arun Local Plan policies QE SP1, QE DM2, and ENV DM5.

9 The development hereby approved shall be carried out in accordance with the approved 'Flood Risk Assessment Ref: 13341', second issue, prepared by 'GTA Civils & Transport Limited', dated: September 2025, and the following mitigation measures detailed within:

- Finished floor levels for all living and sleeping accommodation shall be set no lower than 4.1 metres above Ordnance Datum (AOD)
- The ground floor areas shall be designated exclusively for Less Vulnerable uses.

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

Reason: To reduce the impact of flooding on the proposed development and future occupants in accordance with Arun Local Plan policies W SP1 and W DM2.

10 The workshop uses hereby approved at ground floor shall be used solely for purposes ancillary to the occupation and enjoyment of the residential dwelling above that is also hereby approved at 'Land adjacent to 18 Queens Lane, Arundel', and shall not be used/operated as a separate unit.

Reason: In the interests of preserving the residential amenity of occupiers and neighbours by preventing the over-intensification of the site and subsequent noise/pollution in accordance with Arun Local Plan policies D DM1, QE SP1, and QE DM1.

11 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To ensure that the development complies with approved details in the interests of

protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4.

- 12 The approved development shall include energy efficiency measures that reflect the current standards applicable at the time of submission and decentralised, renewable or low carbon energy supply systems. Any physical features that are required as part of the works must be installed prior to the occupation of the dwelling and shall be thereafter permanently maintained in good working condition.

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

- 13 When the workshops hereby approved are in use, all doors and windows of the workshops must remain closed at all times, except for access and egress.

Reason: In the interests of preserving neighbouring residential amenity in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 14 No internally or externally located plant, machinery equipment or building services plant shall be operated on the site until an assessment of the acoustic impact arising from the operation of all such equipment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 and shall include a scheme of attenuation measures to mitigate the adverse impacts identified in the acoustic assessment. The scheme shall ensure that the rating level of noise emitted from the proposed building services plant is 5 dB less than the prevailing background sound level (LA90) or show compliance with the current version of the MCS 020 a) guidance. The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter. Any agreed attenuation measures shall be permanently maintained in good working condition.

The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter. Any agreed attenuation measures shall be permanently maintained in good working condition.

The applicant should review the Planning Noise Advice Document - Sussex, November 2023: <https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n19846.pdf&ver=24686>.

Reason: To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM1.

- 15 Prior to occupation of the approved dwelling, the applicant or developer shall provide the dwelling with an electric vehicle charge point in accordance with the council's standards as set out in its Parking Standards SPD. This requires that where a dwelling has a driveway or garage then one of those parking spaces shall be provided with a charging point, with ducting then being provided to all other spaces, where appropriate, to provide passive provision for these spaces to be upgraded in future. The individual charge point(s) shall be in accordance with the technical requirements set out in Part S, section 6.2 of the Building Regulations 2010 (as amended). The electric vehicle charge point(s) shall thereafter be retained and maintained in good working condition.

Reason: To mitigate against adverse impacts on local air quality and to promote sustainable travel, in accordance with Arun Local Plan policy QE DM3(c), the Arun Parking Standards SPD and the NPPF.

- 16 Based on the information available, this permission is exempt from the requirement to provide

a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission relates to a development which consists of no more than 9 dwellings; is carried out on a site which has an area of no larger than 0.5 hectares; and consists exclusively of dwellings which are self build or custom housebuilding.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 17 **INFORMATIVE:** The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding - time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities. For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

- 18 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission relates to a development which consists of no more than 9 dwellings; is carried out on a site which has an area of no larger than 0.5 hectares; and consists exclusively of dwellings which are self build or custom housebuilding.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 19 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.