

Recommendation Report for Planning Permission

REF NO:	AL/51/20/PL
LOCATION:	Tyrone House Norton Lane Norton Aldingbourne
PROPOSAL:	Demolition of existing house & outbuildings & erection of 1 No dwelling & garage (resubmission following AL/29/20/PL).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The replacement dwelling would be detached, two-storey, and have 5 bedrooms. It would be constructed with render elevations, a slate tile roof, white UPVC window and door frames, and railings to the balconies. It would have a hipped and gable end roof form. The access off Norton Lane would be widened and utilised. The proposal includes a replacement detached single storey garage building. Car parking would be provided on the front driveway and within the garage building, and the property would have front, side and rear gardens.
SITE AREA	0.5 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	2 dph.
TOPOGRAPHY	Predominantly flat, gentle slope front to back of site.
TREES	Hedging and mature trees to perimeter of site.
BOUNDARY TREATMENT	Hedging and mature trees.
SITE CHARACTERISTICS	The site consists of a detached, two storey residential property, enclosed to the frontage with Norton Lane by hedging, with a front gravel driveway, a detached single storey outbuilding, and gardens to the front, side and rear, set on a spacious plot. The property has a 1930s architectural design, with a gable end, cat slide roof, cream pebble-dash render elevations, clay tile roof, and segmented windows with brick arch features.
CHARACTER OF LOCALITY	The site is on the eastern side of Norton Lane, on a corner plot, at the junction with Nyton Road. It is outside of a Built-Up Area Boundary in the Countryside. This area has a semi-rural to rural character. Norton Lane consists of a 'cluster' or 'ribbon' of development on either side, including mainly detached residential properties (of varying scale and design) and horticultural nursery sites. Beyond this is open farmland.

AL/105/19/HH Concluded that, although the extensions were extensive, would not appear subservient in scale to the existing host property, and would significantly alter the appearance of the building, the

additions would appear integrated with the building, would not be an overdevelopment of the site and there are restricted views of the site anyway due to vegetative screening. The changes would maintain the residential amenity of neighbouring occupants.

The permission forms a 'fall back' position to the current application for a replacement dwelling of a similar scale and design to that approved.

REPRESENTATIONS

No comments received.

No representations received.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS:

No objection. Recommend conditions to secure site access, car and cycle parking spaces and EVCP provision. Recommend informative re requirement for highways licence for the vehicle crossover works.

ADC DRAINAGE ADVISOR:

No objection, subject to pre-commencement conditions (and informatives) requiring full details of proposed surface water drainage scheme, and details of any proposals involving existing watercourses.

SOUTHERN WATER:

Request informative that developer needs to make formal application to SW for any new connection to the public sewer. Due to surface water inundation issues in the Lidsey Catchment Area, applicant needs to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions. Advise if sewer is found on site during site works, work is to stop immediately, and no further works to commence until ownership of the sewer is ascertained.

ENVIRONMENT AGENCY:

No comments received.

PORTSMOUTH WATER:

No adverse comments/objection.

WSCC MINERALS AUTHORITY:

No objection. Since the application is an alteration to AL/105/19/HH and as per exemption criteria in the guidance (para 2.4) of policy M9 of the Joint Minerals Local Plan, there would be no objection, since the development is for development/extension in the curtilage of an existing development.

ARCHAEOLOGY ADVISOR:

No objection. It is unlikely that works associated with the proposal would impinge on archaeological deposits to the extent that refusal or the requirement of other mitigation measures would be justified.

TREES OFFICER:

No objection. Recommend conditions requiring a pre-commencement site meeting and that all activity is to be undertaken in accordance with the Arboricultural Method Statement submitted.

ECOLOGY ADVISOR:

No objection. Recommend conditions to secure details of external lighting scheme, gaps in hedges to be infilled and a buffer strip around hedges during construction, restrictions on site works during wild bird breeding season, bat brick/bird box to be installed, and for the biodiversity enhancements set out in the EIA to be undertaken.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and addressed in Conclusions section of report.

POLICY CONTEXT

Designation applicable to site:

Countryside

Lidsey Waste Water Works Catchment Area

Source Protection Zone

Sharp Sand and Gravel Mineral Consultation Area

Archaeological Notification Area

CIL Zone 3

DEVELOPMENT PLAN POLICIES

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

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCDM1	ECC DM1 Renewable Energy
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
LANDM1	LAN DM1 Protection of landscape character
QEDM2	QE DM2 Light pollution
QEDM3	QE DM3 Air 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
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management

Joint Minerals Local Plan 2018:Aldingbourne Neighbourhood Plan 2016 POLICY EH1

Aldingbourne Neighbourhood Plan 2016 POLICY EH5

Aldingbourne Neighbourhood Plan 2016 POLICY EH6

Aldingbourne Neighbourhood Plan 2016 POLICY EH7

Aldingbourne Neighbourhood Plan 2016 POLICY GA3

Aldingbourne Neighbourhood Plan 2016 POLICY H1

Aldingbourne Neighbourhood Plan 2016 POLICY H8

Aldingbourne Neighbourhood Plan 2016 POLICY H9

Joint West Sussex M9 Safeguarding Minerals
Resist development outside

Development in Flood risk areas will not be supported unless...

Surface Water Management

Protection of trees and hedgerows

Renewable and Low Carbon Energy

Parking and new development

New housing or altering dwellings

Quality of Design

Dwellings must have adequate private or shared amenity.

Outdoor space

Items to consider e.g. - bin stores

Attention to detail

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11 Arun Parking Standards 2020

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans 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 policies contained within the Aldingbourne Neighbourhood Plan (made 2016) are relevant in the determination of this application.

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 conflicts with Arun Local Plan policies SD SP2 and C SP1 and Aldingbourne Neighbourhood Plan policy EH1, which state that development should be focussed within the Built-Up Area Boundaries, and will not be permitted in the Countryside, unless it meets certain tests which would justify countryside development. The proposals would not meet any of these policy tests.

However, in this case, there are material considerations to be weighed in the balance in terms of the conflict with the Development Plan and which indicate that a determination can be made otherwise than in accordance with the Development Plan. These material considerations are as follows:

- The existence of a dwelling on the site already and the fact that this proposal is for a replacement dwelling.
- The existing permission (AL/105/19/PL) forms a 'fall back' position to the current application for a replacement dwelling of a similar scale and design to the extended property already approved.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE:

The site is outside of a Built-Up Area Boundary and is defined as being in the Countryside. The proposals do not meet any of the exception tests to justify countryside development. According to policies in the Development Plan, the proposal for development in this location is therefore unacceptable in principle, and would conflict with ALP policies SD SP2 and C SP1 and ANP policy EH1.

Despite conflict with these Development Plan policies there are material considerations which warrant a determination being made not in accordance with the Development Plan. These material considerations are as follows:

- The existence of a dwelling on site and the fact that this proposal is for a replacement dwelling.
- Existing permission AL/105/19/PL forms a 'fall back' position to the current application for a replacement dwelling of a similar scale and design to the extended property already approved.

As such, the principle of development in this location is on balance accepted, subject to consideration against all other relevant Development Plan policies.

VISUAL AMENITY:

Permission was granted in 2019 (AL/105/19/HH) for relatively large side and rear extensions to the property. Under that application, it was concluded that, although the extensions were extensive, would not appear subservient in scale to the existing host property, and would significantly alter the appearance of the building, the additions would appear integrated with the existing building, would not be an overdevelopment of the site and that there are restricted views of the site in any case due to vegetative screening. The permission forms a 'fall back' position to the current application which is for a replacement dwelling of a similar scale and design to the extended property approved.

The replacement dwelling would have a larger footprint and a greater mass at first floor level in

comparison to the existing dwelling. The replacement building has the same footprint as the extended dwelling approved by AL/105/19/HH. It would be slightly higher (around 0.2m) than the extended dwelling approved. It would be re-located on the site 3m forward (west) of the approved/existing front building line and 4m further in from the northern side boundary. The only other differences between the approved scheme for an extended dwelling and the current scheme are minor differences in form and design which include; changes to the fenestration positioning, size and design, one additional first floor window at the rear, the front porch design, and a change from two gable ends to hipped roofs at the rear of the building.

As concluded under AL/105/19/HH, although the resultant property would be larger and of a significantly different appearance to the existing dwelling, the surrounding area consists of properties of varying scale, form, style and design and, as such, the replacement dwelling would not appear out of character within the local area. There are trees and planting surrounding the property which provide screening and means views from in the street scene toward the site and property are largely restricted. The new building would successfully integrate with the surrounding environment and would not result in overdevelopment of the site since it is a spacious plot. The materials are render and slate which would, to some degree, reflect materials of the existing dwelling although it would have a more modernised appearance. Given the varied architectural styles, designs and materiality of other properties in the surrounding area, and the limited visibility of the property in the site, it is not considered to adversely impact visual amenity area. Render is a broad term so, it is recommended a condition is applied requiring details of the materials. Whilst the replacement dwelling would be re-positioned on site and set forward of the existing front building line, given there is no consistent front building line along Norton Lane, and given that the new building would still be well set back from the Lane and screened by vegetation, the siting of the new building is considered acceptable.

The replacement garage is situated to the north east of the property. The garage is single storey as existing. It would be a double garage with a hipped roof and at the rear would have a covered area. It would be larger and have a different roof form to the replacement garage approved by AL/105/19/HH. Given it would replace an existing outbuilding, would remain single storey, and its limited visibility due to its siting, the garage would not result in any adverse visual impacts.

The replacement dwelling and garage would have an acceptable impact on the visual amenity and character of the area, and would accord with the NPPF, ALP policies D SP1 and D DM1 and H1 of the ANP.

RESIDENTIAL AMENITY:

It was concluded under AL/105/19/HH that the extended dwelling, although larger than the existing, would not result in any significant loss of outlook or light to neighbouring properties, due to separation distances to the boundary. Although additional windows would be installed in the first floor rear east elevation, and a wrap-around balcony added to the south-east of the dwelling, due to the separation distances and that there is a nursery (non-residential) site at the rear, it was concluded the new windows and balcony would not result in adverse overlooking to neighbouring occupants. The replacement garage, again whilst larger than the existing, would still be single storey and due to its siting and design was not considered to result in adverse impacts upon the property to the north, 'Tara'.

The only differences between the approved scheme and proposed scheme are minor differences in form and design which include; changes to the fenestration positioning, size and design, one additional first floor rear window, the front porch design, and a change from two gable ends to hipped roofs at the rear of the building. The replacement dwelling would have the same footprint (and would be only marginally higher by approx. 0.2m) in comparison to the extended dwelling approved under AL/105/19/HH. Whilst it would be repositioned from the existing/approved siting it would be sited further from the side north boundary with the neighbouring property 'Tara'.

Given separation distances from boundaries, as concluded under the AL/105/19/HH, the dwelling would not result in a significant loss of outlook and light levels to neighbouring occupants. Given separation distances from boundaries and the non-residential use of the adjacent site at the rear, as concluded under the previous permission, the new first floor windows to the rear and the new wrap-around balcony would not result in adverse overlooking. The current proposals remove two first floor side north facing windows (serving Bedrooms 4 and 5) and add an additional rear window to serve Bedroom 4 instead. As such, any potential overlooking toward the property to the north 'Tara' would actually be reduced as a result of the proposals. No additional new first floor windows are proposed which would have any impact on increased overlooking. The replacement garage, whilst larger than the existing and that approved, would be single storey and due to its siting and design is not considered to result in adverse impacts on the property to the north, 'Tara'.

The development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and would accord with the NPPF and ALP policies D SP1, D DM1 and QE SP1.

QUALITY OF ACCOMMODATION:

ALP policy D DM2 requires internal spaces to be of an appropriate size and advises that the Nationally Described Space Standards provide guidance. The national space standards advise that for a 2 storey, 5 bedroom home, the minimum Gross Internal Area (GIA) is between 110-128sqm (with 3.5sqm built-in storage). The floor plans show a GIA of approximately 266sqm (excluding the balcony area at first floor level) and would include adequate built-in storage. The proposals would exceed the national internal space standards and would provide internal space of an appropriate size, as required by ALP policy D DM2. The accommodation would be well laid-out with good levels of natural light and would provide a good standard of living accommodation for future occupants.

Whilst the Council does not have specific external space standards, the supporting text to ALP policy D DM2 refers to the emerging Arun Design Guide SPD (due to be adopted 2020), which will include guidance on external space standards, and requires that outdoor amenity spaces should be of an appropriate size and shape and be usable and enjoyable. Policy H8 of the ANP requires new dwellings provide outdoor amenity space of an adequate size and quality. Although the built footprint of the replacement dwelling would be larger than the footprint of the existing, much of the garden land would be retained, and it is a spacious plot, with gardens to the front, side and rear. There would be outdoor amenity space of a good size and quality to serve future occupants of the dwelling, in accordance with the NPPF, ALP policy D DM2, the emerging Arun Design SPD and ANP policy H8.

No bin storage (for refuse/recycling) is shown on the plans. There should be provision of 1 x 240l bin for refuse and 1 x 240l for recycling to serve the dwelling. It is recommended that a planning condition is applied requiring the provision of bins, in accordance with ALP policy WM DM1 and ANP policy H9.

SUSTAINABLE CONSTRUCTION:

No sustainability measures are shown on the plans. However, a condition is to be applied requiring an Energy Statement and Plan setting out the sustainable construction methods, energy conservation and efficiency measures and renewable energy sources. A condition would be imposed requiring 10% on-site generation from renewable or low carbon energy generation, plus the fabric first approach. This will ensure the proposals are sustainable and help to manage climate change, in accordance with the NPPF, policies ECC SP1 and ECC SP2 of the ALP and EH7 of the ANP.

HIGHWAYS AND PARKING:

The vehicular access off Norton Lane will be utilised and widened to 6.4m. WSCC Highways confirm a separate highway licence would be required for these works and an informative will be added. They identify the existing visibility splays are restricted due to hedging on either side of the access point. However, weight has been given to the fact that the access is existing and has been operating for some time without evidence of a highways safety issue. Inspection of police data shows there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing highways safety concern. Given the proposal is for a replacement dwelling, this proposal is not anticipated to result in a material intensification of use to Norton Lane or the wider road network. They confirm there appears to be sufficient space for vehicles to turn on site and exit in forward gear. WSCC Highways raised no objection in terms of impacts of the proposals on highways safety or the operation of the highway network. A condition will be applied to secure the site access as proposed.

The ADC Parking SPD requires a minimum of 3 car parking spaces on site for a 5 bedroom home in this type of location (Parking Behaviour Zone 2). Plans show a detached 'double' garage and a large front driveway and the application form refers to the provision of 6 car parking spaces. The garage would not be of a sufficient size (in accordance with Manual for Streets) to accommodate 2 vehicles so would not be considered a double garage. It would be large enough to be considered to be a single garage. The Arun Parking SPD states that garages will be counted as 0.5 of a parking space, taking account of the fact they are often used for storage. Notwithstanding this, the enlarged front driveway would provide sufficient space for the provision of at least 3 parking spaces as required by the ADC Parking SPD. In accordance with the SPD, all parking spaces should have Electric Vehicle Charging Point provision. Details of the car parking spaces and EVCP provision are to be secured by conditions.

The ADC Parking SPD requires a minimum of 2 cycle parking spaces on site to serve a 5 bedroom home. It is suggested that covered and secure cycle parking provision for 2 spaces should be made in the garage. A condition will be applied to secure this.

Subject to conditions, the proposals would have an acceptable impact on highways safety and parking provision, in accordance with the NPPF, ALP policies T SP1 and T DM1 and ANP policy GA3., and would accord with the Arun Parking SPD.

DRAINAGE:

The site is in Flood Zone 1 (low risk of flooding) and is under 1 hectare. No FRA or flood mitigation measures are required in this regard. The site is located in the Lidsey Waste Water Catchment Area, therefore, surface water drainage needs to be considered. The site is in a Source Protection Zone so impacts on the public water supply source need to be considered and its protection ensured.

The Council's Drainage Advisor confirmed the information submitted with the application is insufficient and they make a number of recommendations for further information prior to determination or the use of pre-commencement conditions to ensure adequate drainage is secured. Conditions and informatives will be added requiring details of the surface water drainage scheme and for any proposals involving existing watercourses.

Southern Water were consulted regarding foul water drainage and water supply. They request an informative to advise that the developer will need to make a formal application to SW for any new connection to the public sewer. Advise if sewer is found on site during site works, work is to stop immediately, and no further works to commence until ownership of the sewer is ascertained. Due to surface water inundation issues in the Lidsey Catchment Area, SW advise the applicant needs to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.

The Environment Agency provided no comment. Under the withdrawn application they confirmed they had no comments to make as the proposal falls outside the External Consultations Checklist (although in Source Protection Zone, due to size, not potentially contaminating development).

Subject to conditions, the proposals would have an acceptable impact on flood risk and surface water drainage, in accordance with the NPPF, ALP policies W DM2 and W DM3, and ANP policy EH5.

MINERALS:

The site is in a sharp sand and gravel Mineral Safeguarding/Consultation Area, and the site area exceeds 0.5ha. In accordance with policy M9 of the Joint Minerals Local Plan (2018), investigation into the viability of prior extraction of the mineral at the site prior to development works would usually be requested.

WSCC Minerals Authority concluded that since the application is an alteration to AL/105/19/HH, and as per exemption criteria detailed in the guidance (para 2.4) of policy M9, there would be no objection, since the development is for development/extension in the curtilage of an existing development.

ARCHAEOLOGY:

Policy HER DM6 requires the preservation of sites of archaeological interest. The site is in an Archaeological Notification Area. The Archaeological Advisor has confirmed it is unlikely that works associated with the proposal would impinge on archaeological deposits to the extent that refusal or the requirement of other mitigation measures would be justified.

TREES:

There is hedging to the perimeter of the site and significant mature trees on site, some of which may be worthy of statutory protection and could be adversely affected by the proposals. A Tree Survey, Arboricultural Impact Assessment & Method Statement along with a Tree Protection Plan has been submitted with the application. The Council's Tree Officer confirmed that the Tree Survey is comprehensive and accords with the requirements of BS5837:2012 and that the principle of development as described is achievable without undue detriment to retained trees, provided there is adequate site supervision at key stages by the project arboriculturist. They recommend conditions requiring a pre-commencement site meeting and that all activity is to be undertaken in accordance with the Arboricultural Method Statement submitted.

Subject to planning conditions, the proposals would adequately protect trees and vegetation, in accordance with policy ENV DM4 of the ALP and EH6 of the ANP.

ECOLOGY:

A Preliminary Ecological Assessment (April 2020) and a Bat Survey (June 2020) have been undertaken. The Council's Ecology Advisor has been consulted. They recommend a number of conditions to secure details of any external lighting scheme (to protect bats), require gaps in hedges to be infilled and a buffer strip around hedges during construction (to protect bats and other wildlife), site works to take place outside the wild bird breeding season or if they are required during this time for an ecologist to undertake checks 24 hours before site works commence, for bat brick/bird box to be installed, and for the biodiversity enhancements set out in the EIA to be undertaken.

Subject to conditions, the proposals would adequately protect ecology and result in net biodiversity gains, in accordance with the Environment Bill, the Wildlife and Countryside Act, policy ENV DM5 of the

ALP, and policy EH6 of the ANP.

SUMMARY:

Due to the location in the Countryside and failure to meet any of the exception tests, the proposal is in conflict with ALP policies SD SP2 and C SP1 and ANP policy EH1. However there are material considerations, in this case the fact that the dwelling replaces an existing dwelling of a similar siting and scale, and the 'fall-back' position of the existing permission to extend the property which, despite the conflict with policies SD SP2, C SP1 and EH1, would warrant a decision otherwise than in accordance with the Development Plan. The proposals accord with all other relevant Development Plan policies having an acceptable impact on visual and residential amenity, highways and parking, drainage, minerals, archaeology, trees, ecology, and would provide a good quality of living accommodation for future occupants.

The application is approved subject to the following conditions.

HUMAN RIGHTS ACT

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 for the increase in residential floor space (between the existing dwelling and the replacement dwelling) therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply). It is noted that the applicant has applied for Self-Build Relief.

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:

- Block Plans (1001)
- Floor (Ground Floor) Plans (1005)
- Floor (First Floor) Plans (1006)
- Proposed Garage (1010)
- Elevations (West) (1007)
- Elevations (East) (1009)
- Elevations (North and South) (1008)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with relevant policies of the Arun Local Plan and Aldingbourne Neighbourhood Plan.

- 3 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 building 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 visual amenity and character of the area and by endeavouring to achieve a building of visual quality in accordance with policies D SP1 and D DM1 of the Arun Local Plan and H1 of the Aldingbourne Neighbourhood Plan.

- 4 No part of the development shall be first occupied until 2 waste bins have been provided on site to serve the dwelling (1 x 240l refuse bin and 1 x 240l recycling bin). The bins shall thereafter be retained.

Reason: To provide appropriate waste provision to serve the dwelling, in accordance with policy WM DM1 of the Arun Local Plan and policy H9 of the Aldingbourne Neighbourhood Plan.

- 5 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable in the form of an Energy Statement of how this is to be achieved (including details of physical works on site, sustainable construction methods, energy conservation and energy efficiency measures and renewable energy sources), shall be submitted to and approved in writing by the Local Planning Authority before any development above damp proof course (DPC) level begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure on site renewable energy, reduce energy use, and ensure the development is sustainable, in accordance with national planning policy, and in accordance with Policies ECC SP1 and ECC SP2 of the Arun Local Plan and policy EH7 of the Aldingbourne Neighbourhood Plan.

- 6 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Block Plan and numbered 1001.

Reason: In the interests of highways safety, in accordance with the National Planning Policy Framework and policy T DM1 of the Arun Local Plan.

- 7 No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the occupiers of the dwelling, in accordance with policy T SP1 of the Arun Local Plan and policy GA3 of the Aldingbourne Neighbourhood Plan.

- 8 No part of the development shall be first occupied, until the provision of facilities to enable the charging of electric vehicles has been installed for all car parking spaces. The charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and there is a requirement to mitigate against any potential adverse impact of the development on local air quality, and to encourage sustainable transport options, in accordance with policies QE DM3 (c), T SP1 and T DM1 of the Arun Local Plan, the Arun Parking Standards SPD and the NPPF.

- 9 No part of the development shall be first occupied until covered and secure cycle parking spaces (minimum of 2 spaces) have been provided in accordance with the approved Garage Plan numbered 1010. The spaces so provided shall be maintained in perpetuity.

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.

- 10 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 / 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.

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.

- 11 The development shall not proceed 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.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

- 12 Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a PRE-COMMENCEMENT Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) - at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Protection Plans, Arbtech TPP 01 (Construction) and Arbtech TPP 01 (Demolition), July 2020.

- A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area, in accordance with policy ENV DM4 of the Arun Local Plan and policy EH6 of the Aldingbourne Neighbourhood Plan.

- 13 All activity at the site is to be carried out in strict accordance with: Arboricultural Method Statement, Arbtech AMS 01, 15/07/2020.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area, in accordance with policy ENV DM4 of the Arun Local Plan and policy EH6 of the Aldingbourne Neighbourhood Plan.

- 14 No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed and maintained thereafter in accordance with the approved scheme.

Reason: To protect the character of the countryside and its dark skies and for the protection of the amenity of neighbours and local wildlife including bats, in accordance with policies D DM1, LAN DM1, QE DM2 and ENV DM5 of the Arun Local Plan.

- 15 Prior to commencement of development, a buffer strip of 5m with protective fencing around the existing hedging must be installed and maintained in situ for the duration of the construction works.

Reason: To protect local wildlife, in accordance with the relevant legislation and policy ENV

DM5 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to ensure adequate protection of wildlife is in place prior to commencing any building works.

- 16 Prior to first occupation, gaps to existing hedgerows on site should be filled in using native hedge species to improve connectivity for local wildlife.

Reason: 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.

- 17 Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

Reason: To protect local wildlife, in accordance with the relevant legislation and policy ENV DM5 of the Arun Local Plan.

- 18 Prior to first occupation, the biodiversity enhancement measures recommended within Section 6 of the Preliminary Ecological Appraisal (dated April 2020) must be undertaken. This must include; a bat brick which is integrated into the building onsite facing south/south westerly positioned 3-5m above ground and a bird box which is to be installed on the building / and or tree within the garden of the property.

Reason: 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.

- 19 INFORMATIVE: The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page: <https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>. Online applications can be made at the link below, alternatively please call 01243 642105. <https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>.

- 20 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 percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. 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 winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

- 21 INFORMATIVE: Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent

must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

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- 22 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk or by email at: developerservices@southernwater.co.uk.
- 23 INFORMATIVE: The applicant is reminded that should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
- 24 INFORMATIVE: Due to surface water inundation issues in the Lidsey Catchment the applicant is advised to adopt, where appropriate, the measures in the table "Practical measures to reduce the potential impacts of development". Developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.
- 25 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.