

Recommendation Report for Planning Permission

REF NO: BN/121/19/PL

LOCATION: Swallowfield
Eastergate Lane
Eastergate
PO20 3SJ

PROPOSAL: Removal of redundant polytunnel & construction of 4 bedroom detached chalet bungalow with new vehicular entrance & relocation of Nursery parking area. This application is a Departure from the Development Plan

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Removal of a redundant polytunnel and construction of 4 bedroom detached chalet bungalow with new vehicular entrance and relocation of Nursery parking area.

SITE AREA 0.123 hecatres

RESIDENTIAL DEVELOPMENT 8 dph

DENSITY (NET)

TOPOGRAPHY Slightly sloping from south to north.

TREES Tree (appears to be a silver birch) to the side of Cedar Edge.

BOUNDARY TREATMENT Dense vegetation and planting along the southern boundary provides effective screening. Boundary vegetation and planting is approximately 3m high with some informally planted trees protruding beyond.

SITE CHARACTERISTICS Redundant polytunnels in its northern portion and an area of gravelled open parking area to the south. Vehicular access is to the east of the site off a shared access with the nursery.

CHARACTER OF LOCALITY The wider nursery site comprises glasshouses, polytunnels and a new research and development building. On this wider site there is a part office/dwelling building and private garden which sits to the eastern side of the application site.

Rural location with a mix of commercial and residential properties on either side of the road. The site borders a bungalow named Cedar End on the west. Cedar End has only ground floor windows facing the site which are concealed by close boarded timber fencing. To the east is the office and residential dwelling for the nursery. To the north are polytunnels which form part of the wider nursery site.

Eastergate Lane is a rural in nature and doesn't feature footpaths. The speed limit is 40 mp/h. Properties to the south of Eastergate Lane are more exposed than those to the north, owing to their two storey form with lower lying boundary

hedging. Properties to the north of Eastergate Lane are better screened owing to higher boundary hedging and their single storey chalet bungalow forms.

RELEVANT SITE HISTORY

EG/69/17/PL	4 No. live/work units, Research & Development propagation building & growing area, garden room, fuel store & greenhouse to main dwelling & formation of new access. This application is a Departure from the Development Plan.	ApproveConditionally 16-04-18
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EG/73/98/	Nursery storage building.	ApproveConditionally 04-12-98
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EG/69/17/PL granted permission for 4 no. live/work units, Research & Development propagation building & growing area, garden room, fuel store & greenhouse to main dwelling & formation of new access.

This application has been part-implemented through the provision of the R&D propagation units.

EG/69/17/PL provided justification as to why the polytunnels are considered to be redundant. These reasons were acceptable in the 2017 assessment. These continued business challenges comprise:

- Ongoing threats to business profitability from Brexit uncertainty, rising cost of inputs, particularly those imported against a weak pound, and the recent increases to the statutory minimum wage;
- General austerity and low rates of house building have led to increased competition between customers, big chain retailers and garden centres, within a shrinking market;
- Rules and regulations are ever increasing and applied variously by UK government, EU directives and retail customers. Large food chain retailers are taking an increasing share of garden plant sales and applying the same level of producer restrictions to plant suppliers as to their food producing supplies;
- Removal of pest and disease control options over recent years has made the production of first quality plants more challenging and accidentally imported new pests and diseases, such as fuchsia gall mite, are having an increasing impact, promoted by our warming climate;
- The profile of plant customers is rapidly changing, particularly with the entry of the big food retailers into the market place and competing heavily against traditional garden centres.

These circumstances were sufficient to justify the redundancy of the polytunnels under EG/69/17/PL. Given the part-implemented nature of this consent, the loss of the polytunnels has been accepted and their removal could be undertaken. This comprises the applicant's fall-back position.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Barnham & Eastergate Parish Council

Barnham & Eastergate Parish Council

(13 January 2020) Objection:- This would be a significant change of use for agricultural land situated outside of the built-up area and would be an over-development of the site.

(04 February 2020) Objection: - Draw attention to the following Policies in the Barnham and Eastergate Neighbourhood Plan which this application goes against.

Policy EE1 Support for Business

Policy EE2 Retention of Employment Land

WALBERTON PARISH COUNCIL

Objects and supports the comments made by Barnham & Eastergate Council. This would be a significant change of use on agricultural land located outside the built up area and would be an over-development of the site.

COMMENTS ON REPRESENTATIONS RECEIVED:

The development would result in a lower density of development than the extant permission. It therefore follows that the development would not comprise an over-development of the site.

Additional concerns raised by the Parish Council, with regards to Policies EE1 and EE2 of the Neighbourhood Plan are noted. In the Local Planning Authority's current position of being unable to demonstrate a 5 year Housing Land Supply, the tilted balance applies under footnote 7 and paragraph 11(d) of the NPPF. This makes any policies relevant to the determination of the application out of date. Such policies relate to the delivery of housing, which in this case would include Policy EE2 of the Neighbourhood Plan.

The wider agricultural site retains its ability to operate commercially in the absence of the 4 live/work units on the site. This has been evidenced by the ability of the applicants to develop the propagation unit without the live/work units.

CONSULTATIONS

Southern Water Planning

Environmental Health

Engineering Services Manager

Engineers (Drainage)

WSCC Strategic Planning

South Downs National Park

CONSULTATION RESPONSES RECEIVED:

WEST SUSSEX COUNTY COUNCIL HIGHWAYS

WSCC received a consultation under EG/69/17/PL and raised no objections. The planning authority approved the application.

Visibility at the access is comparable, if not better, than the existing access that serves the nursery. An inspection of collision data from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. There is no evidence to suggest the existing access, which accommodates a number of vehicular movements, is operating unsafely or the proposal would exacerbate an existing safety concern.

In terms of nursery car parking, 11 parking spaces will be situated north of the proposed dwelling. The spaces meet the minimum MfS specifications of 2.4m x 4.8m. There is sufficient room for vehicles to maneuver in and out of the spaces and exit the site in a forward gear.

The proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para 109), and there are no transport grounds to resist the proposal. Detailed conditions should be applied.

SOUTHERN WATER

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.

ARUN DISTRICT COUNCIL ENVIRONMENTAL HEALTH

Based on the requirements of the NPPF and NPPG conditions or informatives requested. (See consultation response for recommended conditions and informatives in full).

ARUN DISTRICT COUNCIL DRAINAGE ENGINEERS

If you are minded to approve the application please apply the following conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere. (N.B. Please see full consultation response on file for full schedule of conditions).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and detailed further in the below assessment.

POLICY CONTEXT

Designations applicable to site:

- Lidsey Treatment Catchment
- Outside of Built up Area Boundary
- Horticultural Local Development Order
- WSCC Mineral Consultation Area (sharp sand and gravel)

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
HORDM1	HOR DM1 Horticulture
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP1A	SD SP1a Strategic Approach
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
WSP1	W SP1 Water

<u>Barnham & Eastergate Neighbourhood Plan 2014</u> <u>POLICY EE2</u>	Retention of employment land
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES1	Applications for new development must meet the local drainage requirements
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES5	Quality of design
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES6	Contribution to local character
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES8	Buildings should be designed to reflect the three-dimensional qualities of traditional buildings
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES10	Trees and hedgerows
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES11	Energy efficiency of new development
Barnham & Eastergate Neighbourhood Plan 2014 POLICY GA4	Parking and new development
Barnham & Eastergate Neighbourhood Plan 2014 POLICY H2	Windfall sites
Barnham & Eastergate Neighbourhood Plan 2014 POLICY H4	Integration of new housing into surroundings
Barnham & Eastergate Neighbourhood Plan 2014 POLICY H5	Outdoor space
Barnham & Eastergate Neighbourhood Plan 2014 POLICY H6	Attention to detail
Barnham & Eastergate Neighbourhood Plan 2014 POLICY H7	Drainage for new housing

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011-2031, West Sussex County Council's Waste and Minerals Plans and the Barnham and Eastergate Neighbourhood Development Plan August 2014.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Barnham and Eastergate has a made Neighbourhood Plan and the relevant policies are considered 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 does not comply with relevant Development Plan policies in regard to housing within the countryside. However, the proposal does accord with Development Plan policies in regard to delivering needed housing in accordance with the character of the area.

OTHER MATERIAL CONSIDERATIONS

There are other material considerations to warrant a decision other than in accordance with the legislative background. Owing to the Council's 5 year Housing Land Supply position, the settlement boundary policies are considered to hold reduced weight. The requirement to hold the contents of the National Planning Policy Framework as a material consideration, footnote 7 of the NPPF is considered to outweigh the lack of compliance with the policies contained within the Development Plan at this time.

The extant permission on the site (detailed in the planning histories above) which permitted the loss of the polytunnels from the site in favour of 4 no. live/work units is considered to be an overriding material consideration in respect of conflict regarding policies relating to the Built Up Area Boundary policies and retention of agricultural land.

CONCLUSIONS

PRINCIPLE

The key policy considerations in the determination of this application are C SP1 of the Arun Local Plan (ALP). Policy C SP1 states that 'Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty'.

The application site is situated outside of the built up area boundary (BUAB) as specified by Policy SD SP2 which seeks to focus development within the built up area. Due to the site's location outside of the BUAB, development in this location would be in conflict with Policies C SP1 and SD SP2 of the Arun Local Plan and Policies EE1 and EE2 of the Made Neighbourhood Development Plan. The key considerations in the determination of this application are policies C SP1 and SD SP2 of the Local Plan. However, owing to the Council's 5 year Housing Land Supply position these policies are out of date and therefore hold reduced weight.

The NPPF is given weight as a material consideration which overrides the lack of conformity with the Development Plan policies. The Council is unable to demonstrate a 5 year Housing Land Supply at the time of this assessment which triggers the presumption in favour of sustainable development under footnote 7 and paragraph 11(d) of the NPPF (2019).

Paragraph 8 of the NPPF outlines the three overarching objectives to achieve sustainable development in the planning system; comprising economic, social and environmental objectives. The development provides small scale housing which would provide short-term employment benefits in the construction of

the dwellings (economic). The development would provide a range of homes that could meet the needs of present and future generations (social). The development would make an effective use of the land on a previously developed site (environmental).

Paragraph 11(d)(ii) makes clear that decisions should be taken in accordance with the policies in the Framework unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. A full assessment of all matters and their significance are outlined below.

Paragraph 79 of the NPPF states that planning decisions should avoid development of isolated homes in the countryside. However, the application site is surrounded by existing residential and built development which would not result in any future home being considered isolated.

Taking into account the above factors, the principle of development is considered to be in accordance with the NPPF provisions in principle, which are overriding material considerations in this instance. A full assessment of all other matters is provided in the following sections of this assessment.

DESIGN AND VISUAL AMENITY

Policy D SP1 of the Arun Local Plan requires all development proposals to reflect the characteristics of the site and local area. Policy D SP1 requires development proposals to derive from a thorough site analysis and context appraisal. Policy D DM1 of the Arun Local Plan sets out a 15 point criteria against which the design of new development should be assessed. The criteria includes character, appearance, impacts, public realm, layout and density.

Policy ES5 of the Neighbourhood Plan requires new development to be of a high quality design and to conform to the Parish's Design Guidance (once adopted). Neighbourhood Plan Policy ES6 seeks for new development to contribute positively to the character of the villages. Policy H4 of the Neighbourhood Plan requires proposals for residential development to be of a high quality, and designed so that new housing integrates into its surroundings and is well connected to the village.

Para 127 of the NPPF requires planning decisions to ensure developments will function well and add to the overall quality of the area and should be sympathetic to local character and history, including the surrounding built environment and landscaping setting and maintain a strong sense of place. Paragraph 130 of the NPPF makes clear that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

The dwelling would sit forward of the adjacent Cedar End, but behind the existing horticultural office to the east. The resulting layout would be one of a stepped layout along Eastergate Lane which is characteristic of the evolution of the area. The property features parking forward of the primary elevation in an off-street manner. This is consistent with the prevailing character of the area.

The building comprises the chalet bungalow form with a low eaves and tall ridge line, allowing accommodation within the roof space. The northern side of Eastergate Lane is characterised by similar buildings of a similar height and form and therefore the development would appear consistent within the wider streetscape.

The site features private amenity space to the rear which is consistent with the prevailing layout and character of the area. This space would provide a sufficient level of private residential amenity for future occupants of the dwelling.

Taking into account the characteristic nature of the dwelling in its submitted form, any future development by way of extensions may have the possibility of harming the established character of the area.

The development accords with paragraphs 127 and 130 of the NPPF, Policies D SP1 and D DM1 of the Arun Local Plan and Policies ES5, ES6, ES8, H4 and H5 of the Barnham and Eastergate Neighbourhood Plan.

INTERNAL SPACE STANDARDS

Policy D DM2 of the Arun Local Plan requires internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards provide current guidance.

The dwelling comprises a 4 bed 8 person household (4b8p). The Nationally Described Space Standards require a minimum GIA of 124 square metres. The dwelling would comprise 124 square metres and would meet these standards.

Taking the above into account, the development accord with the contents of Policy D DM2 of the Arun Local Plan.

RESIDENTIAL AMENITY

Policy QE SP1 of the Arun Local Plan requires development to ensure it does not have a significantly negative impact upon residential amenity. Policy D DM1 of the Arun Local Plan requires development to have a minimal impact to users and occupiers of nearby property and land.

Paragraph 127(f) of the NPPF requires planning decisions to create places with a high standard of amenity for existing and future users.

There are ground floor windows along the eastern elevation of Cedar End and the orientation and layout of the dwelling would not affect access to light and would not have any overbearing or overmassing impacts upon Cedar End.

The dwelling does not feature any first floor windows (only rooflights which face upwards) on the northwest first floor elevation and therefore the dwelling would not result any overlooking/privacy issues. The ground floor windows along the east elevation of Cedar End would be safeguarded by the existing boundary treatments which prevents any issues relating to privacy/intervisibility from resulting.

The Environmental Health Officer's consultation response made a number of recommendations to conditions relating to noise. Having considered their contents the Local Planning Authority are satisfied that sufficient control exists outside of the planning system under separate legislation to adequately control such measures. Such conditions would therefore not meet with the tests outlined in paragraph 56 of the NPPF.

Taking the above factors into account, the development achieves a sufficient level of residential amenity for both the neighbouring and future occupants of the dwelling and would therefore accord with the contents of paragraph 127(f) of the NPPF and Policies QE SP1 and D DM1 of the Arun Local Plan.

HIGHWAYS, TRANSPORT AND PARKING

Policy T SP1 of the Arun Local Plan requires development to provide safe access on to the highway network. Policy T SP1 requires development to incorporate appropriate levels of parking in line with WSCC guidance on parking provision and incorporate facilities for charging electric and plug-in hybrid vehicles. A condition securing EV charging has been requested by the Council's Environmental Health Officer within their consultation response. Such a condition meets with the tests outlined in paragraph 56

of the 2019 Framework.

Para 108 of the NPPF states that in assessing specific applications it should be ensured that safe and suitable access to the site can be achieved for all users. Para 109 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.

The development provides for 2 car parking spaces and 1 car port. The car port meets the dimensions of a similarly sized garage space. This accords with the Arun District Council Parking Standards.

A condition will be imposed requiring the provision of these spaces and carport to be made available prior to the occupation of the dwelling. These spaces shall be retained for these purposes at all times thereafter. The plans detail a bay of parking spaces to the north to serve the nursery area. The consultation response from WSCC deems the layout, tracking and access of these spaces as being acceptable.

Subject to the above conditions, the development accords with paras 108 and 109 of the NPPF and Policy T SP1 of the Arun Local Plan.

BIN AND CYCLE STORAGE

Policy WM DM1 of the Local Plan requires safe bin storage areas which is designed to ensure that kerbside collection is possible for municipal waste vehicles. Further, Policy H6 of the Neighbourhood Plan requires the design of new housing to give full consideration of bin stores.

The proposed site plan denotes an area labelled as 'bins' which appears to show a sufficient area to provide a secure bin storage area. To ensure provision of this area a condition will be imposed requiring the applicant to provide the safe and secure bin storage prior to the occupation of the dwelling hereby permitted.

Subject to the above condition, the development would accord with Policy WM DM1 of the Arun Local Plan and Policy H6 of the Neighbourhood Plan.

LANDSCAPING

Policy HOR DM1 of the Arun Local Plan requires development that redevelops existing sites occupied by polytunnels to include full details of new landscaping. Policy D SP1 of the Arun Local Plan requires development proposals to reflect the characteristics of the site in terms of landscaping. Policy D DM1 of the Arun Local Plan requires hard and soft landscaping to reflect the local area.

Indicative landscaping has been shown on the submitted Site Plan which appears to denote the retention of the existing hedgerows and protruding trees along the southern and eastern boundary of the site which is characteristic of the area. Such retention is fundamental to ensuring the character of the area is maintained and preserved. The retention of such features are necessary to ensure the development accords with the character of the area.

A condition will be imposed requiring a full landscaping scheme to be submitted to for approval prior to occupation of the development. Once agreed the landscaping shall be undertaken in accordance with these details and maintained for a period of 5 years thereafter. Such a condition conforms with the tests for conditions outlined in paragraph 56 of the NPPF.

Taking into account the above factors, the development would accord with policies HOR DM1, D SP1 and D DM1 of the Arun Local Plan and Policy H4 of the Neighbourhood Plan.

WATER SUPPLY AND QUALITY

The site falls within the Lidsey Wastewater Treatment Works Catchment Area. Policy W DM1 of the Local Plan states that although minor developments are unlikely to raise significant flood risk, due to the cumulative impact all development within this area, applications must be accompanied by a Drainage Impact Assessment.

Material weight is given to the response received from Southern Water in EG/69/17/PL which provided no objection to the proposals which resulted in 4 no. additional residential units. The reduction of 3 no. units on the capacity of mains water and foul sewerage networks would provide a betterment to Southern Water's existing position which was deemed acceptable in EG/69/17/PL.

Arun District Council's Drainage Engineers have requested that conditions be imposed upon any planning consent to ensure that the development can be adequately drained and does not increase flood risk elsewhere. Conditions requiring a Surface Water Drainage scheme prior to commencement of development (notwithstanding site survey and investigation) meets with the tests outlined in paragraph 56 of the 2019 Framework.

On this basis, the development would not give rise to significant flood risk or cumulative impacts upon foul water disposal and would therefore accord with Policy W DM1 of the Arun Local Plan.

SUMMARY

This application has been assessed against the policies contained within the development plan having regard to the principle of development, design and visual amenity, internal space standards, residential amenity, highways, transport and parking, landscaping, water supply and quality and the Council's current 5 year Housing Land Supply position.

It has been found that the development accords with the provisions contained within the 2019 Framework and any lack of accordance is of such minimal weight that it would not outweigh the benefits. Therefore, applying paragraph 11(d) of the 2019 Framework, planning permission should be approved subject to the conditions outlined below.

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

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.

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 2018.257.03a - Proposed Layouts and Elevations and 2018.257.04a Rev A - Proposed Street Scene and Site Plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D SP1, D DM1, D DM4 and QE SP1 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 / 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.

- 4 No development shall take place, including any works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

- a. An indicative programme for carrying out of the works
- b. Details of the arrangements for public engagement/consultation both prior to and continued liaison during the construction works
- c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- e. The parking of vehicles of site operatives and visitors
- f. Loading and unloading of plant and materials, including permitted times for deliveries
- g. Storage of plant and materials used in constructing the development

- h. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders)
- j. Measures to control the emission of dust and dirt during construction
- k. A scheme for recycling/disposing of waste resulting from demolition and construction works i.e. no burning permitted

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Arun Local Plan.

- 5 No development above damp proof course (DPC) level shall take place 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. The materials so approved shall be used in the construction of the development.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies D SP1, D DM1, D DM4 of the Arun Local Plan.

- 6 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan.

- 7 Prior to the occupation of the dwelling hereby permitted, full details of the proposed drainage scheme for surface water (including details of their routing, design and subsequent management and maintenance) have been submitted to and approved by the Local Planning Authority in writing. No building shall be occupied until the drainage scheme has been implemented in accordance with the approved details.

Reason: To ensure satisfactory surface and foul water drainage is available for the site in accordance with policy W DM1 of the Arun Local Plan.

- 8 Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby permitted. The details so approved shall be installed prior to occupation and retained in perpetuity.

Reason: To protect the amenities of nearby residents in accordance with Arun Local Plan policy WM DM1.

- 9 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. Once provided the secure cycle parking spaces shall be retained in perpetuity unless otherwise agreed with the Local Planning Authority in writing.

Reason: To provide alternative travel options to the use of the car in accordance with policy T SP1 of the Arun Local Plan and WSCC Parking Standards Guidance SPG.

- 10 The parking spaces hereby approved for the nursery, detailed in the approved plans, shall be used solely for the purposes of the adjacent nursery referred to in the application and retained as such in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure development tackles climate change and promotes sustainable transport in accordance with Policy T SP1 of the Arun Local Plan.

- 11 Prior to the occupation of the development, the car parking spaces detailed in the approved plans shall be provided on site and retained as such for the purposes of parking a private motor vehicle in association with the dwelling hereby approved and not used for any other purposes unless agreed in writing with the Local Planning Authority. Provision shall be made, prior to the occupation of the development hereby approved, for the incorporation of facilities for charging electric and plug-in hybrid vehicles and retained as such in working order in perpetuity; unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure development tackles climate change and promotes sustainable transport in accordance with Policy T SP1 of the Arun Local Plan.

- 12 The roof lights hereby permitted at first floor level in the southern elevation shall be located 1.7m above finished floor level or higher.

Reason: In the interests of neighbouring amenity and privacy in accordance with policies D SP1, D DM1, D DM4 and QE SP1 of the Arun Local Plan.

- 13 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 National Planning Policy Framework) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved for each phase or sub phase of development, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase or sub phase 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 in accordance with national planning policy, and in accordance with Policy ECC SP2 of the Arun Local Plan.

- 14 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no additions or extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy D DM1 of the Arun Local Plan.

- 15 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.

- 16 INFORMATIVE: This permission conveys consent under planning legislation only and contravention with other legislation e.g. protection of wildlife etc. should be considered.
- 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 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.
- 18 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. Please read Southern Water's New Connections Services Charging Arrangements documents which has now been published and is available to read on Southern Water's website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>
- 19 INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Department on (01903 737555).