

Recommendation Report for Planning Permission

REF NO: CM/28/17/PL

LOCATION: Ryebank Farm, New Barn
Grevatts Lane
Climping
BN17 5RE

PROPOSAL: Repair, restoration, extension & change of use of Heritage Asset barns from concrete pre-fabrication factory to single residence.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is to convert the buildings to a single 2 storey, 5 bedroom detached residential property. The proposal includes a new detached pitched roof triple cart barn and a pool building attached by a glazed link. The application is supported by Structural Appraisal, a Landscape and Visual Impact Assessment, Heritage Statement, Bat Survey and Protected Species Report and Supplementary Report on Planning Proposal. The total gross external area of the proposed conversion with additions, is 578sq.m comprising ground floor, including the swimming pool, of 383sq.m, first floor of 145 sq.m and the cart barn of 50 sq.m. The new build part of the area is 116sq.m for the swimming pool and 50 sq.m for the cart barn.
SITE AREA	0.56 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	2 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging to field boundaries
SITE CHARACTERISTICS	The site comprises an agricultural barn which is a heritage asset and an attached cattle byre which is currently in use for concrete manufacture and recycling. The structures include 5 silos and the site area is defined by concrete surfacing. It is proposed to demolish the derelict glasshouses to the east of the site.
CHARACTER OF LOCALITY	The site is located in an agricultural area and benefits from some tree screening to the north.

RELEVANT SITE HISTORY

CM/1/11/	Demolition of 5 no. existing B2 commercial buildings &	ApproveConditionally REPORT(ODB)
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erection of 1 no. new commercial building (this application is a departure from the development plan)

06-04-11

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council
No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Building Control
Southern Water Planning
Engineers (Drainage)
Engineering Services Manager
Engineers (structural)
Ecology Advisor
Conservation Officer
Historic England
Environment Agency
Economic Regeneration

CONSULTATION RESPONSES RECEIVED:

Historic England - No need for consultation

Economic Development - No comment

Southern Water - No Objection

Ecologist - No Objection. Satisfied that bats are not using the barns so no further work is required. A condition can be used to ensure the lighting scheme is sensitive to bats and avoid any unnecessary artificial light spill through the use of directional light sources and shielding.

As the proposal involves restoration of the barn it is unlikely that GCN would be affected by the works, however we do require that a precautionary approach is undertaken As a precaution and to ensure GCN habitat is retained the following precautionary measures must be undertaken;

- An ecological watching brief should be put together for the vegetation removal. Though this can only be done once the reptile mitigation has taken place.

- If a GCN is found all works must stop immediately and Natural England consulted.

- Rubbish / spoil should not be left onsite in suitable GCN habitat areas

Finally as always a condition for nesting birds should be used.

Conservation Officer - No Objection

The proposal site comprises two barns, currently in use as a manufacturing works. The barns are not listed, but have been identified as a non-designated heritage asset. The site forms a visual connection with the Grade II* listed Bailiffs Court.

The main barn is aisled and has a smaller barn attached at right-angles. The main barn, is of timber construction with brick and flint infill beneath a roof of tile, repaired with cement and iron sheets. Due to the continued agricultural and manufacturing uses, the barn, although in obvious need of some repair, is largely unadulterated. It was not possible to view the smaller barn internally, but comprises a low building of brick and flint, under a clay-tile roof repaired with cement and iron sheets.

The proposals to convert the two barns into a dwelling house, together with the erection of a 'cart barn garage' and swimming pool complex, extensive bound gravel parking area, gardens and patio. The adaptive re-use of redundant buildings is considered good conservation practice, but the nature of this proposal is at odds with the nature of the historic asset, its setting in the landscape, and effect on the setting of a designated heritage asset, in general terms.

The area in which the proposal site sits is flat agricultural land, with the sea to the South forming a feeling of remoteness and isolation which is distinctive to the area, and Clymping. The existing barns are highly visible across the flat landscape.

However, previous discussions with Arun District Council Conservation/Heritage Officers have resulted in a scheme which has been considered to be acceptable.

COMMENTS ON CONSULTATION RESPONSES:

- comments noted

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area

Within Strategic Gap

Non Designated Heritage Asset

DEVELOPMENT PLAN POLICES[Arun District Local Plan \(2003\):](#)

GEN2	Built-up Area Boundary
GEN3	Protection of the Countryside
GEN7	The Form of New Development
DEV2	Conversion of Rural Buildings for Residential Use
AREA10	Strategic Gaps

[Publication Version of the Local Plan \(October 2014\):](#)

SD SP2	Built -Up Area Boundary
C SP1	Countryside
D DM1	Aspects of Form and Design Quality
H DM3	Agricultural, Forestry & Horticultural Workers' Dwelling

D SP1 Design

LAN DM1 Protection of Landscape Character

SD SP1 Sustainable Development

SD SP3 Gaps Between Settlements

Clymping Neighbourhood Plan 2015 Policy CPN11	Quality of Design
Clymping Neighbourhood Plan 2015 Policy CPN10	Protection of high grade Agricultural Land
Clymping Neighbourhood Plan 2015 Policy CPN13	Retain buildings or structures of character
Clymping Neighbourhood Plan 2015 Policy CPN7	Protection of open views
Clymping Neighbourhood Plan 2015 Policy CPN8	Protection of Trees and Hedgerows
Clymping Neighbourhood Plan 2015 Policy CPN9	Protection of Natural Habitats

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

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

The Main Modifications to the Arun Local Plan (2011-2031) were out for Public Consultation over a six week period starting on Friday 12 January 2018 until 5pm on Friday 23 February 2018.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring;

Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Policies CPN 7, 8, 9, 10, 11 and 13 of the Climping Neighbourhood Plan are considered to be relevant to 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 is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The site lies in a countryside location outside the built-up area boundary where the principle of development is only generally considered acceptable if it is for agricultural purposes or accords with a policy in section 2 or 3 of the Local Plan. Development Plan policies seek to exert a strict control over new development in the countryside to protect it for its own sake. The Government's planning advice indicates that planning authorities should continue to ensure that the quality and character of the wider countryside is protected, and where possible enhanced.

In addition the site lies in a Strategic Gap where development is strictly controlled (policy AREA 10 of Arun District Local Plan) applies. Conversion of the buildings with some extensions and a relatively limited curtilage would not compromise the integrity of the Gap since there would be a limited increase in the bulk of the buildings.

It would not compromise the objectives of the Gap. It would sympathetically redevelop the building and remove visually harmful structures in the landscape including the substantial concrete yards and roadways, grain silos and redundant greenhouses. The storage of items outside the building would be controlled by condition to ensure visual amenity, otherwise domestic paraphernalia would be visually

obtrusive and out of keeping with the rural character of the area.

Conversion of rural buildings to residential use is only acceptable if they are compliant with policy DEV2 of Arun District Local Plan and policy HDM3 of the Emerging Local Plan under the terms of Local Plan Policy DEV2 of Arun District Local Plan there are a number of policy considerations

a) Before considering residential use, it must be shown, either, it has been demonstrated that reasonable attempts have been made to market and use the premises for business purposes, and the application must be supported by a statement of the efforts which have been made; or, residential conversion is a subordinate part of a scheme for business re-use; Whilst the proposal does not directly accord with this part of the policy it is considered that there are other reasons why the development is acceptable in terms of loss of business use. The current cement moulding premises has acquired new premises, not occupied by another business, approved under planning permission CM/20/17/PL. Therefore although it is displaced by the proposal it will not result in the loss of the current employment and business which occupy the site. Relocation of the business will not displace an existing business elsewhere or result in a net loss of business uses. (The proposal therefore accords with policy CPN 4 of Climping Neighbourhood Plan).

The application does not contain any marketing information, but the use for business purposes would be unlikely to preserve and enhance the heritage asset in the manner proposed since the financial outlay and return are unlikely to be viable. In any case the preservation and long term retention of the heritage asset which would be secured by residential conversion would outweigh the potential benefit of a long term business use within the building.

Further, the current industrial use of the building is damaging to the fabric of the building, releasing large quantities of moisture and damp. It is proposed to convert the barn and cart lodge to a single residential use, with additional ancillary structures which will retain the heritage asset and prevent further deterioration of the building.

b) the building is structurally sound, of permanent construction, capable of conversion without rebuilding or significant alteration or extension; A structural survey has been submitted with the application which demonstrates that the building is capable of conversion and will not require significant re-building.

It concludes that the single aisled barn and adjoining cart barn have suffered over time due to alterations and lack of maintenance. However the basic structural form and principal members are all in place and with good craftsmen, the restoration of these buildings is possible and should be encouraged.

The major requirement is to provide stability and connection continuity in order to provide a robust structure than can support the imposed loading from snow and wind but also a new roof covering which will be inherently be heavier than the current corrugated sheeting. The current spread of the existing structure will be checked from further movement as part of the repair and restoration work. When the existing roofing material has been removed, it may be possible during this phase of the project to pull back some, if not all of the spread that has occurred.

The buildings have been abused by inappropriate and harmful alterations over time, leading to changes to the original appearance. The most significant of these are alterations to the west end, once hipped and now gabled, with the now gable wall opened up to create large access doors. Elsewhere openings have been filled with modern blockwork, openings cut for modern grain drying processes, tie beams removed for large vehicle access and many more. With all this however the buildings remain structurally solid, sound and viable and with careful restoration and attention, capable of becoming a worthy asset again.

c) the resultant building and use will not have an adverse effect on the rural character of the area and is

sympathetic to its setting in terms of form, bulk and visual design.

The surrounding area is rural in character with open fields to the south and west. The proposal is in the countryside and for reasons expanded on below the proposed development would be in keeping with its immediate surroundings and would comply with the aim of Local Plan policy GEN7 to protect and enhance the quality of the environment and protect neighbouring residential amenity.

In terms of the design proposals, they will provide a new dwelling through restoration of the barn which in design terms is consistent with ADC Policy D SP1 Design, being of a high standard of design. The architectural design and landscape strategy respects the local vernacular and the setting of the Historic Assets of the Grade II listed buildings in the local vicinity in accordance with Heritage England guidance of July 2014. The alterations are considered to be sympathetic. The number of additional openings in the main barn are limited. Flint walls and brick quoins will be restored and where previously taken away, replaced to match, the hip to the west end of the aisled barn will be reinstated and the roofs all re-clad with hand made clay tiles and accessories.

The current west end gable wall with its full height doors, will be reinstated with flint wall and brick quoins to match as elsewhere, with three vertical slot windows inserted to allow natural light into the aisled barn living room and master bedroom.

The second bay on the south side, now a timber frame and clad section, the only exposed timber wall on the barn, will have two vertical slot windows to provide light to the first and ground floor rooms.

The conversion layout is enabled by the insertion of a first floor in the main aisled barn. Given the high roof truss beams, there is ample head room clearance. The restored building envelope of the aisled barn, remains open to its centre, the third/ middle bay of the five bays. The proposed conversion layout has a ground floor entrance accessed from the courtyard to the north-west of the aisled barn. This courtyard is "L" shaped and is formed by the main barn and cowshed on two sides and the vehicular entrance and the Rife, on the other two sides.

A secondary entrance to the building is proposed from the northern end of the cowshed into the utility/boot room. From the open landing of the main staircase there are four additional bedrooms, two with en-suite bathrooms and a family bathroom. These rooms are served from an open staircase and galleried landing.

The new triple bay car barn serves to enclose the courtyard area and would be viewed against the backdrop of the existing barn. The pool building is single storey and connected to the main barn by a glazed link. The design and size of the extensions are considered appropriate in terms of their impact on the landscape, particularly when the proposal includes the removal of old grain silos and extensive areas of hard surfacing and glasshouses.

Although the surrounding landscape is flat and open the buildings are screened from view to the north by hedging and tree planting is proposed to the south and east and west. This would assist in assimilating the dwelling into its setting. The site lies within the strategic gap between settlements and its current light industrial use is well established. However, the resulting impact on the landscape character of the area and any adverse impact on identified visual receptors, including the setting of the Grade II listed buildings of Bailiffscourt, is in general negative. The proposal is an opportunity to remove the various discordant elements from within the landscape and provide and improvement both in visual and in landscape resource terms.

In addition, the amount of development on the site is not increasing. The total gross external area of the proposed conversion with additions, is 578sq.m comprising ground floor, including the swimming pool, of

383sq.m, first floor of 145 sq.m and the cart barn garage of 50 sq.m. The new build part of the area is 116sq.m for the swimming pool and 50 sq.m for the cart barn. The existing barns themselves have a gross external area/footprint of 278sq.m. The five silos each have a footprint of 43sq.m. totalling 215sq.m. The redundant greenhouses are approximately 420sq.m. The total floor area of buildings to be demolished is 635sqm compared with the proposed resultant floor area of 578sqm.

The proposals are consistent with policy ADC Policy LAN DM1 (Protection of Landscape Character) and Neighbourhood Plan Policy CPN 9 (Protection of Trees and Hedgerows), CPN 8 (Protection of Open Views), CPN 9 (Protection of Trees and Hedgerows) and CPN 13 (retain buildings or structures of character).

d) the building is of historic or architectural importance, and is considered to be a heritage asset and it has been demonstrated that there will be no adverse effect on the character and appearance or features of architectural or historic interest, internally and externally, which the building possesses, or its setting. The National Trust and Conservation Officer have raised no objection to the proposal. The removal of the redundant glasshouses and silos would enhance the buildings setting and would be welcomed in terms of impact on the landscape.

e) the traffic to be generated by the new use can be safely accommodated by the site access and the local road system and would be readily comparable with that generated by the existing commercial use of the premises.

Given the location of the site close to other residential properties, a pub, bus stop and farm shop it is considered that it is sustainably located and any traffic generated can be safely accommodated

Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the NPPF states that the presumption in favour of sustainable development requires the granting of planning permission, 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'.

At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision taking. This is in accordance with the three dimensional approach to include economic, social and environmental considerations as set out in paragraph 7 of the NPPF.

In terms of economic sustainability the proposal will create a few construction jobs, supply chain benefits and inward investment for the local area. The conservation and repair of the traditional farm buildings will provide employment for local builders and craftsmen. Residents will contribute towards Council Tax receipts. For convenience the car is likely to be the most popular choice of transport.

The NPPF makes it clear that social sustainable development involves seeking positive improvements in peoples quality of life and this includes widening the choice of high quality homes. It also emphasises the need to boost significantly the supply of land for housing. The scheme would deliver 1 unit. Provided the conversion works are to a high standard the development would provide a good level of amenity both for existing neighbours, future occupiers and the general public they will provide social benefits. It is considered that the proposal would be converted in a sympathetic manner and would complement the rural character of the area and, therefore, does constitute sustainable development.

The changes are compliant with the conversion policy and are in keeping with the rural character of the building. Policy CPN 11 of Climping Neighbourhood Plan requires new development, including rebuilding and alterations to be of high quality design and to protect and enhance local character as assessed by the Climping Character Assessment. It is considered that the treatment of the building does protect the

rural character and quality of the area by providing additional accommodation in a sympathetic conversion which comprises an acceptable extension.

Given the location of the site close to other residential properties, with the primary school, village shop and pub within walking distance it is considered that it is sustainably located and any traffic generated can be safely accommodated.

The use of the premises as a residential property would be unlikely to result in an adverse impact on the residential amenities of the adjoining property and would be an improvement from the cement moulding works currently undertaken from the premises.

Prior to this application there have been consultations on and off site with both the planning officer and the ADC historic buildings adviser. There have also been extensive discussions with The National Trust and their advisers, regarding these proposals. In all cases the outcome was one of support in principle and in the case of the National Trust, in detail, as they hold a covenant over the land and buildings on what was the Bailiffscourt Estate.

The application includes a Bat Survey and Protected Species Report in respect of owls and bats in accordance with policy DEV2. The Ecologist has no objection to the proposal and a condition relating to mitigation and provision of bat boxes has been included in the recommendation. .

Given the design of the building its position and the proposed landscaping it is not considered that the proposal would be harmful to the setting of the listed building Bailiffscourt to the south east. Indeed it would represent an improvement in the visual amenity of this particular part of the landscape.

The proposed scheme will provide benefit in terms of landscape resource enhancement and an opportunity to restore the dilapidated barn and retain it into the future. The landscape strategy respects the setting of the wider landscape providing unbroken views across the fields towards the sea without compromising the definition of the boundary of the site. It is considered that residential conversion of this historic farm building represents the optimum viable use, and will generate the significant investment required for its proper repair and future maintenance.

The concrete mouldings business is to be relocated locally, so there would be no net loss of local employment space.

In terms of impact on neighbouring residential amenity the proposed residence will be significantly and suitably separated from the nearest residential units so as to not have an unacceptable harmful effect.

The application is therefore recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

FOR APPROVAL

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.

RECOMMENDATION

APPROVE CONDITIONALLY

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

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

- 2 The development hereby approved shall be carried out in accordance with the following approved plans: Location, Location PO3, Block Plan, Masterplan Landscape Strategy, Proposed Floor Plans and Elevations P01 P2, Roof Plan and Elevations P02 P2.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local 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 proposed extensions and conversion works 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/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 No development shall begin until a construction method statement and details are provided demonstrating how the existing building stability is maintained during execution and completion of the works.

Reason: The building is structurally sound, of permanent construction and capable of conversion without rebuilding or significant alteration or extension in accordance with policies DEV1 and DEV2.

- 5 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 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 GEN7 of the Arun District Local Plan.

- 6 A Precautionary approach shall be taken to ensure Great Crested Newt habitat is retained. No external work shall proceed until an Ecological Watching Brief for vegetation removal has been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the ecology of the area, and in the interests of bats/birds to ensure that a habitat remains for them during and after development in accordance with policy GEN7 of Arun District Local Plan.

- 7 No development, demolition or alterations to the building shall take place until details indicating how suitable provision will be made for bats'/owls' habitats have been submitted to and approved by the Local Planning Authority and such habitats shall be secured/provided before development commences and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason: To safeguard the ecology of the area, and in the interests of bats/owls to ensure that a habitat remains for them during and after development in accordance with policies GEN30 and DEV2 of the Arun District Local Plan.

- 8 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 GEN7 of the Arun District Local Plan.

- 9 External lighting in association with this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E 2.

Reason: To control the residential amenities of the local environment in accordance with Arun District Local Plan policies GEN7, GEN33.

- 10 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.

- 11 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take,

damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

- 12 INFORMATIVE:
If a Great Crested Newts are found all works must stop immediately and Natural England consulted.
Rubbish / spoil should not be left onsite in suitable GCN habitat areas
- 13 INFORMATIVE:
No development or new tree planting should be located within 3 metres either side of the external edge of the public rising main and all existing infrastructure should be protected during the course of construction works.
No new soakaways should be located within 5 metres of a public rising main.
Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.
The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".
- 14 INFORMATIVE:
The applicant is advised to consult the Environment Agency directly regarding the use of a package treatment plant which disposes of effluent to sub-soil irrigation. The owner of the premises will need to maintain the works to ensure its long term effectiveness.
- 15 INFORMATIVE:
It may be possible for the flows from the proposed development to be connected to a nearby public sewer, and the applicant may wish to investigate this option. Southern Water requires a formal application for a connection to the public sewer. The applicant is advised to contact Please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".
The application details for this development indicate that the proposed means of surface water drainage for the site is via a watercourse. The Council's technical proposals to discharge surface water to the local watercourse.
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.