

Recommendation Report for Planning Permission

REF NO: LU/98/26/PL

LOCATION: 16 Swanbourne Road
Littlehampton
BN17 6HS

PROPOSAL: Erection of 1 No single storey dwelling with car parking and provision of driveway and car parking for No. 16 Swanbourne Road (resubmission following LU/96/25/PL). This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is seeking the construction of a 1-bedroom, 1-person single storey bungalow, with associated parking and amenity space on garden land at 16 Swanbourne Road.
	The application also seeks to provide a new parking area serving 16 Swanbourne Road.
SITE AREA	240 sqm
RESIDENTIAL DEVELOPMENT DENSITY (NET)	42 dph
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the development.
BOUNDARY TREATMENT	1.8m close boarded fence.
SITE CHARACTERISTICS	Residential garden. Side garden fronting the highway.
CHARACTER OF LOCALITY	Residential.

RELEVANT SITE HISTORY

LU/96/25/PL	Erection of 1 No. single storey, self-build dwelling with car parking to include provision of driveway and car parking for No.16 Swanbourne Road. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.	Refused 23-09-25
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REPRESENTATIONS

Littlehampton Town Council - No objection.

4 Letters of objection.
- Loss of on-street parking space.

- Driveway serving no 16 already in place.
- Developer is profiteering.
- Area is busy with school run traffic/poor parking.
- Concerns regarding the addition of a dormer on the proposed property causing overlooking.
- Concerns regarding construction traffic.
- Garden has positive impact on street scene.
- Proposed dwelling would appear smaller than other houses surrounding it.
- Significant number of development locally.
- Proposed hedges would be out of character.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted and will be address in the body of the report. Issues such as construction traffic and the developers business model are not planning matters. Issues such as construction traffic are temporary.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Environmental Health - No objection with conditions suggested.

WSSC Highways - Advice with conditions suggested.

- There are no apparent visibility concerns for either the existing or proposed access.
- Correct number of spaces provided for new dwelling.
- Vehicles may have to leave site in reverse gear, this isn't anticipated to be of issue.
- Cycle storage for 2 cycles is compliance and provided.
- The site is sustainably located.
- It is not considered that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.

Ecologist (20/5/2026) - No objection subject to conditions

- Self-build exemption applied for.

Ecologist (4/6/2026) - No objection subject to conditions.

- Following confirmation that BNG does apply to this application the submitted small sites metric has been reviewed.
- The Metric shows a gain of 24.43% based on the provision of 0.054 biodiversity units.
- Individual trees recorded in the metric cannot be counted as post development gain and the post development value needs to be recalculated. The revision of the metric will likely to show a deficit of BNG units. Offsite units will be required.

ADC Engineers - (25/06/2026) Objection.

- The proposed drainage relies entirely on infiltration, but the submitted ground investigation and infiltration testing do not meet ADC requirements. Supporting evidence for infiltration testing is missing, including test locations, logs, recorded water levels, dates/times, and photographs. Further information is required to demonstrate compliance with NSfS Standard 1.
- Calculations show no flooding and the modelling parameters are acceptable, but the flow control chamber (S5) remains shown on the drawings and calculations despite appearing redundant because runoff is proposed to discharge solely via infiltration. It should be removed or clarified.
- Evidence is required to demonstrate soakaway half-drain times during the 3.3% AEP storm events and to confirm the drainage strategy complies with NSfS Standard 3. As infiltration performance is critical to

the site's drainage, an objection is maintained pending further information.

ADC Engineers (16/07/26) - No objection subject to conditions.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Ground water flooding 50-75%
Built-up Area Boundary
2km Buffer SSSI
CIL4 area

DEVELOPMENT PLAN POLICIES

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

SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
QESP1	QE SP1 Quality of the Environment
ECCSP2	ECC SP2 Energy and climate change mitigation
TSP1	T SP1 Transport and Development
WSP1	W SP1 Water
WDM3	W DM3 Sustainable Urban Drainage Systems
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
ENVDM5	ENV DM5 Development and biodiversity

<u>Littlehampton Neighbourhood Plan 2014 Policy 1</u>	The Presumption in Favour of Sustainable Development
Littlehampton Neighbourhood Plan 2014 Policy 2	A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

POLICY COMMENTARY

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

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 accords with the relevant policies

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

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

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

OTHER MATERIAL CONSIDERATIONS

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

BIODIVERSITY NET GAIN

This application is liable for Biodiversity Net Gain (BNG) and the following is a summary of the key points:

BNG is applicable. Final required number of units currently unknown but the Gain Plan can be secured by condition, some offsite credits will be required.

CONCLUSIONS

PRINCIPLE

The proposal is in the Built-Up Area Boundary (BUAB). This accords with policy SD SP2 of the Arun Local Plan (ALP), and Policy 2 of the Littlehampton Neighbourhood Development Plan (LNP) which aim to focus new development in the BUAB. Given that the proposal is in accordance with LNP policy 2 it is in accordance with LNP policy 1. Subject to compliance with other policies in the plan, the proposal

The key Development Plan policy considerations for this proposal are D DM1 (Aspects of Form and Design Quality), D DM2 (Internal Space Standards), ECC SP2 (Energy and Climate Change mitigation), QE SP1 (Quality of the environment), ENV DM5 (Development and Biodiversity), W DM3 (Sustainable Urban Drainage Systems), and T SP1 (Transport and Development) of the Arun Local Plan (ALP).

The Arun Design Guide and Arun Parking Standards SPD are also pertinent to this application.

The NPPF directs authorities to have a presumption in favour of sustainable development when determining applications. Where policies of most relevance are out of date, applications should be approved unless the level of harm significantly and demonstrably outweighs their benefits (paragraph 11(d(ii))). The Council cannot demonstrate a 5-year supply of deliverable housing sites, and policy SD SP2 of the ALP is, therefore, out of date and triggers the NPPF 'tilted' balance.

Due to the tilted balance and sustainable location of the site of the ALP, the principle of residential development on this plot is established. The harms of the development will need to be considered and weighed against the limited benefits of providing 1 No. additional dwelling. Benefits arising from the provision of 1 dwelling include a limited but positive contribution towards the housing supply, and limited economic benefits generated during the construction phase, development within a sustainable location and (subject to the following discourse) making an efficient and effect use of under-occupied land.

DESIGN AND VISUAL AMENITY

The site comprises a parcel of land forming the side garden of the host dwelling, fronting Swanbourne Road. The existing driveway is proposed to serve as the access and parking area, and a single-storey detached flat-roof garage is to be demolished to accommodate the new dwelling.

The eastern half of Swanbourne Road is characterised by semi-detached and terraced bungalows, set back from the highway in clusters, each fronted by open amenity grassland. In contrast, the western end predominantly features two-storey terraced dwellings arranged in formal lines adjacent to the highway. The large green verges and open grassland give the eastern end (where the proposal is located) a verdant and open character, albeit without strong building lines. It could be described as tight-knit development interspersed with irregular open spaces. The site itself is somewhat at odds with this character, as the 1.8m fence abutting the footpath restricts views into the side garden, removing the sense of openness that would otherwise be present.

The proposal is for 1 no. one-bedroom (single occupancy) detached dwelling of single-storey height, featuring a hipped roof with a forward-facing hipped gable. The scale and height appear subservient to the host dwelling and broadly in keeping with surrounding properties. Some harm is identified due to the hipped roof design, which contrasts with the predominantly gable-ended dwellings in the area.

Limited detail has been provided regarding materials, though it is understood that facing brick and a tiled roof are proposed. These materials are common in the area and raise no concerns. Further details can be secured by condition. The proposed openings appear logical and appropriate, with all rooms benefiting from good natural light and ventilation. Overall, the design is considered to reflect the character of the area.

Section G.02 of the ADG sets out recommended residential densities, suggesting 15-25 dwellings per hectare (dph) for detached dwellings in village settings. While this guidance applies, the existing density in the locality does not directly align with these figures, so contextual analysis is necessary. The proposed dwelling would result in a density of 42 dph. The area is predominantly made up of semi-detached and terraced bungalows. Terraced bungalows can reach densities of 50-55 dph, while semi-detached bungalows typically fall within the 30-35 dph range. Two examples of detached bungalows nearby; no. 67 Highdown Drive and 1A Swanbourne Road, have densities of 25 and 50 dph respectively and would be read within the immediate context of the site.

The dwelling benefits from two side gardens, one to the east and one to the west. Much of the front of the site will be opened up to provide parking and a small defensible space (front garden), with hedging being introduced to meet the requirements of Biodiversity Net Gain. This is considered a positive improvement over the existing 1.8m fence that currently encloses the side garden. Although the proposed density is higher than surrounding sites, it is not considered to result in harm, and the opening up of the frontage contributes positively to the spacious character of the area.

It is acknowledged that the site is small, but given the above acceptable density, it is capable of containing a small dwelling such as the proposed. However, given the obvious limitation of the scale of the plot and its relationship to some of the neighbouring boundaries (including the host dwelling), it is considered appropriate to limit Permitted Development Rights for additional storeys/roof conversions,

extensions and outbuildings.

The dwelling will create a welcoming, open frontage and will be afforded adequate space around the building. While the roof form introduces a minor element of harm due to its inconsistency with local typology, the overall appearance is acceptable and in keeping with the character of the area. The proposal is considered to accord with ALP policy D DM1.

NEIGHBOURING RESIDENTIAL AMENITY

Due to the infill nature of the development and the awkward shape of the plot, the proposed dwelling is in close proximity to two existing properties; the host dwelling at No. 16 Swanbourne Road and No. 67 Highdown Drive. It is noted that No. 67 has a small outbuilding located on the boundary shared with the application site.

Section H of the ADG sets out minimum separation distances between dwellings. While these standards are illustrated for two-storey units, the proposed dwelling is single-storey. Section G.03 of the ADG also outlines the 25- and 45-degree rules, which aim to ensure adequate daylight reaches neighbouring properties.

The proposed dwelling is sited 14m from the rear elevation of No. 67. The recommended minimum rear-to-side separation distance is 14m, and the proposal complies with this requirement.

The proposal would intersect the 45-degree line from the rear of No. 16, as set out in Section G.03 of the ADG. However, the degree of intersection is minimal, and given that No. 16 lies to the south of the proposal, there would be no significant impact on daylight levels to its rear rooms. In relation to No. 67 Highdown Drive, the proposal does not breach the 25-degree rule.

The proposed building is to the north of the host dwelling and therefore cannot overshadow its rear amenity space. It lies to the west of No. 67, and while it may cast some evening shade over the rear garden, it is not considered to result in significant overshadowing or an overbearing impact on either neighbouring property.

Given the single-storey nature of the proposal, its orientation, and the absence of upper-floor windows, it is not considered that the development would result in any significant overlooking or overshadowing of neighbouring dwellings.

As such, the proposal maintains acceptable separation distances and relationships with neighbouring properties. It is not considered to result in a significantly adverse impact in terms of overbearing, overshadowing, or overlooking, and therefore does not conflict with ALP policy D DM1. Furthermore, the development is considered to positively enhance the environment in accordance with ALP policy QE SP1.

QUALITY OF ACCOMODATION

The dwelling would have an internal floor space of 39sqm. Minimum space standards require a single storey 1-bedroom (one space) unit to have a minimum internal floor area of 39sqm with inbuilt storage. This proposal accords these requirements.

The proposed dwelling would satisfy the requirements of Policy D DM2 of the ALP.

A single 'traditional' rear garden space is not provided with this scheme. Two side gardens will be provided, one measures 7m in length and the other is 5.2m in length. Neither of these meet the ADG requirement of a 10.5m rear garden, however the ADG does allow for smaller solutions if they have adequate daylight and privacy. Both sections of garden will be encompassed by 1.8m high fencing and

will either benefit from morning or afternoon sunlight. They are of a size and shape which could be useable and enjoyable. The two gardens would be acceptable in this respect.

ENERGY EFFICIENCY

ALP Policy ECC SP2 requires all new residential and commercial development to be energy efficient. Proposals must demonstrate how energy efficiency will be achieved through design and layout, the use of appropriate materials, and the incorporation of decentralised, renewable, and low-carbon energy systems such as solar panels. The use of energy-efficient materials, such as double glazing, is expected.

An Energy Statement has been submitted with this application. It confirms that, through construction methods and the inclusion of an Air Source Heat Pump, 10% of the total predicted energy demand will be met through on-site renewable or low-carbon energy generation. Subject to a condition securing this provision, the proposal is considered to demonstrate energy efficiency and the incorporation of a low-carbon energy system. It therefore accords with ALP Policy ECC SP2.

BIODIVERSITY

The proposal is required to achieve a Biodiversity Net Gain (BNG). The site currently comprises a rear/side residential garden with limited ecological value, alongside a lawned front garden. The development will need to deliver a minimum of 10% BNG to accord with the Environment Act 2021.

ALP Policy ENV DM5 seeks to secure biodiversity net gain and protect existing habitats. This can be achieved through the integration of biodiversity features such as green walls, bird and bat boxes, or other ecological enhancements within the landscaping scheme. Hedging is proposed along the site boundaries and, whilst the plans do not confirm the species to be used, native hedging is encouraged. As the proposed hedging is a positive feature of the development, it is considered appropriate to secure this feature through a planning condition.

A minimum measurable biodiversity net gain of 10% has not been achieved, as any biodiversity gain within private gardens cannot be legally secured. However, subject to a planning condition, it would be possible for the applicant to purchase off-site biodiversity units to make up the required gain.

Subject to an appropriately worded conditions, the proposal is capable of delivering a biodiversity net gain and securing the proposed hedgerow and is considered to comply with ALP policy ENV DM5.

TRANSPORT AND PARKING

In accordance with the Arun Parking Standards, a one-bedroom dwelling in this area is required to provide two off-street parking spaces. The proposed dwelling would benefit from one parking space on a front driveway, replacing the existing rear access and garage. While this represents a technical shortfall, it is noted that the standards do not account for the dwelling being single occupancy, and the requirement may therefore be considered excessive in this context.

The proposal includes the provision of two parking spaces to serve the host dwelling at No.16 Swanbourne Road. The existing arrangement includes a parking space in front of a garage, although the garage is unlikely to accommodate modern vehicles due to its limited size. The loss of this garage and the provision of two formal parking spaces would result in a net gain of one usable off-street parking space for No. 16, although the plans show a like-for-like replacement.

On balance, the proposal is considered to have a neutral impact on existing parking arrangements within the locality. There are no on-street parking restrictions in the immediate vicinity. While concerns have been raised by residents regarding the loss of informal on-street parking, the proposal would in fact increase formal provision. The existing dropped kerb access has been used informally for parking, but this does not weigh for or against the scheme, as the homeowner retains the right to enforce access

regardless of the outcome of this application.

Residents have raised concerns road safety about traffic flow, noting that despite Swanbourne Road is busy at peak times, WSCC Highways have confirmed that no issues are anticipated.

No covered or secure cycle parking has been indicated on the plans. The Arun Parking Standards require one cycle parking space for a one-bedroom property, and this can be secured by condition.

Subject to this condition, the proposal is considered to comply with ALP Policy T SP1.

DRAINAGE

The site lies within Flood Zone 1 and is at low risk from all types of flooding. A drainage strategy has been submitted, proposing infiltration of all surface water via a shared soakaway and permeable paving.

ALP Policy W DM3 requires the use of Sustainable Urban Drainage Systems (SuDS) appropriate to the scale of development and offers guidance. ALP Policy W SP1 similarly encourages SuDS integration, particularly where it helps mitigate flood risk. The NPPF (paragraphs 181, 182, and 187e) states that planning decisions should ensure flood risk is not increased elsewhere.

The National Standards for Sustainable Drainage Systems (NSfS) outline seven design standards. It is proposed that surface water arising from the site will be infiltrated via the neighbouring property's soakaway. The neighbouring property forms part of the blue line application boundary.

For the purposes of the application, storm event calculations have been provided which demonstrate that the proposal would not result in an increased risk of flooding either on the site or elsewhere. Further technical details of the drainage scheme will need to be secured by condition.

Following amendments to the drainage scheme, the ADC Drainage Engineers raise no objection to the proposal, subject to condition.

The proposal therefore complies with ALP Policies W DM3 and W SP1 in these respects, and with the relevant paragraphs of the NPPF.

SUMMARY

The proposal, subject to conditions, accords with the Plan and gains the support of ALP SD SP2. The application is recommended for approval subject to the following conditions and informatives.

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.

CIL DETAILS

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

RECOMMENDATION**APPROVE CONDITIONALLY**

- 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:

1. Existing Site (Location Plan) 23123-01
2. Proposed Site Layout 23123-02
3. Proposed Plans 23123-03
4. CGS Drawing C3489_101_P1_Proposed Drainage Plan
5. CGS Drawing C3489_201_P3_Proposed Contributing Area and Exceedance Flows
6. CGS Drawing C3489_501_P2_Proposed Typical Construction Details

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

- 3 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) Under Classes A, B and D, or other alterations to the roof to the dwellings under Class C, shall be constructed or buildings shall be erected within the curtilage under Class E, 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 Arun Local Plan policy D DM1.

- 4 Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised public holidays. In addition to these hours of working, the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition.

Reason: To protect the amenity of local residents in accordance with the Arun Local Plan

policy QE SP1.

- 5 Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the local planning authority. The full details submitted for approval shall include:

1. Detailed drainage plans conforming to Local Planning Authority guidance,
2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
3. Infiltration testing strictly in accordance with BRE DG 365 or Ciria R156 Guidance,
4. Impermeable area plan,
5. Calculations modelling the surface water drainage network for the following storm events:
 - a.) 100% Annual Exceedance Probability,
 - b.) 10% AEP + climate change allowance,
 - c.) 3.3% AEP + climate change allowance, and
 - d.) 1% AEP + climate change allowance. All storm events must include an allowance for urban creep and surcharged outfalls where appropriate.

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

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1 and W DM3 of the Arun Local Plan and the NPPF. 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.

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

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

- 7 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and in accordance with Arun Local Plan policy T SP1.

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

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

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

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

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

- 10 Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measure contained within the Biodiversity Enhancement Statement namely, boundary hedgerow planting, shall be submitted to and approved in writing by the Local Planning Authority.

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

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

- 11 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:

1. A Biodiversity Gain Plan has been submitted to the planning authority, and
2. The planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

- 12 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a

result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the NPPF.

- 13 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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>