

Recommendation Report for Planning Permission

REF NO: M/109/21/PL

LOCATION: 188 Elmer Road
Middleton-On-Sea
PO22 6JA

PROPOSAL: Erection of replacement dwelling. This site is in CIL Zone 4 and is CIL Liable as new dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The dwelling will be predominantly three storeys but the western third where the site adjoins no. 186 will be two storeys. All roofs are flat. There will be a ground floor covered terrace on the rear with balconies at first and second floor. The first floor balcony has solid side screens tapering to a height of 2m. The new house will have an integral single garage and three bedrooms.
SITE AREA	0.0331 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Predominantly flat but the rear garden is higher than the front and there is also a 0.3m approx. height retaining wall in the rear garden.
TREES	None affected by the development.
BOUNDARY TREATMENT	Low wall to the front. 1.8m wall to the east side of the rear garden, 1.6m fence/1.5m wall to the west side. Sea wall (approx. 1m high) at the end of the garden.
SITE CHARACTERISTICS	Existing two storey (10.6m to the ridge) detached residential dwelling with parking to the front (at least 2 off-street spaces) and garden to the rear. Existing brick store in the rear hard surfaced garden. There is a public pedestrian accessway to the beach adjacent to the eastern boundary wall of the site.
CHARACTER OF LOCALITY	Predominantly residential area. Beach front detached dwellings of varying design, height and proportions. 184-188 were built in a similar style with a prominent pitched roof gable front but 188 has been extended in the past with a large two storey side extension that is further forward than the other two. Elmer Road is the primary local roadway and bus route connecting Felpham and Middleton to the beachfront and has some commercial properties. Immediately to the east beyond the pedestrian accessway is the start of the Elmer Sands private estate.

RELEVANT SITE HISTORY

M/46/88	Demolish and remove existing garage and rear addition. Add two storey extension. Extend lounge. Various alterations.	ApproveConditionally 18-07-88
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REPRESENTATIONS

Middleton Parish Council have no objection.

One letter of support - the building is no higher than the existing and looks excellent. However one objection stating that the building is too high and would set a precedent for other beach front houses.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted. There would be no precedent set as the new dwelling has a mixed height designed specifically to respect the heights of the existing adjoining buildings.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ENVIRONMENT AGENCY - No objection subject to a condition to ensure that the first floor level is at least 6.1m AOD and that there is no sleeping accommodation on the ground floor.

SOUTHERN WATER - No objection subject to a formal application for a connection to the public foul sewer.

ADC COASTAL ENGINEERS - No objection.

ADC DRAINAGE ENGINEERS - No objection subject to a condition to ensure that the development is adequately drained and does not increase flood risk elsewhere. However, also states that:

- The applicant has supplied an FRA which rules out infiltration on the basis of a desk based study;
- This will not be accepted as a justification for not utilising infiltration;
- Winter groundwater monitoring (which captures the action of the tide) and winter infiltration testing will be required to determine if infiltration is viable;
- It is likely that the existing surface water from the site drains to the foul sewer and any proposal to connect surface water from the proposed development to the foul sewer will be opposed in the Lidsey catchment area;
- If infiltration is proven to not be viable on the site then applicant should discuss the viability of discharging to the sea or to WSCC highway drains on Elmer Road.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designations applicable to site:

Within the Built Up Area Boundary;
Lidsey Treatment Catchment Area;
CIL Zone 4;
Current Flood Zones 2 & 3; and
Future Flood Zone 3a by 2061.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM5	ENV DM5 Development and biodiversity
HWBSP1	HWB SP1 Health and Wellbeing
INFSP1	INF SP1 Infrastructure provision and implementation
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
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
WDM4	W DM4 Coastal Protection

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
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
MDS	Middleton-on-Sea Village Design Statement by Middleton PC

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. Middleton do not have a Neighbourhood Plan and the site is not within the area covered by their Village Design Statement.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

OTHER STATUTORY PLANS:

South Inshore and South Offshore Marine Plan 2018:

South Marine Plan Policy S-ACC-1

South Marine Plan Policy S-CC-1

South Marine Plan Policy S-CC-2

South Marine Plan Policy S-CO-1

South Marine Plan Policy S-DIST-1

South Marine Plan Policy S-ML-2

South Marine Plan Policy S-MPA-1

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 there would be no materially adverse effect on character, residential amenity, highway safety or the safety of occupiers from flooding.

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

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE:

The site lies in the built up area boundary where development is acceptable in principle as per policy SD SP2 of the Arun Local Plan (ALP) provided it is in accordance with other policies of the ALP covering such issues as flood risk, character/design, highway safety/parking, residential amenity, space standards, biodiversity, climate change and impact on the marine environment.

FLOOD RISK:

The site is wholly in flood zone 2 and partially (on the eastern boundary) in zone 3. The whole of the site

is predicted to be in Flood Zone 3a by 2061. The latter assumes no defences and would only occur if existing sea defences were not maintained.

ALP policy W DM2 refers to the need to provide a Flood Risk Assessment (FRA), comply with the sequential & exceptions tests and provide mitigation. ALP policy ECC SP1 and South Marine Plan policy S-CC-2 require that development be designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding.

As per national guidance, residential development in Flood Zone 2 is appropriate subject to a sequential assessment (which seeks to steer new development to Flood Zone 1) but in Zone 3, it is also to be subject to the exceptions test. Planning policy states a sequential test is required in respect of future flooding.

As this is an existing dwelling which is already occupied, it is not necessary to require a sequential assessment to demonstrate that a safer site exists or to apply the exceptions test. In the case of a refusal, the fall-back position would still mean a house on this site. The proposed replacement dwelling will provide a betterment to the safety of residential occupiers through certain flood resilience measures and the prevention of ground floor sleeping which are not present in/do not apply to the existing building.

The applicant has provided a FRA and this has been assessed by the Environment Agency who raise no objections subject to a condition to secure mitigation measures to protect future occupants. There is therefore no conflict with policy W DM2.

CHARACTER, DESIGN & VISUAL AMENITY:

Policy D SP1 of the ALP states development should seek to make efficient use of land but reflect the characteristics of the site and local area. ALP policy D DM1 looks at aspects of form and design quality, including; character, attractiveness, innovation, residential amenity impact, adaptability, density, scale, trees and crime prevention. New buildings should be harmonious with their surroundings and successfully integrate with the existing surrounding environment.

The National Design Guide is a material consideration and states achieving a well-designed place comes about through making the right choices at all levels, including the layout (or masterplan), the form and scale of buildings, their appearance, landscape, materials and their detailing.

The Arun Design Guide was adopted in January 2021 and is a material consideration in the determination of applications. Section J refers to new building design and states new development must ensure that the existing character and sense of place of an area is respected and enhanced. This can allow for new design forms but only where these take cues from well-designed elements of the existing area. New development should generally reflect the scale of existing buildings and should avoid overshadowing of neighbouring properties.

Paragraph 134 of the NPPF states that "significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings".

As noted elsewhere, nos. 184-188 Elmer Road were built in a similar style with a prominent pitched roof gable front but 188 has been extended in the past such that it is no longer the same as the other two. The character of the area as a whole is mixed with no predominant height or style. In particular the dwelling immediately to the east is around 3m higher with a completely different style whilst there are bungalows opposite. To the west of the site further along Elmer Road there is a flat roofed building and a three storey building. There are more modern forms of building within the Elmer Sands estate to the

east. As such, the proposed design can be said to take cues from the wider surrounding area.

The design utilises a split height design to ensure that the new dwelling will match with the contrasting heights of the adjacent/adjoining residential dwellings. Thus, the maximum ridge height of 13.069m matches with High Seas to the east (13.07m) whilst the first floor flat roof is only 0.09m higher than the flat roof on no. 196. Meanwhile, the front & rear building lines respect the existing footprint and that of the neighbour (186). The new dwelling thus reflects the scale of existing buildings.

It is stated that building materials will be high quality and will harmonise with the adjoining properties and the local character. However, they are not specified and so will be subject to a condition. It is not necessary to impose a landscaping condition due to this being a single dwelling and with limited existing areas of bare earth in which to plant.

Overall, there is no conflict with development plan policies in respect of design, character and layout.

RESIDENTIAL AMENITY:

ALP policy D DM1 requires there be minimal impact to users and occupiers of nearby property and land. ALP policy QE SP1 requires development contribute positively to the quality of the environment and ensure development does not have a significantly negative impact on residential amenity. The Arun Design Guide sets out guidance on garden depths and interface distances between houses:

- Back to Back: min. 21m between habitable rooms of properties or to existing buildings;
- Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property;
- Front to Front: min. 16m between habitable rooms of properties facing each other; and
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.

There are no standards given for either front to back or side to side but it is normally expected that side windows are discrete, serve secondary rooms/areas and can be obscure glazed without harm to the amenity of future occupiers. Indeed, the Design Guide states that windows and doors should normally be placed in front and rear walls to minimise overlooking of neighbours.

There are no concerns with the front or rear windows which either face the beach (rear) or are around 33m from facing dwellings (front). The rear first floor balcony has side screens of solid construction thus limiting the ability of occupiers to view neighbouring gardens. The 2nd floor balcony above does not have this feature but is set in from the western boundary by 4.5m and is 6m from the boundary of the dwelling to the east.

Several of the houses which back onto the beach have balconies without side screens and overlooking of neighbouring gardens is already taking place. Some level of overlooking from balcony edges would not be unexpected.

The applicant agreed to amend the plans to show the second floor west facing flank secondary bedroom window as obscured glazed in order to minimise harm to the neighbours. All other flank windows (other than at ground floor) are shown as being obscure glazed and high level. Conditions will be imposed to ensure the windows are implemented in accordance with the plans and to prevent any future flank elevation windows. There will be no harm from loss of light or overshadowing due to the building retaining the same footprint and having a stepped 'roof' form.

The proposal accords with policies D DM1 & QE SP1 of the Arun Local Plan and the Arun Design Guide.

QUALITY OF ACCOMMODATION:

ALP policy D DM2 states that internal spaces should be of an appropriate size and that the Nationally Described Space Standards provide guidance. The required internal space standard for a 3 storey, 3 bedroom, 6 person house is 108m² but the scheme proposes a general internal area of 289m² so complies with the requirement.

The Arun Design Guide sets out standards for garden sizes as follows:

- Private Rear Garden: min. 10.5m depth;
- Private Front Garden: min. 2m depth;

The rear garden has an average depth of 14m and the front an average of 11m. The scheme provides a decent standard of amenity for future occupiers and there is no conflict with adopted development plan policy.

ROAD SAFETY & PARKING:

ALP policy T SP1 seeks to ensure development provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport. Proposals will be supported where they explain how the development has been designed to: (i) accommodate the efficient delivery of goods and supplies; (ii) give priority to pedestrian and cycle movements and have access to high quality public transport facilities; (iii) create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter. Policy T DM1 requires new development be located in easy access of established non-car transport modes/routes. The Council also has a Parking Standards SPD.

WSCC Highways have not been consulted. This is a single dwelling site and there are no changes to the access arrangements. The proposal provides off-street parking for 2 cars and has an internal garage. This meets the requirements of the Arun Parking SPD. No cycle storage provision is shown but the site has a rear storage shed which could be used for the storage of cycles. As such, a condition is not necessary.

The proposal is acceptable in respect of policies relating to highway safety & parking and therefore in accordance with ALP policies T SP1 & T DM1, the Parking Standards SPD and the NPPF.

BIODIVERSITY:

ALP policy ENV DM5 requires proposals achieve a net gain in biodiversity and protect habitats on site. The application is not accompanied by any ecological appraisal but existing residential curtilages tend to have low potential as habitat for protected species and this is compounded in this situation by the lack of bare earth in the curtilage and lack of nearby trees. There is a solid wall separating the site from the beach. A condition will be imposed to require that bird boxes are placed on the new building and this will ensure the replacement dwelling achieves a small biodiversity net gain and satisfies policy requirements.

CLIMATE CHANGE:

ALP policy ECC SP2 requires residential development be energy efficient and incorporates decentralised, renewable and low carbon energy supply systems. The applicant indicated solar panels on the drawings and provided a SAP Statement which refers to the use of heat pumps for heating. This document states that there would be an improvement of 48.73% over that of a notional building (target) for the Carbon Emission Rate and an improvement of 27.53% over that of a notional building (target) for the Dwelling Fabric Efficiency Rate.

However, the document states that it is a draft and there are no details of the proposed technologies (solar panels/pumps). A condition would be necessary to secure the provision of renewable energy measures in order to ensure compliance with the policy. A condition is proposed to ensure an electric car charge point is provided at the property.

MARINE PLAN POLICIES

The relevant policies of the Marine Plan generally require that impacts on the marine environment are (in order of preference) avoided, minimised or mitigated. In particular, the relevant Marine Plan policies to this location seek to ensure public access, minimise greenhouse gas emissions, ensure that development adapt to impacts arising from climate change, ensure uses coexist with each other, protect wildlife species and reduce litter in the marine environment. The analysis in the rest of this report demonstrates that there is no conflict with these policies.

SUMMARY:

This proposal represents an appropriate redevelopment of an existing building plot and does so without compromising the visual amenity of the area or the amenities of existing neighbouring residential occupiers. All other relevant development plan policies have been complied with. It is recommended the application be approved in accordance with the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This is a CIL Liable development. It is in Zone 4 and should permission be granted then a CIL amount of

£22,931.14 would be payable unless the applicant applies for exemption subject to the requirements of the CIL Regulations 2010 (as amended).

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:

18-070-101 Rev C "Proposed Block Plan and Street Scene";
 18-070-GF Rev H "Ground Floor";
 18-070-FF Rev H "First Floor";
 18-070-SF Rev H "2nd Floor";
 18-070-R Rev H "Roof Plan";
 18-070-SEC Rev H "Basic Sections";
 18-070-E1 Rev H "Front & Rear Elevations"; and
 18-070-E2 Rev H "Side Elevations2."

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

- 3 The development shall be carried out in accordance with the submitted flood risk assessment (ref 6299, dated June 2021) by Ambiental Environmental Assessment, and the mitigation measures it details at section 7.13. This includes having the First Floor Finished Floor Level of the development set no lower than 6.01mAOD and having the sleeping accommodation solely on the First and Second Floors of the property. The mitigation measures shall be fully implemented prior to occupation and retained & maintained thereafter throughout the lifetime of the development.

Reason: To ensure the safety of the development and future occupants in accordance with policy W DM2 of the Arun Local Plan and the National Planning Policy Framework.

- 4 No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays. In addition to these hours of working the Local Planning Authority may, upon application, 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 Policy QE SP1 of the Arun Local Plan.

- 5 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 part of the 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.

- 6 No development shall commence 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 of the following:

- the anticipated number, frequency and types of vehicles used during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- details of public engagement both prior to and during construction works,
- details to prevent building materials, pollutants and site litter reaching the beach.

Reason: In the interests of highway safety, the amenities of the area and the marine environment in accordance with Arun Local Plan policies TSP1 & QE SP1 of the Arun Local Plan and the policies of the South Inshore & South Offshore Marine Plan. This is required to be a pre-commencement condition because it is necessary to have the construction site details agreed prior to access by construction staff.

- 7 No development above damp proof course (DPC) level shall take place unless and until a colour schedule of materials and finishes to be used for all external surfaces of the proposed building has been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

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

- 8 No development above damp proof course (DPC) level shall take place until full details of the placement of 2 bird nesting boxes either on the house or in the rear garden have been submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented in full prior to occupation and thereafter retained to the satisfaction of the Local Planning Authority.

Reason: In the interests of biodiversity enhancement as per the requirements of Arun Local Plan policy ENV DM5 and the National Planning Policy Framework.

- 9 Prior to occupation of the dwelling, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwelling shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge point shall thereafter be retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2030, to mitigate against any potential adverse impact of the development on local air quality and to provide sustainable travel options in accordance with policies T SP1, T DM1 & QE DM3 (c) of the Arun Local Plan,

the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

- 10 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 in accordance with Arun Local Plan policy T SP1 and the National Planning Policy Framework.

- 11 The new dwelling shall not be occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will incorporate decentralised, renewable and low carbon energy supply systems including full details of solar panels or air source pumps. The approved scheme shall thereafter be implemented prior to occupation of the dwelling and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and in accordance with policy ECC SP2 of the Arun

- 12 As shown on the approved elevation/floorplan drawings, the four upper floor flank windows on the east/west elevations shall be glazed with obscured glass and permanently retained so thereafter. They shall also be non- or top-vent opening only as per the notations on the approved floorplans.

Reason: To protect the amenities and privacy of future occupiers and of the adjacent properties in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

- 13 No windows (other than those shown on the plans hereby approved) shall be constructed in the upper floors of the western or eastern elevations of the dwelling hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

- 14 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 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 National Planning Policy Framework.

- 15 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 event plus 40% on stored volumes/rainfall intensity (allowance for climate change) 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 storm event plus 40% on stored volumes/rainfall intensity. 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 at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.

- 16 INFORMATIVE: The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-forflooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.
- 17 INFORMATIVE: The Environment Agency strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. The following documents may also be useful:
Flood resilient construction of new buildings :
<https://www.gov.uk/government/publications/flood-resilient-construction-of-newbuildings>.
- 18 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read the New Connections Services Charging Arrangements documents which is available to read via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.