

Recommendation Report for Planning Permission

REF NO: M/20/26/PL

LOCATION: 86 Ancton Way
Elmer
PO22 6JP

PROPOSAL: Demolition of existing bungalow and construction of replacement dwelling (resubmission following M/58/25/PL). This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	240sqm.
TREES	None of any significance affected by the development. There is a Tree Preservation Order pertaining to a woodland to the north (rear) of the site, but the development has no impact on this woodland.
BOUNDARY TREATMENT	Open boundary to the front allowing the driveway to meet the road, low boundary fencing to the sides of the front driveway, tall boundary fence and some sporadic planting to the remainder of the side and rear boundaries.
SITE CHARACTERISTICS	The site is an existing residential plot with a single storey dwelling, front driveway, rear amenity space and outbuilding.
CHARACTER OF LOCALITY	The site is a residential estate with dwellings of varying sizes and designs, establishing a mixed residential character.

RELEVANT SITE HISTORY

M/58/25/PL	Demolition and erection of 1 No dwelling (resubmission following M/22/25/PL). This application is in CIL Zone 4 and is CIL Liable as a new dwelling.	Refused 22-12-25
M/22/25/PL	Demolition and erection of 1 No. dwelling. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.	Refused 25-06-25

M/6/22/PL - Whilst not an application pertaining to the site in question, this application approved a replacement dwelling of a similar design on the site immediately to the east of this proposal.

M/22/25/PL - This application was for an identical scheme to the proposal with the exception of surface

water drainage details. It was refused on surface water drainage grounds, which this application has sought to resolve.

M/58/25/PL - This application was for another identical scheme to the proposal with the exception of surface water drainage details. It was refused on surface water drainage grounds for a second time, which this application has sought to resolve.

REPRESENTATIONS

Middleton Parish Council - No objection.

No representations from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC Highways:

- Parking is sufficient.
- Do not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.

Environment Agency - Objection (30/04/26):

- The submitted FRA does not comply with the requirements for site-specific flood risk assessments.

Environment Agency - No objection (29/05/26):

- Subject to conditions.

Environmental Health - No objection:

- Condition securing an air source heat pump acoustic report requested.

Southern Water:

- Condition securing details of foul and surface water drainage requested.
- General guidance for SuDS provided.
- Noting that soakaways should not be connected to the public surface water sewer.
- Requesting that Southern Water be notified of demolition prior to commencement in the interest of asset safeguarding.
- Noting that any new connections to the public sewerage system will require a Section 106 connection application.

Ecologist - No objection:

- A Statutory BNG Metric and details have been provided.
- The proposal is exempt from statutory BNG under the De-minimis exemption.
- No further protected species surveys required.
- Ecological enhancements are recommended to be secured by way of condition.

ADC Drainage Engineers - Objection (24/04/26):

- Full comments available on the Arun District Council website.

ADC Drainage Engineers - No objection (03/06/26):

- Full comments available on the Arun District Council website.
- No objection subject to conditions to NDSS standards 1-3 and 7.
- Support for NDSS standards 4-6.
- Insufficient information regarding surface water drainage has been submitted to evidence that flood risk will not be increased as due to the proposed development.
- Condition requested to secure finalised details of the surface water drainage design.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Built-up Area Boundary.

TPO adjacent the site.

Lidsey Wastewater Treatment Catchment Area.

At potential risk of Groundwater Flooding.

Flood Zone 3.

Within a Lidsey Local Flood Risk Zone.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
QESP1	QE SP1 Quality of the Environment
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM5	ENV DM5 Development and biodiversity
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

Middleton-on-Sea Neighbourhood Plan 2024-2041 SUSTAINABLE DEVELOPMENT Policy MOS1

Middleton-on-Sea Neighbourhood Plan 2024-2041 GREEN AND BLUE INFRASTRUCTURE AND
Policy MOS10 DELIVERING BIODIVERSITY NET GAIN

Middleton-on-Sea Neighbourhood Plan 2024-2041 FLOODING AND DRAINAGE
Policy MOS2

Middleton-on-Sea Neighbourhood Plan 2024-2041 SUDS DESIGN AND MANAGEMENT
Policy MOS3

Middleton-on-Sea Neighbourhood Plan 2024-2041 SEWERAGE AND WASTE WATER
Policy MOS4

Middleton-on-Sea Neighbourhood Plan 2024-2041 REFLECTING LOCAL CHARACTER THROUGH

Policy MOS6

HIGH QUALITY DESIGN

Middleton-on-Sea Neighbourhood Plan 2024-2041
Policy MOS7

ENCOURAGING SUSTAINABLE DESIGN IN A
CHANGING CLIMATE

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, 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 complies with relevant Development Plan policies in that it would not prejudice the character and amenity of the area or neighbouring properties, would result in a betterment of on-site and off-site flood risk, and is served by sufficient provisions for the scale and nature of the proposal.

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 not liable for Statutory Biodiversity Net Gain (BNG) under the de-minimis exemption.

CONCLUSIONS

PRINCIPLE

The proposal is for the replacement of a dwelling on an established plot in the Built-up Area Boundary. The principle is acceptable subject to the consideration of relevant Development Plan policies in accordance with Arun Local Plan (ALP) policy SD SP2.

The site lies in the Built-up Area Boundary outlined in Policy MOS1 of the Middleton-on-Sea Neighbourhood Development Plan (MNDP). Following the conclusions outlined below, the proposal is in accordance with MNDP Policy MOS1.

CHARACTER & DESIGN

The existing dwelling is single storey in a residential area that features a mix of designs and scales. The proposed dwelling would slightly increase the footprint and increase the scale to two storeys. It would adopt a style and material palette comparable to that of the recently approved replacement dwelling on the neighbouring plot immediately east.

The existing dwelling virtually abuts the eastern site boundary and features a single storey extension of the west side that also virtually meets the shared, western site boundary. The proposal would occupy almost the full width of the plot and feature separation distances to the neighbouring dwellings that are comparable to the existing, albeit over two-storeys.

The limited separation distances combined with the added scale and comparable design to its eastern neighbour would result in the partial erosion of the visual separation and distinction between the host and the neighbouring dwellings. However, given the existing context, this is not so harmful that it is a reason for refusal.

The proposal would not result in any unacceptable harm to the visual amenities of the locality, preserving the prevailing character of the area and remaining in accordance with ALP policies D SP1 & D DM1, and MNDP policy MOS6.

QUALITY OF ACCOMMODATION

The proposal is for a 2 No. bed property, an increase of 1 bedroom over the existing. It features a gross internal floor area of 102sqm and a substantial rear garden amenity space of more than 10.5m in depth. Each bedroom is of sufficient area and width and the floor to ceiling heights are in excess of 2.3m for more than 75% of the building. The proposal is compliant with the Nationally Described Space Standards and Section H.04 of the Arun Design Guide (ADG).

The proposal is in accordance with ALP policy D DM2.

ENERGY EFFICIENCY

ALP policy ECC SP2 requires all new residential development to be energy efficient and to demonstrate how they will achieve energy efficiency measures that reflect the current standards, use design and layout to promote energy efficiency, and incorporate decentralised, renewable, and low carbon energy supply systems such as solar panels. The inclusion of energy efficient materials such as double glazing is expected and would be controlled at the Building Regulations stage. To ensure that adequate decentralised, renewable, and low carbon energy supply systems are provided, a condition has been attached to this decision.

Subject to the relevant condition, the proposal is in accordance with ALP policy ECC SP2 and MNDP policy MOS7.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would occupy approximately the same location as the existing dwelling but would rise to two storeys and almost abut the western site boundary. The added height and bulk of the dwelling would

give rise to some adverse impacts of overbearing and overshadowing on the ground-floor side-facing window to the east elevation of No. 84, and the ground floor side facing window on the west elevation of No. 88.

The side facing window to No. 88 is a high-level window serving the kitchen and is already met by the shared boundary treatment and the existing single storey dwelling in very close proximity. The ground-floor side-facing window of No. 84 is an obscure glazed, standard window with top opener serving an en-suite bathroom. This window is also met by the existing shared boundary treatment the existing single storey dwelling in very close proximity.

Both neighbouring ground-floor side windows of note provide no significant amenity outlook and have a limited access to natural light at present. The resultant harms are not such that the adverse overbearing/overshadowing impacts would warrant a refusal of this application.

At ground floor, there are proposed to be 3 No. side-facing windows on the west elevation and 2 No. side-facing windows on the east elevation, all of which are to be high-level and would not produce unacceptable inter-overlooking impacts between properties.

The proposal would not introduce any side facing windows at first floor but would include first-floor front and rear facing windows that provide new viewpoints. Those to the front would look out over the street, and those facing the rear would provide oblique views of the neighbouring rear gardens that run parallel, which is to be reasonably expected in a built-up residential area and is acceptable.

By virtue of not producing any unacceptable adverse impacts on neighbouring residential amenity, the proposal is in accordance with ALP policies QE SP1 and D DM1.

PARKING & TRANSPORT

The proposal would provide sufficient parking capacity for 2 No. cars which is in accordance with the Arun Parking Standards for a dwelling of this size and within this area. The vehicular access would remain as existing and WSCC Highways have raised no concerns in this regard.

A cycle store is proposed to the rear for 2 No. bicycles which is in accordance with the Arun Parking Standards and has been secured by way of condition.

An electric vehicle charging point has been provided as indicated on the site plan, which is supported, and has been secured by way of condition.

Subject to conditions, the proposal is in accordance with ALP policy T SP1 and the Arun Parking Standards SPD.

DRAINAGE & FLOODING

The site is in Flood Zone 3, a Lidsey Local Flood Risk Zone (rated as high risk for pluvial and sewer flooding), and the Lidsey Wastewater Treatment Catchment Area.

The NPPF and ALP policy W DM2 outline the need for a Sequential and Exception Test when proposing development within areas at risk of flooding from any source. The Sequential Test aims to assess alternative sites at no, or lower, risk of flooding that would be 'reasonably available' for the type of development proposed.

The Exceptions Test is required to demonstrate that the proposed development would be safe from flood risk for its lifetime without increasing flood risk elsewhere, and that the development would provide wider sustainability benefits to the community that outweigh the flood risk.

It is material that the site already features a residential dwelling. If the application were refused, a lawful dwelling would remain within an area at risk of flooding. On this basis, the lack of a Sequential Test alone, is not a strong reason for refusal.

The proposal has been supported by a Site-Specific Flood Risk Assessment and the Environment Agency have raised no objection, subject to condition. It has been demonstrated that the proposal would remain sufficiently safe for its lifetime, and is a substantial improvement in flood risk over the existing development.

The proposal would reduce the vulnerability of the site to flood risk, would make more efficient use of the site, redevelop brownfield land, and would produce a more modern, energy efficient building with greater resistance to damage or displacement during a flood event. Additionally, the management of surface water on site would be greatly improved with resultant benefits to the flood risk of the wider area.

ALP policy W DM3 supports the use of permeable driveways in parking areas. The proposal includes a permeable gravel driveway that would replace an existing concrete driveway, which is positive.

The proposal has sought to dispose of surface water on site through an infiltration design. There appears to be no alternatives for the proposal on the basis that there are no watercourses, surface water bodies, or surface water sewers on or immediately adjacent to the site. Infiltration is the preferred method in any case due to its position in the Sustainable Urban Drainage Systems Hierarchy. The proposed system includes rainwater gardens and is compliant with the National Standards for Sustainable Drainage Systems.

ADC Drainage Engineers have raised no objections subject to condition securing finalised details of the system to ensure it is in accordance with relevant standards. This ensures all surface water runoff will be accounted for and there will be no increase of flood risk elsewhere. To preserve the proposed surface water drainage infrastructure, a permitted development restriction has been imposed preventing the construction of rear extensions that would likely prejudice the infrastructure and result in an increase in flood risk elsewhere.

The site is in a Lidsey Local Flood Risk Zone that includes foul sewer flood risk, and the Lidsey Wastewater Treatment Catchment Area that aims to ensure surface water from proposed developments is managed with particular scrutiny. The proposed surface water drainage design seeks to utilise infiltration techniques which is appropriate and avoids the risk of contributing to any inundation of foul sewers. Southern Water have raised no objections to the proposal. It is noted that the proposal is a replacement dwelling that would not increase the number of foul sewer connections on site.

The proposal is compliant with ALP policies W DM2 & W MD3, paragraphs 181, 182 & 187(e) of the NPPF, and MNDP policies MOS2, MOS3, and MOS4.

ECOLOGY & BIODIVERSITY

The proposal is not liable for Statutory Biodiversity Net Gain under the de-minimis exemption. However, some Biodiversity Net Gain is still required in line with ALP policy ENV DM5. This has been demonstrated through the provision of ecological enhancement features outlined on the proposed site plan. The proposal has also evidenced that it would not prejudice any protected species on the site.

Subject to conditions securing the relevant ecological enhancement features, the proposal is in accordance with ALP policy ENV DM5, and MNDP Policy MOS10.

WASTE MANAGEMENT

The proposal includes the provision of a timber, sheltered waste bin storage unit that would be situated within the front of the site. This is acceptable and would facilitate street-side collection in accordance with ALP policy WM DM1.

SUMMARY

The proposal is in accordance with relevant Development Plan policies and as such, it 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

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:

- EXISTING DWELLING, EXISTING AND PROPOSED SITE LAYOUT & LOCATION PLAN

(001, PL4).

- PROPOSED DWELLING: ELEVATIONS (002, PL4).
- PROPOSED DWELLING: FLOOR PLANS (004, PL4).
- PROPOSED DWELLING: SECTIONS (005, PL1).

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

- 3 Prior to the construction of any of the development hereby approved, including the installation of new surface water drainage infrastructure, full details of the proposed surface water drainage system shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted scheme shall demonstrate compliance with the National Standards for Sustainable Drainage Systems (SuDS), shall consider the surface water drainage hierarchy in full, and shall incorporate opportunities for amenity and biodiversity enhancement within the drainage design where feasible. The full details submitted for approval shall include:

1. Sufficient Groundwater monitoring over an appropriate period.
2. Sufficient infiltration testing strictly in accordance with BRE DG 365 or similar approved, and at an appropriate time.
3. Details of the proposed method and location of surface water disposal.
4. Impermeable area plan.
5. Calculations modelling the surface water drainage network for the following storm events: a.100% Annual Exceedance Probability (AEP), b.10% AEP + climate change allowance, c.3.3% AEP + climate change allowance, d.1% AEP + climate change allowance. All storm events must include an allowance for urban creep and surcharged outfalls where appropriate.
6. Detailed drainage plans conforming to Local Planning Authority guidance.
7. Specifications for all surface water drainage components and associated infrastructure.
8. Any other relevant information in accordance with Local Planning Authority guidance.

The system shall then be constructed in accordance with the approved plans and details. The surface water drainage system shall remain in good working order for the lifetime of the development unless agreed in writing by the Local Planning Authority.

- 4 Prior to any development above Damp Proof Course, a Biodiversity Enhancement Layout, providing the finalised details and locations of the ecological enhancement measures contained within Section 7.0 of the Preliminary Bat Roost Assessment Version 1 - 20th March 2025 (Produced by: South Downs Ecology), shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures 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).

- 5 The development shall be carried out in accordance with the submitted flood risk assessment (FRA Version 2, by Herbert Stumpp Ltd.) and the following mitigation measure it details:

- Ground floor rooms shall not be used for sleeping accommodation.

This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Arun Local Plan policy W DM2.

- 6 Prior to the first occupation of the dwelling hereby approved, an air source heat pump acoustic report shall be submitted to the Local Planning Authority for approval. This report shall show that the approved heat pump complies with the Chartered Institute of Environmental Health and Institute of Acoustic's guidance: 'Air Source Heat Pumps, Professional Advice note 2026'. The sound level emitted from the approved unit will not exceed 37 dB LAeq, 15 Min free field equivalent, 1m in front of the closest window to a habitable room of a neighbouring property. Where it is not possible to measure at the assessment location, appropriate corrections will be applied to data measured at an alternative location.

The following will provide guidance: ASHP Practice Guidance Note 2026- Joint IOA CIEH draft (approved for consultation) Embargoed version to 2-2-26.pdf.

Reason: To preserve residential amenity in accordance with Arun Local Plan policies QE DM1 and QE SP1.

- 7 The approved development shall include energy efficiency measures that reflect the current standards applicable at the time of submission and decentralised, renewable or low carbon energy supply systems. Any physical features that are required as part of the works must be installed prior to the occupation of the dwelling and shall be thereafter permanently maintained in good working condition.

Reason: In order to secure a reduction in the use of energy at the site in accordance with national planning policy and Arun Local Plan policy ECC SP2.

- 8 Prior to the first occupation of the dwelling hereby approved, the applicant or developer shall provide the dwelling with an electric vehicle charge point 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 point(s) 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 point(s) 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 part of the development shall be first occupied until two covered and secure cycle parking spaces have been provided in accordance with the approved site plan. 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.

- 10 Notwithstanding the provisions of Part 1, Class A 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 rear extensions to the dwelling shall be constructed unless

permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To preserve the required surface water drainage infrastructure and prevent the increase of flood risk elsewhere in accordance with the Arun Local Plan policy W DM2 and the NPPF.

- 11 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is de-minimis as the development does not impact an onsite priority habitat and the development impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero and less than then 5 metres in length of onsite linear habitat.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 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: 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 infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance, as per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> on rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage designs must also have provision to ensure there is capacity in the system to contain the critical 1 in 30 year + climate change allowance storm event without flooding. The 1 in 100 year + climate change allowance storm event must be retained on site without detriment to property, infrastructure or public safety. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design.

Designers are guided to refer to National standards for sustainable drainage systems (SuDS) and The SuDS Manual by CIRIA as these guide our decisions about the design, maintenance, and operation of sustainable drainage systems. Further guidance notes and design checklists regarding surface water drainage are located at <https://www.arun.gov.uk/surfacewater> and <https://www.arun.gov.uk/designerchecklists>, on Arun District Council's website.

- 14 INFORMATIVE: To prevent impacts to the amenities of occupiers of neighbouring dwellings, the development should be carried out in accordance with the 'Arun District Council Construction Code of Practice: For small developments in Arun', as available from:

<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n12193.pdf&ver=12201>