

Recommendation Report for Planning Permission

REF NO: R/203/21/PL

LOCATION: Booker Hall
Station Road
Rustington
BN16 3AY

PROPOSAL: Demolition of existing community hall and ancillary building and redevelopment of the site to provide a new community hall with supporting functions and office accommodation within a new 1.5 and 2 storey building with associated car parking area and landscaping.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The replacement building would consist an entrance foyer, toilets, kitchen, store room, community hall, and offices (with meeting room, kitchen and toilets) at ground floor level. At first floor level the building would consist more offices (with tea points and toilets). The building is proposed to be 1.5 storeys at the front/southern end, rising to 2 storeys at the rear/northern end. It is proposed to be constructed of mainly brick elevations with sections of flint elevations and pre-cast surrounds around the entrance foyers, a standing seam metal roof, and aluminium framed doors, windows and rooflights. Solar panels would be installed on the roof. Two car parking spaces are proposed to the front of the replacement building and a further 25 car parking spaces are proposed in a new separate parking area, on land to the rear of 5-7a Paddock Green. A sheffield stand with 4 cycle parking spaces is proposed. The proposals also include soft landscaping areas around the building and new car parking area. The proposed boundary treatment is timber fence panels.
TOPOGRAPHY	Predominantly flat.
TREES	Community hall site: Trees existing on the site are of relatively low public amenity value. Land rear of 5-7a Paddock Green. There are established on and off-site trees which could be adversely affected by the proposal, including a fine young yew (SW corner) and mature 3rd party birch (NE corner) which is the subject of a Tree Preservation Order.
BOUNDARY TREATMENT	Open to front of community hall building and its eastern side.

Hedging to rear of building, and garages wall to western side. Timber fence panelling to rear of parking area separating it from Paddock Green properties gardens, open to front and northern end, vegetation to southern end.

SITE CHARACTERISTICS

The site consists of an existing community hall building, detached single storey with pitched roof, constructed of white weather boarded elevations and a mixture of brown and orange/red clay roof tiles and with some single storey flat roofed outbuildings (use for audio studio and mainly used for storage) to the north. There are two existing car parking spaces to the front of the building, and a communal garden area to the east of the building. The site for the proposed new car parking area consists of some tarmac for parking and scrub land.

CHARACTER OF LOCALITY

Assisted living housing estate and care home (Rustington Hall Care Home) with buildings in clusters set amongst communal gardens and cul-de-sacs. Blocks of studio and 1 bedroom flats and studio/1 bed bungalows. Residential/suburban in character.

REPRESENTATIONS

Rustington Parish Council - no objection.

No other representations were received.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ECONOMIC REGENERATION:

No comments received.

ENVIRONMENTAL HEALTH:

No objection. Recommended planning conditions with respect of construction hours, requiring a Construction Management Plan, EVCP provision, and requiring details of a suitable system for the extraction of cooking odours and external lighting scheme.

WSCC HIGHWAYS:

No objection. The proposals would not materially change traffic movements, despite a small increase in floor area, and would not result in severe harm to the operation or safety of the highways network, in accordance with the NPPF. Car/cycle parking and EVCP provision considered to meet standards and are satisfactory. Recommend planning conditions to secure car/cycle parking provision and a Construction Management Plan.

DRAINAGE ENGINEER:

No objection. Recommend a planning condition to secure details and implementation of a full surface water drainage scheme, based on winter groundwater monitoring.

SOUTHERN WATER:

Site is very close to a Source Protection Zone so applicant should liaise with Environment Agency to demonstrate adequate protection of water supply source, and provide evidence of this to Southern Water. Other advisories.

TREE OFFICER:

Redevelopment of community hall site supportable in arboricultural terms. However, initially raised objection, as no arboricultural information submitted in relation to land to be developed for new parking area, so insufficient information to guarantee trees (including a TPO-ed tree) would be adequately protected. A revised Car Parking Area Layout and arboricultural information for this land has since been provided. Confirmation that this revised layout is now acceptable as nominal Root Protection Area of Birch has been adequately respected, with open ground and planting area. Chesnut paling is suggested in the arboricultural report as protective fencing for the Birch, however would expect minimum fencing specification as per Figure 3 of BS5837:2012, across the development site. No objection now, subject to recommended planning conditions.

LANDSCAPE OFFICER:

No comments received.

ECOLOGY ADVISOR:

No objection. Recommend planning conditions to secure mitigation and biodiversity enhancement measures set out in Ecological Assessment Report.

WSCC MINERALS & WASTE OFFICER:

No comments received.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and addressed in Conclusions section.

POLICY CONTEXT

Designation applicable to site:
Inside Built-Up Area Boundary
WSCC Mineral Consultation Area
CIL Zone 4

DEVELOPMENT PLAN POLICIES

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

SDSP2	SD SP2 Built-up Area Boundary
HWBSP1	HWB SP1 Health and Wellbeing
EMPDM1	EMP DM1 Employment Land: Development Management
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
QESP1	QE SP1 Quality of the Environment
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution

QEDM3	QE DM3 Air Pollution
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM1	W DM1 Water supply and quality
WSP1	W SP1 Water
WDM3	W DM3 Sustainable Urban Drainage Systems
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
ECCDM1	ECC DM1 Renewable Energy
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation

[West Sussex Waste Local Plan 2014:](#)

West Sussex Waste W2 Safeguarding Waste Management Sites

[Rustington Neighbourhood Plan 2014 Policy 4](#)

Sustainable Drainage

Rustington Neighbourhood Plan 2014 Policy 6

Local Employment

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
RDS	Rustington Design statement by Rustington Parish Council

POLICY COMMENTARY

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

The policies contained within the Rustington Neighbourhood Plan (RNP) (made 2015) are relevant in the determination of this planning application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Section 70(2) of the Town and Country Planning Act 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, and 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.

The proposal is considered to comply with relevant Development Plan policies in that, subject to planning conditions, it would have an acceptable impact on visual and residential amenity, highways and parking, drainage, trees and ecology.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

KEY ISSUES:

The key issues in the determination of this application are as follows:

- Principle and use
- Design and impact on visual amenity
- Impact on residential amenity
- Impact on trees
- Impact on ecology

PRINCIPLE & COMMUNITY/OFFICE USE:

Arun Local Plan (ALP) policy SD SP2 seeks to focus development within the Built-Up Area Boundaries, where it will be permitted subject to consideration against other policies of the Local Plan. HWB SP1 states that "All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities" and this includes (a) Providing or contributing to the necessary infrastructure to encourage physical exercise and health (b) Creating....multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other and (c) Ensuring that arts and cultural facilities are accessible to all. Policies EMP SP1 and EMP DM1 support the protection, expansion and enhancement of employment premises to meet the needs of businesses and support the local economy.

Objective 8 of the the Rustington Neighbourhood Plan (RNP) seeks to "sustain the health and wellbeing of the community through wide ranging projects which enhance local facilities" (para 3.3). Policy 6 of the RNP states "Proposals to expand an existing employment or business use will be supported, provided that any impact on flood risk, local amenity, traffic and landscape can be satisfactorily mitigated."

The site is located within the Built-Up Area Boundary of Rustington, where the principle of new development is acceptable, according to ALP policy SD SP2, subject to consideration against other Local

Plan policies.

The proposals would replace the existing community hall with attached storage buildings and recording studio (rented out to a local business), with a new community hall and offices (with the current proposed tenant being the Littlehampton and Rustington Housing Society, a charity). It would provide upgraded, high quality community facilities for the use of the residents at the adjacent Care Home, the assisted living units at Oakhurst Gardens, and other local residents. It would be a multi-use community building offering exercise classes, cultural uses like art classes, and a space for local meetings, conferences, and social gatherings. It would therefore satisfy the objectives of ALP policy HWB SP1 and the Rustington Neighbourhood Plan, providing infrastructure to encourage physical exercise and health, a multi-use community building in close proximity to housing and accessible arts and cultural facilities, and being a project which would enhance the existing local facilities.

In terms of the proposed office provision at ground and first floor level, this would accord with the objectives of ALP policies EMP SP1 and EMP DM1 and RNP policy 6, to provide for local business needs and support the local economy.

DESIGN AND VISUAL AMENITY:

Para 130 of the National Planning Policy Framework (NPPF, 2021) requires that applications for developments (b) are visually attractive as a result of good architecture and (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting. Para 134 of the NPPF states "Development that is not well designed should be refused".

Policy D SP1 of the Arun Local Plan (ALP) states development should reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. ALP policy D DM1 looks at aspects of form and design quality, including; character, appearance, layout, scale, density, adaptiveness, innovation, impact on neighbouring amenity, impact on trees, crime prevention and solar gain.

Under Section J.01 (Form and Character) of the ADC Design Guide SPD (2021) states that "where "key" buildings such as community facilities or centres are provided these should take the opportunity to incorporate distinctive features and treatments to develop the area's identity" and 'These buildings can also be included within residential development as vista markers or when a corner is to be defined.' The SPD provides detailed guidance in respect of building design and material quality. Section J.02 (Scale and Massing) states that "New development should generally reflect the scale of existing buildings, although an uplift in scale can be appropriate for landmark buildings containing community uses or facilities in key locations". Section P.01 (Infill Development) states "Some infill development on prominent plots - for example, corner buildings or those in town and local centres - may take the opportunity for a bolder response through creation of landmark buildings or focal points which add to the legibility, richness and character of a place."

The Rustington Neighbourhood Plan identifies different Character Areas, the site being located within Character Area 7. The Rustington Village Design Statement says that Character Area 7 is characterised by the high density of buildings, open planned gardens, some areas of housing with open public space, brick construction and use of clay tiles on roofs and elevations, pavements and large trees are a feature of eastern area of CA 7.

The proposals would replace the existing, somewhat outdated building with a new building of a much higher design quality, materials and finish. Whilst surrounding buildings in the area are mainly brick built and 1-2 storeys in height, there is a degree of variety in the scale, form, design and materials/finishes to surrounding buildings, and the existing local vernacular is not especially attractive, high quality or

distinctive. As such, it is considered that there is no requirement to emulate the appearance of the existing surrounding buildings nor concern about the new building being a departure from and contrasting with the appearance of the surrounding buildings. In addition, being a community centre it can be considered to be a "key building" in the area, which as the ADC Design SPD advises, should take the opportunity to incorporate distinctive features and treatments to development the areas identity. The 1.5-2 storey height of the proposed building would reflect the general height and scale of buildings in the area. The proposed pre-cast concrete surround to the entrance foyers, the overall form, and the proposed light brick tone and flint elevations, standing seam zinc roof, and aluminium framed openings, would result in the new building having distinctive and high quality features and treatments. It would be somewhat of a landmark building which would improve the legibility and character of the place. It is considered that the proposed new building would; be of an appropriate scale and mass to integrate sufficiently with the surroundings, be an improvement on the existing building, be well-designed and represent good architecture, would enhance the visual amenity of the area, provide a 'focal' point for the area as a key community building, and would add value to and uplift the area in terms of the quality of design in the area. A planning condition will be applied requiring a schedule of materials (photos and specifications) to be submitted for approval to ensure the quality of materials and finishes is secured.

ALP policy D DM1 (1. Character and 2. Appearance) require that proposals should reflect and improve upon the character of a site and surrounding area, including through landscaping, and that hard and soft landscaping should reflect the local area. The proposals would involve the loss of some trees, but the existing hedge to the rear/north of the building would be retained and some proposed landscaping as buffer screening is proposed to the eastern and western sides. Only indicative plans of the soft landscaping have so far been provided and no detailed proposals. A planning condition will be applied requiring a detailed Landscape Plan and Planting Strategy to be submitted for approval, to ensure appropriate soft landscaping is secured around this key building for the visual benefit of local occupants and visitors.

ALP policy D DM1 (5. Adaptability) requires new development to "Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space." The ADC Design SPD (J.09) seeks to create "buildings that are usable and accessible for all, following the principles of inclusive design." and sets out detailed advice on this. The D&A Statement for the application confirms that the building has been designed with level access and communal entrance door widths to community hall and offices at ground floor level to comply with Part M of the Building Regulations making it accessible to disabled/ageing/pram users etc. There is also an accessible WC and kitchen at ground floor level, along with the office provision. As such, the D&A confirms that no lift is proposed for the first floor level office accommodation as there would be adequate provision for disabled office users at ground floor level. It also confirms that the main office stairway has been designed so that a wheel-chair stair lift to first floor level could be installed in future if required. It should be noted that the accessible WCs should be designed with baby-changing facilities too. In conclusion, the proposed building would accord with ALP policy D DM1 (5) with respect to accessibility and inclusiveness for different users of the public building and offices.

ALP policy D DM1 (4. Innovation) requires new development to "Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so." and (8. Solar Gain) "Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy." Policies ECC SP1, ECC DM1 and ECC DM2 seek energy efficient buildings and the use of renewable energy, as does the ADC Design Guide which provides detailed design guidance on this. A Mechanical and Electrical Services Statement has been submitted setting out how the building will be designed to be energy efficient including; installation of air-source heat pumps, generally natural ventilation, solar panels and LED lighting. Low embodied carbon materials including the CLT and pre-fabricated timber structures for

the primary structure of the building. The proposed building would accord with ALP policies D DM1 (4 and 8) and ECC SP1, ECC DM1 and ECC DM2 with respect to energy efficiency and the use of renewable energy sources. Sustainable materials (i.e. local supplies) and sustainable methods of construction should also be considered. A standard planning condition will be applied for an Energy Statement to be submitted to demonstrate 10% energy reduction using fabric first approach or other measures.

ALP policy D DM1 (6. Crime Prevention) requires new development "Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'. One of the design objectives of the ADC Design SPD is to "Create safe, pleasant spaces and routes with a sense of welcome, which reduce the likelihood of crime and antisocial behaviour and contribute to a sense of security and well-being."

The proposals include natural surveillance to the front, eastern side, and rear through the positioning of window and door openings and there would be a public path along the eastern edge of the building. External lighting is proposed, which should assist with crime deterrence, but no details have been supplied at this stage. A standard planning condition to ensure details of external lighting will be applied.

In conclusion, subject to planning conditions to secure details of the materials and finishes, a Landscaping Plan and external lighting scheme, the proposals would provide a building of high quality design, would have an acceptable impact on the character of the area and would enhance the visual amenity of the area, in accordance with the NPPF, ALP policies D SP1, D DM1, the ADC Design Guide and Rustington Neighbourhood Plan and Design Statement.

RESIDENTIAL AMENITY:

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

Policy QE SP1 of the Arun Local Plan requires that development contributes positively to the quality of the environment and ensures development does not have a significantly negative impact upon residential amenity. Policy D DM1(3) of the Arun Local Plan requires development has a minimal impact to users and occupiers of nearby property/land e.g. by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

The ADC Design SPD sets out amenity requirements, including the 25 and 45 degree tests for outlook/daylight loss and minimum separation distances to avoid overlooking and loss of privacy.

Given the siting of the building, its 1.5-2 storey scale and pitched roof, and its separation distance from the nearest neighbouring properties, it is concluded it would not result in harmful overbearing or enclosure and would not have a significant impact on the outlook from surrounding properties or gardens. The D&A Statement illustrates that the 25 degree test for outlook/daylight impacts on the nearest neighbouring buildings to the east (Oakhurst Garden flats 99-117) is passed showing no significant impacts. The D&A states that there would be some overshadowing to the single storey 'guest suite' to the north of nos. 99-117, as a result of the new office building opposite. However, since it still meets the ADC SPD minimum separation distances and this visitor room/guest suite is not in constant use, it is considered an acceptable impact on balance.

Due to the siting, scale and separation distance to the Oakhurst Gardens properties to the north (23-37), the Guildford Rd flats (2-24) to the west, and Rustington Hall Care Home to the south, the proposals

would not have any significant impact on the outlook from these neighbouring buildings.

In terms of overlooking, the new building would be located around 14m-18m (given slanted building line) from the front of the flats at nos. 99-117 Oakhurst Gardens, which would accord with the recommended minimum 14m separation distance between fronts and sides of properties/buildings and the recommended 16m for front to front habitable rooms. At ground floor level these neighbouring flats benefit from small garden areas and a shared garden area in front between them and the community building. At ground floor level the eastern elevation of the proposed building will consist a large area of glazing to provide light and ventilation to the community hall. The building would comply with the minimum separation distance to habitable room windows of the flats, the hall would be used intermittently and would not be in constant use, and to reduce any perceived overlooking a central zone of buffer screen planting is proposed. This new planting separating the community building from the existing flats would provide greater privacy to the flats' private/shared garden spaces and habitable rooms facing west. The planting is shown on the plans indicatively but the height and details of the planting have not been detailed at this stage. A planning condition will be applied requiring a detailed Landscape Plan and Planting Strategy, and details should be included here, to ensure privacy of these neighbouring gardens are maintained and enhanced. No first floor side facing windows (looking towards nos. 97-117) are proposed to the majority of the building (only rooflights at the southern end) so there would be no overlooking in this respect. Two first floor side facing windows serving the new offices would be located on the northern end of the building, but these would have a separation distance of almost 14m to the guest suite opposite, would only provide oblique angles of view, and the suite is only used intermittently so the impact is considered acceptable.

The new building would have at ground floor level a non-habitable room (entrance foyer) opening to the south and a first floor window to a habitable room (office) which would face toward the rear of Rustington Hall Care Home. There would be a separation distance of around 14m. At the rear of the Care Home there is only one ground floor door and appears to be only one first floor window which would be opposite the proposed new window at first floor level on the new building. It has been confirmed by the applicant and Littlehampton and Rustington Housing Society that the ground floor door serves as an emergency exit to a corridor and the first floor window serves a corridor only (non-habitable spaces). As such, no overlooking would result from the proposed first floor office window on the south end of the new building to the Care Home, and this new window therefore does not need to be obscure glazed or fixed shut to 1.7m height.

At the rear/northern end, the new building would have 2 ground floor office windows which would be separated from nos.31-37 Oakhurst Gardens by almost 21m (which would meet the minimum recommended separation distance of 21m for rear to rear habitable rooms and exceed the back/front to side of 14m and front to front of 16m), and these new windows would be partially screened behind the existing hedging to be retained. At first floor level, two new rear windows are proposed. These would be located around 21m to nos. 31-37 Oakhurst and angled away from these properties, but would be very close to the site boundary with the flats at nos. 18-32 Guildford Road. However, given the existence of tree screening on this boundary, the separation distance of these new first floor windows to nos.22-32 Guildford Rd (14m-21m+) and the orientation of the windows which will not give direct angles of view, this would reduce the overlooking impact on these neighbouring windows. However, the separation distances would not meet the 21m standard between back to back habitable rooms and the new windows would potentially give views down into the communal gardens of this neighbouring flatted development, given the proximity to the boundary, and would give rise to the perception of overlooking also, especially if the existing tree screening were to be removed. As such, a planning condition will be applied requiring that the north facing first floor windows are to be obscure glazed and fixed shut to a height of 1.7m from finished floor level. This would be acceptable for office occupation.

On the western side of the building, there are proposed mainly rooflights, but 3 windows are proposed

facing towards the flats at nos. 10-15 Guildford Rd. Two of these windows, serving a tea point/kitchen and secondary window to an office, are shown as obscure-glazed and 1 being the primary window to an office is shown as clear glazed. These windows would be located around 17-18m from nos. 10-15 Guildford Rd. This would not meet the 21m back to back standard between habitable rooms and to avoid any potential overlooking, it is recommended a planning condition is applied requiring all these windows on this elevation to be obscure-glazed and fixed shut to a height of 1.7m from finished floor level. This would be acceptable for office occupation.

In terms of noise and disturbance, the proposed community facility use is an existing use on the site, although it is recognised this use may become intensified with a slightly bigger building and better quality facility. The proposals include curtains and acoustic panels within the community hall itself to improve noise insulation and the sound environment within the building. In addition to the existing community use, there will be offices at ground and first floor level. Office use is considered to be a fairly low-impact use in terms of general noise and disturbance and at this scale would be appropriate within a residential area. The Council's Environmental Health Officer has not raised any objection to the proposal nor raised noise as an issue. They have recommended planning conditions with respect of construction hours, requiring a Construction Management Plan, EVCP provision, and requiring details of a suitable system for the extraction of cooking odours and external lighting scheme.

In conclusion, subject to planning conditions restricting Permitted Development rights, requiring first floor windows where appropriate to be obscure-glazed and fixed shut to 1.7m height and conditions as recommended by Environmental Health, the proposals would have an acceptable impact on neighbouring residential amenity, in accordance with the NPPF, ALP policies QE SP1 and D DM1 and the ADC Design SPD.

HIGHWAYS & PARKING:

Para 110 of the NPPF states in assessing specific applications for development it should be ensured that (b) safe and suitable access to the site can be achieved for all users. Para 111 of the NPPF states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy T SP1 of the Arun Local Plan requires development proposals to provide safe access on to the highway network and to incorporate appropriate levels of parking in line with adopted planning policies. ALP policy T DM1 requires development to make provision for facilities for sustainable modes of transport such as cycling, to meet the parking standards, including cycle storage. The Arun District Council Parking Guide (2020) sets out the parking standards for development in the District.

The Local Highways Authority (LHA), West Sussex County Council (WSCC) Highways, have commented that the application will not materially change traffic movements to and from the site, and although the new Hall has a small overall increase in floor area over the current use, overall highway safety is unlikely to be detrimentally affected. The access arrangements for both points remain as existing and appear to be operating safely based on the latest LHA accident data available. As such, the LHA conclude that the standalone impact that the proposed development will have is negligible on the operation of the local highways network. As such, the proposals would provide a safe and suitable access to the site and onto the highway network, and would not result in severe impacts on highways operation or safety, in accordance with the NPPF and ALP policy T SP1.

The overall Rustington Hall housing site consists of 77 car parking spaces, accessed off Oakhurst Gardens and Station Road, which serve the residents, staff and visitors of Rustington Hall Nursing and Care Home and the associated assisted living units. Of the 27 car parking spaces accessed off Station

Road, 2 of these are in front of the existing community hall and 10 of these are in-front of the undeveloped land to the southeast of the site. The application proposes 2 'drop off' car parking spaces to the front of the new community/office building and an expanded car parking area on the currently undeveloped land to the south east of the site consisting of 25 car parking spaces. Based on use and floor area, the ADC Parking SPD (2020) requires 10 car parking spaces to serve the new community hall and 7 car parking spaces to serve the new offices, a total of 17 spaces. As such, the provision of 27 spaces means the proposals exceed the Council's parking standards, and the LHA have confirmed they are satisfied that car parking provision is sufficient. At least one of the spaces nearest the hall should be laid out for disabled parking and provision for disabled parking should be consistent with guidance in Manual for Streets. Finally the sites' Electric Vehicle charging provision of 10 spaces equivalent to 40% of all parking spaces is considered sufficient, given the minimum standard is for 20% of all parking spaces. This provision is outlined in the Transport Note but is not shown on the plans, and as such this will need to be secured by condition.

Based on the ADC Parking SPD, 2 cycle parking spaces would be required for the community hall for staff and visitors and 1 cycle parking space would be required for the office space, so a total of 3 spaces. The revised Parking Layout Plan shows 2 sheffield stands providing a total of 4 cycle parking spaces. As such, this exceeds the cycle parking standards, and the LHA have confirmed this is satisfactory.

In conclusion, subject to planning conditions to secure the car/cycle parking and EVCP provision, the proposals would have an acceptable impact on highways and parking, in accordance with the NPPF, ALP policies T SP1 and T DM1, and would accord with the ADC Parking SPD.

DRAINAGE:

ALP policy W DM2 seeks to ensure flood risk to development is reduced and managed. Policy W DM3 states that all development must identify opportunities to incorporate a range of Sustainable Urban Drainage (SUDs) systems. These features may include green roofs, permeable driveways, soakaways, water harvesting such as water butts.

Policy 4 of the RNP states that "Development proposals likely to affect surface water drainage will be supported, provided they are able to demonstrate that they include one or more of the following sustainable drainage design features as appropriate for the ground conditions:

- i. permeable driveways and parking areas;
- ii. water harvesting and storage features;
- iii. green roofs; and
- iv. soakaways.

The proposal would replace an existing building and be located in its place and over existing hardstanding, however there would be some increase in the building footprint and impermeable areas. The Drainage Assessment states that surface water drainage will either be through newly constructed soakaways or directed toward the existing surface water drainage sewer. It states that any new soakaways would likely be located to the east of the building to the upgraded soft landscaping areas. The Council's Drainage Engineers have commented that the application has started to consider surface water drainage, with three groundwater monitoring points installed at appropriate locations, and one observation made in March 2021, with an expectation that monitoring will restart in October and cover the full duration of the winter period. At present it is expected that infiltration will be the method of surface water disposal, this will need to be tested for design purposes with infiltration testing completed in winter months (ideally January or February) strictly in accordance with BRE DG 365 at a depth agreed with the ADC Drainage Engineers (above peak groundwater level). They recommend a planning condition to secure details and implementation of a full surface water drainage scheme, based on winter groundwater monitoring.

In terms of foul water drainage, the Drainage Assessment states that the proposed development would be connected to the existing foul sewage network serving the building. It is accepted that, whilst the proposal does result in a small increase in usable floorspace on the site, the proposed development would not have a significantly greater impact upon the existing foul drainage network. Southern Water have been consulted and raised no objection, but commented that any connection to the public surface and foul water sewer network would require a formal application to be made by the developer to SW. It provides further advice, and also states that the proposed development would lie within or in very close proximity to a Source Protection Zone so the applicant will need to consult with the Environment Agency to ensure the protection of the public water supply source is maintained and inform Southern Water of the outcome of this consultation. The advice from SW will be added as informatives, and a planning condition will be applied requiring a Wastewater Drainage scheme (covering construction wastewater and foul water drainage setting out evidence of consultation with the Environment Agency and demonstration that the public water supply would be protected) to be submitted to and approved by the LPA.

Subject to planning conditions to secure a surface water drainage and foul drainage scheme, the proposals would be adequately drained, in accordance with ALP policies W DM2 and WM DM3 and RNP policy 4.

TREES:

Arun Local Plan policy ENV DM4 states that "Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO)...or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity" unless certain exception tests are met.

A Tree Schedule, Landscape Drawing and Tree Protection Plan was provided with the application. The Council's Tree Officer has provided comments on the application. They have confirmed that the trees on the community hall site are of relatively low public amenity value with several probably no longer suitable for their location, and so the redevelopment of the site was supportable in arboricultural terms, although they expressed disappointment at no detailed soft landscape proposal as mitigation for the tree removal. On the area of land to be developed for the new parking area (rear 5-7a Paddock Green) there are established on and off-site trees which could be adversely affected by the proposal, including a fine young Yew (SW corner) and mature 3rd party Birch (NE corner) which is the subject of a Tree Preservation Order. The Council's Tree Officer initially raised concerns that no arboricultural information had been submitted in respect of that land, so there was insufficient information to guarantee these trees (including a TPO-ed tree) would be adequately protected from the works including tarmac wearing course being laid. They suggested that a small area of ground should be set aside in the NE corner of that land set to open ground and enhanced by planting would act as future root protection to the TPO-ed Birch tree.

During the course of the determination period on the application, a revised Car Parking Area Layout and arboricultural information has been provided. The Tree Officer has confirmed that this layout is now acceptable in terms of the nominal RPA of the Birch has been adequately respected, with open ground and planting area. Chesnut paling is suggested in the arboricultural report as protective fencing for the Birch, however the Tree Officer has confirmed that they would expect a minimum fencing specification as per Figure 3 of BS5837:2012, across the development site. A planning condition will also be applied to secure a detailed Landscape Plan and Planting Strategy to mitigate for tree removals and improve the visual appearance for local occupants.

Subject to planning conditions recommended by the Council's Tree Officer, the proposals would protect

trees of value from harm, in accordance with ALP policy ENV DM4.

ECOLOGY:

The Environment Bill, NPPF and Arun Local Plan policy ENV DM5 requires that all new development seek a net gain in biodiversity and protect legally protected species.

An Ecological Impact Assessment was submitted with the application. The Council's Ecology Advisor has confirmed that the mitigation as proposed within this report (5.3.13) should be conditioned and implemented in full. In addition, the biodiversity enhancements proposed within the report (section 6) should be conditioned to include; 3 bird boxes, pollinator friendly planting within the soft landscape scheme, 2 bat boxes and 1 bat tile.

Subject to planning conditions recommended by the Council's Ecology Advisor, the proposals would protect species and result in a net biodiversity gain, as required by the Environment Bill, NPPF and ALP policy ENV DM5.

OTHER MATTERS:

Waste sites safeguarding:

The site is located within a County Minerals Consultation Area (MCA) and the mapping shows this is because it is within a 500m buffer of a permitted waste site (Arun Works Services, Station Road). The West Sussex Waste Local Plan (2014, reviewed 2019) requires that "existing waste sites and infrastructure will be protected from inappropriate neighbouring developments that may prejudice their continuing efficient operation." Policy W2 of this Plan states that "Development that would prevent or prejudice the use of existing waste management sites or infrastructure that make an important contribution to the transfer of waste will not be permitted" unless certain criteria are met.

WSSC Minerals and Waste Team have been consulted but provided no comment and raised no objection. Given that the community hall site falls just within this 500m buffer zone, and that this is an existing development site (PDL) it is considered acceptable and that the development would not prejudice the use of the existing waste management site, in accordance with policy W2 of the West Sussex Waste Local Plan.

SUMMARY:

In conclusion, the proposed development would be acceptable in principle within the Built-Up Area Boundary, the proposed community facility use would be supported, and the proposals would have an acceptable impact on the visual and residential amenity of the area and local occupants, highways and parking, drainage, trees and ecology, subject to appropriate planning conditions.

The proposals accord with the relevant policies in the NPPF and the Development Plan and are therefore recommended for approval, subject to 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 application is not CIL liable in respect of the community facility (hall) or the offices proposed.

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:

- Proposed Block Plan (012_P_10_00)
- Proposed Ground Floor Plan (012_P_20_00)
- Proposed First Floor Plan (012_P_20_01)
- Proposed Roof Plan (012_P_20_02)
- Proposed Sections AA and BB (012_P_30_00)
- Proposed Section CC (012_P_30_01)
- Proposed Elevations S & E (012_P_40_00)
- Proposed Elevations N & W (012_P_40_01)
- Proposed Parking and Landscaping Plan (012_P_40_01), amended drawing received 15/10/2021

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with the National Planning Policy Framework and policies D SP1, D DM1, QE SP1, T SP1, T DM1 and ENV DM4 of the Arun Local Plan, the Arun District Council Design SPD and the Arun District Council Parking SPD.

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes (including photographs and product specifications) to be

used for the external walls, roofs, rooflights, window and door openings of the proposed building have been submitted to and approved in writing 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 visual amenity by endeavouring to achieve a building of visual quality in accordance with the National Planning Policy Framework, policies D SP1 and D DM1 of the Arun Local Plan and the Arun District Council Design SPD.

- 4 No development above damp proof course (DPC) level shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a Landscaping Scheme including details of hard and soft landscaping and a detailed Planting Scheme, including details of location, densities, size of specimens and type of planting. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

- 5 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development above damp proof course (DPC) level begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure on site renewable energy in accordance with National Planning Policy, and in accordance with Policy ECC SP2 of the Arun Local Plan.

- 6 No external lighting shall be installed until details of this external lighting scheme have been submitted to and approved in writing by the Local Planning Authority, prior to its installation. This submission shall include a layout plan with beam orientation and a schedule of light equipment (luminaire type, mounting height, aiming angles and luminaire profiles). The approved scheme shall be installed and fully assessed when operational to ensure no light creep/bleed by a competent individual and operated in accordance with the approved details unless the relevant planning authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and wildlife and local residents from light pollution, in accordance with policies D DM1, ENV DM5, QE SP1 and D DM2 of the Arun Local Plan.

- 7 All the windows at or above first floor level in the north and west elevations of the building shall:-

(i) consist of at least two lights divided horizontally, be fixed shut to a height of 1.7m from finished floor level and with only the top light capable of being opened, and shall be maintained in that condition at all times;

(ii) at all times be and remain glazed entirely with obscure glass to a height of 1.7m from finished floor level.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking or enacting that Order) no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the walls/roof of the building without the prior written permission of the Local Planning Authority on an application in that behalf.

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

- 9 Notwithstanding the provisions of any Town & Country Planning General Development Order or Use Classes Order (or any Order revoking or enacting that Order), the use hereby permitted shall be restricted to a community hall and associated facilities and office use (as shown in layout and quantum on the plans hereby approved).

Reason: To enable the Local Planning Authority to consider the acceptability of alternative use, in accordance with relevant policies within the Arun Local Plan.

- 10 The use of the community facilities shall only occur between 08:00 hours to 22:00 hours Mondays-Fridays, 09:00 hours to 22:00 hours Saturdays and 10:00 hours to 20:00 hours on Sundays. The use the offices shall only occur between 08:00 hours and 19:00 hours Mondays-Fridays and 09:00 hours to 19:00 hours on Saturdays and 10:00 hours to 16:00 hours on Sundays.

Reason: To protect the amenity of local residents, in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

- 11 No construction activities shall take place, other than between 08.00 hours and 18.00 hours (Monday to Friday) and between 08.00 hours and 13.00 hours (Saturday) with no noisy working activities on Sundays or Bank/Public Holidays.

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

- 12 No development shall commence, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- a. An indicative programme for carrying out of the works
 - b. Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works
 - c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
 - d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
 - e. The anticipated number, frequency and types of vehicles used during construction,
 - f. The method of access and routing of vehicles during construction,
 - g. The parking of vehicles of site operatives and visitors

- h. Loading and unloading of plant, materials, and waste, including permitted times for deliveries
- i. Storage of plant and materials used in constructing the development
- j.. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- k. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders)
- l. measures to control the emission of dust and dirt during construction
- m. a scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

Reason: To protect the amenity of local residents and ensure acceptable highways impacts in accordance with policies QE SP1, T DM1 and T SP1 of the Adopted Arun Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement planning condition as it is necessary to secure these details regarding impact on highways operation/safety and local residents amenity prior to development works commencing.

- 13 The use hereby permitted shall not be carried on unless and until details of a suitable system for the extraction of cooking odours (including details of the extract fans, as well as filters, fan units, ducting, method(s) of noise abatement, details of grease traps and extraction hoods) has been submitted to and approved in writing by the Local Planning Authority. The equipment approved under this condition shall be installed by a competent engineer before the use hereby permitted commences and thereafter shall be maintained in accordance with the manufacturer's instructions.

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

- 14 No part of the development shall be first occupied until the car parking serving the community hall and offices has been constructed in accordance with the plans shown on the approved Proposed Parking Plan and with plans and details (to include space markings and Electric Vehicle Charging Point provision) to be submitted to and approved in writing by the Local Planning Authority. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use, in accordance with policies T SP1 and T DM1 of the Arun Local Plan and the Arun District Parking SPD standards.

- 15 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.

Reason: To provide alternative travel options to the use of the car in accordance with policies T SP1 and T DM1 of the Arun Local Plan and the Arun District Parking SPD standards.

- 16 No part of the development shall be first occupied until a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved development is submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol and diesel cars / vans will not be sold beyond 2040 and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy 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). Also to accord with sustainable transport policies.

- 17 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 18 Development shall not commence, other than works of site survey and investigation, until a Wastewater Drainage Scheme (covering construction wastewater and foul water drainage and setting out evidence of consultation with the Environment Agency and demonstration that the public water supply would be protected) has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development is satisfactorily drained and would not result in harm to the water supply 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 secure and implement the wastewater drainage strategy prior to commencing any building works.

- 19 Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place, written confirmation is required from the Arboricultural Expert representing the site owner(s), confirming that all protective fencing (minimum specification as per Figure 3 of BS5837:2012) and ground protection has been inspected and found to be 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the following Tree Protection Plans:

- Tree Protection Drawing, Ramsay & Co Landscape Architecture, dwg. RCo350-02 Rev 01
- Tree Protection Plan, Phillip Ellis Tree Care Consultancy, ref. TPP/BH/196/21, 14/10/2021

Reason: To ensure the retention and maintenance of trees and vegetation which are an important feature of the area in accordance with Policy D DM1 and ENV DM4 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the acceptability of the proposals and the planning permission.

- 20 All activity at the site is to be carried out in strict accordance with the following arboricultural reports:

- Landscape Issue Sheet and Tree Schedule (Report), Ramsay and Co Landscape Architecture, Job no. RCo350, 23/06/2021
- Arboricultural Report & Statement, Phillip Ellis, Tree Care Consultant, ref. BH/186/2021

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued by the Local Authority before any works are commenced out on site.

Reason: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area, in accordance with policies D DM1 and ENV DM4 of the Arun Local Plan.

- 21 All activity at the site is to be carried out in strict accordance with the wildlife mitigation measures which are to be implemented in full as set out in Section 5.3.13 of the following report:

Ecological Impact Assessment (prepared by Lizard, dated July 2021)

Reason: To ensure wildlife and legally protected species are appropriately protected, in accordance with relevant legislation and policy ENV DM5 of the Arun Local Plan.

- 22 Prior to first occupation, the biodiversity enhancement measures are to be implemented in full (to include 3 bird boxes, pollinator friendly planting within the soft landscape scheme, 2 bat boxes and 1 bat tile) as set out in Section 6 of the following report

Ecological Impact Assessment (prepared by Lizard, dated July 2021)

Reason: To ensure the development results in a net biodiversity gain, in accordance with relevant emerging legislation and policy ENV DM5 of the Arun Local Plan.

- 23 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 (in this case a revised car parking layout and additional arboricultural information to ensure protection of trees). 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.

- 24 INFORMATIVE: The applicant is advised that the proposals must accord with the relevant part of the Building Regulations in respect of accessibility standards to ensure an accessible and inclusive building.

- 25 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.

- 26 INFORMATIVE: The applicant must consult with the Environment Agency given the very close proximity to a Source Protection Zone and ensure the protection of the public water supply source is maintained. The applicant must inform Southern Water of the outcome of this consultation.
- 27 INFORMATIVE: It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
- 28 INFORMATIVE: Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements