

Recommendation Report for Planning Permission

REF NO: WA/108/24/PL

LOCATION: Stoneybrook Farm
Eastergate Lane
Walberton
BN18 0BA

PROPOSAL: Erection of a re-purposed building for use as Class E (g) (iii) floor space, access, parking, drainage and landscaping. This application is in CIL Zone 3 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Erection a building for the use Class E g (iii) with parking, drainage and landscaping. The building is to be re-purposed from another site where it is now redundant for its current use.
TOPOGRAPHY	Predominantly flat.
TREES	A small number of trees/hedges will have building within their RPA.
BOUNDARY TREATMENT	Existing timber fence to the road frontage.
SITE CHARACTERISTICS	The site is occupied by a number of buildings of both single and two storey, located to the western boundary. There is an existing grassed field associated with Stoney Brook Farm. An access road runs through the site.
CHARACTER OF LOCALITY	The area is predominately outside the village centre of Walberton comprising sporadic dwellings and nurseries.

RELEVANT SITE HISTORY

WA/79/23/PIP Application for permission in principle for the erection of a Approve maximum net gain of 1 No detached dwelling. 05-10-23

WA/61/19/PD Notification for Prior Approval under Part 3, Class O for No Objection change of use from an office (Class B1) to 1 No. dwelling 19-08-19 (Class C3).

REPRESENTATIONS

Walberton Parish Council - no objection.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Natural England - No objection.

Archaeology - No objection. It is unlikely works would affect archaeological deposits and no mitigation is justified.

ADC Ecology - No objection subject to conditions. A HMMP is required as some of the habitats created are of medium distinctiveness and should be secured. A bat licence is required for works to B1.

Environmental Health - No objection subject to a condition on contamination.

Southern Water - No objection. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

South Downs National Park - No comment.

ADC Drainage - No objection subject to standard pre commencement drainage condition.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. No works are proposed to B1 and a bat licence would not be required.

POLICY CONTEXT

Outside the built up area boundary.

Within the Singleton and Cocking Tunnels Special Area of Conservation (SAC) Buffer.

Area of Special Advert Control.

Lidsey Treatment Catchment Area.

Current/Future Flood Zone 1;

Agricultural Land Grades 2 or 3.

DEVELOPMENT PLAN POLICIES

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

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
EMPDM1	EMP DM1 Employment Land: Development Management
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

DSP1	D SP1 Design
TSP1	T SP1 Transport and Development
<u>Walberton Neighbourhood Plan Policy 2019-2031</u>	<u>Businesses</u>
<u>CL1</u>	
Walberton Neighbourhood Plan Policy 2019-2031 VE7	Surface Water Management
Walberton Neighbourhood Plan Policy 2019-2031 VE3	Protection of Trees and Hedgerows
Walberton Neighbourhood Plan Policy 2019-2031 GA5	Traffic Management

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

POLICY COMMENTARY

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

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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

The proposal is considered to comply with relevant Development Plan policies in that the addition of a commercial building on site will not result in harm to the character of the area, nor harm residential amenity. Biodiversity net gain will be achieved and secured via a S106.

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

- (2) in dealing with an application for planning permission the authority shall have regard to -
 - (a) the provisions of the development plan, so far as material to the application,
 - (aza) a post examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

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

BIODIVERSITY NET GAIN

This application is liable for Biodiversity Net Gain (BNG).

The site would deliver a 45.33% increase in habitats and 145.08% of hedgerows/trees.

CONCLUSIONS

PRINCIPLE

Arun Local Plan (ALP) policy C SP1 states development in the countryside outside the BUAB will be permitted if it is in accordance with other policies in the plan which refer to a specific use or type of development. Policy EMP DM1 (1) states that existing employment sites and premises will be protected and that re-development, upgrading or modernisation of existing floor space will be supported. Furthermore, EMP DM1 (6) states that planning permission will be granted on sites outside the built-up area, provided that it is either an extension of an existing employment site or if a new site, that no acceptable alternative can be identified within existing permitted/allocated sites or within/through the redevelopment of existing commercial premises. This is an existing site and it is not proposed to extend it. The existing use will move to a new building on site and will not extend across two buildings, it would not intensify the use of the site; the design and layout is acceptable and is discussed further below; this is an existing employment site (but it is also possible to cycle to the site or take a bus to Walberton and then walk to access the site); access will remain as existing and parking is also provided; there will be no harm upon the landscape and habitats nor upon adjacent residential properties.

Walberton Neighbourhood Development Plan (WNDP) policy CL1 states proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable. This report demonstrates that there will be no harm to the amenities of surrounding land users.

Overall, the proposal complies with the requirements of ALP policy EMP DM1 and policy CL1 of the WNDP and the principle of the development is acceptable subject to accordance with other relevant development plan policies.

DESIGN AND VISUAL AMENITY

ALP policies D SP1 and D DM1 require development to make the best possible use of land by reflecting or improving on the character of the site/surrounding area.

The site features a number of buildings, one of which is used for business purposes under Class E(g)(iii), manufacturing bespoke joinery. This building is no longer large enough and a new building has been acquired that will be brought to site and re-used for a commercial use.

The new building is located a further 37m behind the existing building, approximately 140m from the front boundary of the site and as such, views of the proposal are unlikely to be achievable due to its siting behind existing development. It is located to the western boundary which is consistent with existing development on site.

The building is of a simple construction with a structural steel frame. The roof will have metal sheeting but will incorporate solar panels. The building will measure 15m x 30m and have a pitched roof with an eaves height of 6.5m and 8.2m to the ridge. Whilst this is high, there is another two storey building on site and due to its position, it would not appear unduly dominant upon the street frontage. The appearance is also typical of other commercial units in this area.

There will be some site clearance to extend the internal access road and vehicle turning area and 5

parking spaces will also be situated to the south of the building. This is towards the rear of the site and is not visible from the wider area.

The proposal would not appear out of character. Whilst the wider area is predominately semi rural, the building is on an existing commercial site which features buildings of both single and two storey. The scale and appearance is acceptable and views from the public viewpoints are restricted.

The proposal complies with ALP policies D DM1 and D SP1.

RESIDENTIAL AMENITY

ALP policy D DM1(3) indicates planning permission will only be granted where it has minimal impact on the users or occupiers of nearby land.

The building is relatively high at 8.2m however due to its location on site, it would not result in adverse overshadowing or overbearing upon amenity with no nearby residential occupiers. There is a commercial development on the adjacent site to the west, with an approved application for further office/commercial units, also located along the boundary. These are single storey and with fencing and planting along the boundary, the proposal would not result in adverse harm upon these.

The relocation of a commercial use to a new building, located further south on the site would not give rise to additional noise/disturbance. There is no development to the east of the site.

The proposal would not result in adverse harm by way of overbearing, overshadowing or overlooking and the scheme accords with ALP policy D DM1.

PARKING

ALP policy T SP1 seeks to ensure development provides safe access on to the highway network; contributes to highway improvements (where appropriate) and promotes sustainable transport. WNDP policy GA5 states that proposals that significantly increase the level of traffic within the villages will be resisted particularly in the case of HGV movements.

The access to the site will remain as existing off of Eastergate Lane.

Arun Parking Standards states B1 uses (now class E(g)) should provide 1 car parking space per 30m² of B1 Business space, 1 staff cycle space per 150m² and 1 visitor cycle space per 500m² but that the provision should also be tailored to take account of the land-use, trip rate and the user group of staff/visitors of the site (including shift patterns).

The building will have a gross internal floor area of 450sqm and would require 15 car parking spaces. 5.No car parking spaces are provided. Whilst this would be short of the requirements, the business has only 2 employees and does not have daily visitors, with completed products delivered direct to the customer, the trip rate to the site by customers would be minimal and the car parking provision is acceptable. The number of workers could change if the occupier were to change.

The Planning Statement suggests there may be an increase in 1 employee in the near future however this would not result in a significant increase to the level of traffic within the area.

Whilst the proposal does not comply with Arun Parking Standards, the parking provision is acceptable for the use proposed in accordance with relevant policies.

BIODIVERSITY

To comply with Policy ENV DM5 a biodiversity net gain should be demonstrated on site, this can be

achieved through the installation of features such as green roofs, bird/bat boxes or the provision of new habitat on site. The development is also subject to mandatory 10% as per the Environment Act.

The site is dominated by poor condition, low distinct modified grassland. A total of 48 scattered trees are present across the site, with most of them young and small with only 3 large trees. A chalk stream identified as priority habitat is present to the adjacent (off site) southern boundary. Three species poor, non native hedgerows are also present.

The riparian zone of the stream falls within the red line boundary. However, the grassland within the riparian zone is proposed to be enhanced from poor condition modified grassland to good condition through management and sowing of a suitable seed mix. This means that there are no negative impacts to the riparian zone and watercourse, and watercourse BNG assessment is not required. The PEA identified a spoil heap would be impacted by the development. The proposed mitigation of log piles adjacent to the new pond and installation of a hedgehog home is acceptable.

The site also falls in the Singleton and Cocking Tunnels SAC consultation zone, which is identified for supporting maternity colonies of Barbastelle bats. The conservation objectives of the SAC include avoiding the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species. As per the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended), the Local Planning Authority (acting as the Competent Authority) is required to undertake an Appropriate Assessment (AA) in order to conclude that the development works would not result in 'likely significant effects' on the foraging of bats deriving from the Singleton and Cocking Tunnels SAC. All trees on site were examined for evidence of roosting bats although none were found. Bat droppings were found in Building 1 and ADC ecologist stated that a bat licence would be required for works to this building. No development is proposed to this building and this is some distance from the siting of the proposal as a result a bat licence would not be required. The development would not result in harm upon bats, with no habitat loss to take place. Natural England also provided no objection.

The BNG report proposes a number of measures to increase biodiversity at the site. This includes enhancement of grassland from poor to good condition through scarification and sowing with native meadow seed mix, new species rich native hedgerow and log piles. The sustainable urban drainage system will also comprise a mosaic of native species rich grassland and wetland planting. Subject to all habitat creation and enhancements the development would provide a 45.33% increase in habitats and 145.08% of hedgerows/trees. This far exceeds the 10% required. A Habitat Management and Monitoring Plan (HMMP) is proposed to secure the habitats as they are of medium distinctiveness and a S106 has been completed. No exterior lighting is proposed in this application.

The proposal would secure the biodiversity measures and result in an increase in BNG on site and would not result in harm upon species in accordance with ALP policy ENV DM5 and the NPPF.

TREES

ALP policy ENV DM4 relates to the protection of trees. WNDP Policy VE3 is for the protection of trees and hedgerows.

There are a number of trees across the site although none of them are subject to a tree preservation order (TPO).

No trees are proposed for removal and additional planting will take place to the southern boundary of the site, as well as 21m of new hedge.

The building will encroach into the RPAs of some beech and cherry trees to the western boundary (G6).

These are small in size and where this occurs a no-dig ground protection will be used which is shown on the submitted tree protection plan.

The tree officer has provided no comment.

Subject to tree protection, the proposal would not result in significant harm upon trees on site in accordance with relevant policies.

SURFACE AND FOUL WATER DRAINAGE

ALP policy W DM3 and WNDP policy VE7 require new development make appropriate provision for accommodating the surface water arising from the development including through the use of sustainable urban drainage systems (SuDS).

A Drainage Strategy has been submitted. The primary surface water disposal method will be to utilise the existing outfall to the watercourse at a controlled greenfield runoff rate. The SuDS features would be designed to allow for infiltration to reduce the demand on the outfall.

It is recommended that permeable paving is utilised for the access road, roof drainage from the workshop and existing barn roof area. Once drained through the permeable paving, the surface water will be routed through a shallow swale located within the detention basin. The swale will be planted to provide additional surface water treatment.

The neighbouring site has undertaken winter groundwater monitoring in 2022 and due to the proximity of the development, these results have been used to establish groundwater at this site.

ADC Drainage do not object. The applicant provided useful information to illustrate how they may be able to drain surface water from the site. This is adequate to demonstrate that surface water drainage is unlikely to impact the scale and layout of the proposed development. However, the suggested design is inadequately evidenced for detailed design approval purposes. It is unclear if there may be infiltration potential on the site. This is because the designer has relied on site investigations from a neighbouring site. Infiltration tests must be completed in winter, at the proposed location, depth and head of water that any infiltration structure is proposed. The tests (and feature) must be at least 1m above the peak recorded groundwater level to provide adequate depth of unsaturated ground. This means that the designer must have an accurate understanding of the groundwater levels. The proposed design relies on assumptions regarding the groundwater level based on the difference between the cover levels between this and the neighbouring site. This introduces an unacceptable level of uncertainty. It is likely that groundwater will be high enough that infiltration will not be a viable means of surface water disposal, even for a hybrid system (as proposed), due to the risk of groundwater entering the system during the lifetime of the development. However, this must be evidenced prior to approval of the drainage design. If infiltration is not viable then the applicant can propose to discharge surface water to the boundary watercourse as suggested in the hybrid design. This is an acceptable interim design approach to evidence that an alternative to infiltration is available. A pre commencement condition for final drainage design has been agreed by the applicant.

ALP policy W DM1 states all major developments must demonstrate that adequate drainage capacity exists or can be provided as part of the development and that where adequate capacity does not exist, there will be a requirement that facilities are adequately upgraded prior to the completion and occupation of development. There is also a requirement for a Drainage Impact Assessment as the site lies within the Lidsey Treatment Catchment designation.

The current foul water drainage that serves the existing barn conversion is a private pump system to the site frontage where its outfalls into the Southern Water adoptable sewer. The foul water drainage from

the proposed workshop will be drained to the pump chamber, where it will continue to pump to the site frontage and outfall to the Southern Water adoptable sewer. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

Subject to conditions, the proposal complies with relevant policies.

SUMMARY

Whilst the proposal is outside the built up area boundary, the principle is acceptable under ALP policy EMP DM1. The proposal accords with relevant development plan policies with regards to design, amenity, parking and drainage. A s106 has been completed and signed to secure the BNG at the site and as such the application is recommended for approval subject to conditions and informatics.

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.

SECTION 106 DETAILS

A s106 has been completed to secure the monitoring of the BNG created on site.

CIL DETAILS

The application is not CIL liable.

RECOMMENDATION

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

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

2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan - 4494-001E
- Proposed Block Plan - 4492-02H
- Proposed Floor Plan and Elevations - 4492-03C

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

3 Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the Local Planning Authority. The full details submitted for approval shall include:

- I. winter groundwater monitoring,
- II. winter infiltration testing strictly in accordance with BRE DG 365 or similar approved,
- III. details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy,
- IV. impermeable area plan,
- V. calculations modelling the surface water drainage network for the following storm events:
 - a. 100% Annual Exceedance Probability
 - b. 10% AEP + climate change allowance
 - c. 3.3% AEP + climate change allowance
 - d. 1% AEP + climate change allowance

All storm events must include an allowance for urban creep and surcharged outfalls where appropriate,

VI. detailed drainage plans conforming to local planning authority guidance, VII. specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,

VIII. any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme.

The scheme shall then be constructed as per the approved plans prior to occupation of the building. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development has a satisfactory means of disposing of surface water in accordance with Arun Local Plan policies W DM1 and W DM3. 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.

4 The use hereby permitted shall not be operated on Sundays or at any time otherwise than between the hours of Monday to Friday 8am until 6pm and on Saturdays from 8am until 2pm.

Reason: To safeguard the amenities of nearby residents in accordance with Arun Local Plan policies D DM1 and QE SP1.

5 The building shall not be occupied until the parking spaces shown on the 'proposed block plan-4492-02H' have been provided and constructed. The area of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with Arun Local Plan policies D DM1 and T

SP1.

6 All activity at the site is to be carried out in strict accordance with: - Tree Survey , AIA and Protection Plan - LSDP 2360.011.

Reasons: To comply with BS5837:2012 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 compliance Arun Local Plan policy ENV DM4.

7 The building shall be used for the purposes of Class E g (iii) and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any other Statutory Instrument revoking and re-enacting that Order).

Reason: To enable the Local Planning Authority to maintain control in the interests of the amenities in accordance with Arun Local Plan policies D DM1 and QE SP1.

8 Prior to any part of the new development being first brought into use/occupied, a bat friendly Lighting Plan shall be submitted to and approved in writing by the Local Planning Authority.

The recommended lighting specification shall use LED's (at 3 lux) with the recommended spectrum being 80% amber and 20% white with a clear view, no UV, a horizontal light spread of less than 70 degrees and a timer. A 3D plan of the illumination level should be supplied so that the Local Planning Authority can assess the potential impact on protected species.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species) and Arun Local Plan policy ENV DM5

9 1. Prior to the commencement of development but after the approval of the Biodiversity Net Gain Plan a 30-year Habitat Management and Monitoring Plan (HMMP) for the provision of a minimum 10% Biodiversity Net Gain (BNG) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall be based upon Natural England's Habitat Management and Monitoring Plan Template and shall include the HMMPT Companion Document and a list of what will form part of the Habitat Management and Monitoring Reports submitted for Part 2. of this condition.

2. From the date of last occupation, or the date that the BNG creation and enhancement works have been completed, whichever is the earliest, a BNG Habitat Management and Monitoring Report must be submitted to and approved in writing by the Local Planning Authority by years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30.

The development shall proceed on the basis of all approved documents and timings as approved under 1.and 2. for the duration of the HMMP.

Reason: To ensure measurable net gains to biodiversity and in accordance with the Environment Act 2021 and Arun Local Plan policies ENV SP1 and ENV DM5. This must be a pre-commencement condition because it relates to the creation and retention of biodiversity net gain in accordance with schedule 7A to the Town and Country Planning Act 1990.

10 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further

development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4.

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

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

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

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

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

12 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-stored-volumes-or-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 100 year + climate change allowance storm event on site.

Suitable water treatment is required upstream to the point of discharge in all circumstances to minimise any groundwater pollution risk or detriment to the drainage network.

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 Sustainable drainage systems: non-statutory technical standards? and The SuDS Manual by CIRIA as these guide our decisions about the design, maintenance, and operation of sustainable drainage systems. Supplementary guidance notes and design checklists regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations-and>

<https://www.arun.gov.uk/surfacewater> on Arun District Council's website

13 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.