

REPORT UPDATE

Application No: WA/59/19/PL

Reason for the Update / Changes

Reason for Update/Changes:

Officers Comment:

An additional planning condition (condition 3) has been added, which seeks to control the appearance (materials and colour) of the three new mobile homes. Condition 3 is as follows:

The three additional mobile homes shall match in appearance (materials and colour) the other mobile homes on the site (including the three allowed under appeal ref. WA/86/17/PL).

Reason: In the interests of visual amenity, in accordance with policy D SP1 and D DM1 of the Arun Local Plan and policy H13 of the Walberton Neighbourhood Plan.

The Visual Amenity section of the report has also been amended to reflect that the appearance of the new mobile homes is being controlled in terms of materials/colour and to confirm the addition of condition 3.

Attached to this report update is a revised conditions recommendation.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Planning Permission

REF NO: WA/59/19/PL

LOCATION: Pippins
Yapton Lane
Walberton
BN18 0AS

PROPOSAL: Provision of an additional 3 No. residential mobile homes. This application is a Departure from the Development Plan.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

There are currently 4 residential mobile homes on site, 3 of which were granted on appeal, the other is used by a family member of the occupants of the main house and who is employed at the adjacent nursery site and, as such, this unit is 'ancillary' to the main dwelling.

The proposal is for 3 additional mobile homes, which would be for a permanent residential use and would not be restricted to

	agricultural workers. Each unit would contain 2 bedrooms and would have parking provision to the side. The units would be 11m in length and 3.8m in width.
SITE AREA	0.2 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Existing = 20 dwellings per hectare. Proposed = 35 dwellings per hectare.
TOPOGRAPHY	Predominantly flat with an area to the west which forms a small steep bank up to the boundary with the nursery site.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The site is enclosed by a mixture of a 2.5m tall brick boundary wall, 2m high close boarded timber fencing, and 3m high evergreen hedging.
SITE CHARACTERISTICS	The site consists of a two storey detached property 'Pippins', a front gravel driveway and a garden area to the side and rear of the property enclosed by concrete posts and timber close board fencing. There is a further grassed garden area to the west beyond this fencing around the property, and a gravelled area to the south of the fencing which contains four existing mobile homes. The whole site is enclosed by a brick wall, close board fencing and evergreen hedging. The 4 existing mobile homes have dark brown clad elevations. The most westerly is occupied by a family member of the occupants of the main house and someone who is employed at the adjacent nursery site (i.e. ancillary to the main house). The other three residential mobile homes were allowed on appeal in July 2018. The site is within the Lidsey Treatment Catchment Area and EA Flood Zone 1 (Lowest risk of flooding).
CHARACTER OF LOCALITY	The site is in a rural area within the designated 'Countryside', on the main road (B 2132) between Yapton and Walberton. There is linear development, particularly on the west side of the road, where the site is located. Formerly the area to the west side of Yapton Lane was dominated by nurseries and green houses. There are detached dwellings mostly associated with nursery uses, and B1 office uses fronting onto this part of Yapton Lane. On the eastern side of Yapton Lane there are open agricultural fields beyond boundary hedges.

RELEVANT SITE HISTORY

WA/86/17/PL	Continuation of use of land for the stationing of 3 No. residential mobile homes. This application is a Departure from the Development Plan	Refused 19-02-18
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WA/6/16/PL	Application for removal of condition 3 imposed under WA/2/70 relating to restriction of occupation of the dwelling for persons employed locally in agriculture.	Refused 14-03-16
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WA/62/05/	Removal of condition no.3 imposed on WA/2/70 (Agricultural occupancy restriction)	Refused 15-09-05
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WA/36/89	Removal of agricultural occupancy condition imposed on previous approval WA/2/70	Refused 31-07-89
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**Appeal: Dismissed
09-07-90**

The main house 'Pippins' has an agricultural occupancy restriction on the original permission (WA/2/70). Planning permission to remove this condition was refused in 1989 and 2016.

The Council refused planning permission in February 2018 for the continued use of the land for the siting of the existing 3 residential mobile homes (ref. WA/86/17/PL). The application was allowed on appeal in July 2018.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Walberton Parish Council
Objection.

Object to removal of an agricultural workers condition when local agriculture and horticultural businesses are flourishing. The agricultural tie is essential to allow local workers to occupy the units, there is local need. Homes designated for rural workers should be retained for that purpose in agricultural communities.

Inaccuracies in application form; existing housing states 3 x 2 bed homes, when there is a 4 bedroom detached property, and a fourth mobile home. Proposed housing states 6 x 3 bed homes, no reference to the 4 bedroom detached property or fourth mobile home. Site plan is unclear and does not clarify which have agricultural ties.

COMMENTS ON REPRESENTATIONS RECEIVED:

To be covered in Conclusion section of report.

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)
Southern Water Planning

Environmental Health

CONSULTATION RESPONSES RECEIVED:

Drainage Engineer - Site is within the Lidsey Catchment Area and in an area of known high groundwater. Surface water drainage design should be carefully considered. Infiltration must be fully investigated.

Southern Water - The applicant is advised to consult the Environment Agency directly regarding the use of a septic tank drainage and will need to maintain the septic tank. Should any sewer be found during construction works which may be public, an investigation should be made into its condition, the number of properties it serves, and potential means of access before any works commence on site.

Environmental Health - The Caravan Licence would need amending if planning permission is granted. Recommend Informatives regarding site licence and statutory nuisance complaints.

COMMENTS ON CONSULTATION RESPONSES:

To be covered in Conclusion section of report.

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area Boundary - Countryside
Lidsey Water Treatment Catchment Area
Walberton Neighbourhood Plan Area

DEVELOPMENT PLAN POLICIES

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

CSP1	C SP1 Countryside
DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
WSP1	W SP1 Water

[Walberton Neighbourhood Plan Policy 2017 GA3](#)

Car Parking

Walberton Neighbourhood Plan Policy 2017 HP1

Spatial Plan of the Parish

Walberton Neighbourhood Plan Policy 2017 HP11

Housing Density

Walberton Neighbourhood Plan Policy 2017 HP13

Design Guidance

Walberton Neighbourhood Plan Policy 2017 VE7

Surface Water Management

Walberton Neighbourhood Plan Policy 2017 VE8

'Unlit village' status

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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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.

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Walberton Neighbourhood Plan policies that apply include;

Policy HP1 - Spatial Plan of the Parish
Policy HP11 - Housing Density
Policy HP13 - Design Guidance
Policy VE7 - Surface Water Management
Policy VE 8 - 'Unlit' village status
Policy GA3 - Car Parking

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 would be a departure from the Development Plan in that it would represent development in the designated Countryside, in conflict with policy C SP1 of the Arun Local Plan and HP1 of the Walberton Neighbourhood Plan. However, the proposal would comply with other relevant Development Plan policies in that, subject to conditions, it would have an acceptable impact on the visual amenity of the area, the residential amenity of neighbouring occupants, parking and drainage.

OTHER MATERIAL CONSIDERATIONS

The proposal would conflict with countryside policy C SP1 of the Arun Local Plan and Walberton Neighbourhood Plan policy HP1.

However, the new units would not be 'isolated' new homes in the countryside as advised against in paragraph 79 of the NPPF. Furthermore, Arun District Council has a lack of a 5 year housing land supply and paragraph 11 of the NPPF advises there is a 'presumption in favour of sustainable development' (paragraph 11) in such cases. As such, these form material planning considerations in the determination of this planning application.

The recent appeal decision allowing the existing three mobile homes is also a material consideration which is to be afforded significant weight in the decision-making process of this current application.

As such, there are material considerations in this case, which would warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The site lies outside the Built-Up Area Boundary where the principle of development is considered unacceptable if it does not meet a specified criteria. Development Plan policies seek to exert a strict control over new development in the countryside to protect its intrinsic character and beauty.

Policy C SP1 of the Arun Local Plan states that outside the Built-Up Area Boundaries land will be defined as Countryside and development will only be permitted in the countryside where the criteria set out in policy C SP1 is met, or there is a strong justification for a countryside location.

One of the exception tests set out in policy C SP1 (a) is that development will be permitted in the countryside where it is 'for the operational needs of agriculture, horticulture...'. The existing dwelling at Pippins has an agricultural workers tie imposed on planning permission WA/2/70 which states 'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in section 221(l) of the Town and Country Planning Act 1962, or in forestry, and dependants of such a person residing with him (but including a widow or widower of such a person)'. Removal of the condition has previously been refused and dismissed at appeal.

The current proposal is for 3 residential mobile homes which would not be subject to an agricultural workers tie, and as such it would not meet criteria C SP1 (a) for permissible development in the countryside.

Walberton Neighbourhood Plan policy HP1 states that development proposals for other new dwellings outside the Built-Up Areas will be resisted, unless the Plan has made specific provision for those proposals.

Paragraph 14 of the NPPF states that in situations where the presumption in favour of sustainable development applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, if all the following apply:

- (a) the neighbourhood plan became part of the Development Plan 2 years or less before the decision was made
- (b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement
- (c) the local planning authority has at least a 3 year supply of deliverable housing sites, and
- (d) the local planning authority's housing delivery was at least 45% of that required for the last 3 years

As such, although the presumption in favour of sustainable development applies and this application involves the provision of housing, since none of the above conditions of paragraph 14 of the NPPF apply, the Neighbourhood Plan is to be afforded limited weight. In accordance with this policy in the NPPF, the adverse impact of allowing development which would conflict with the neighbourhood plan (policy HP1 in this case) is unlikely to significantly and demonstrably outweigh the benefits.

Planning Inspectors appeal decision (ref. WA/86/17/PL):

In the recent appeal decision, dated July 2018, in which the existing 3 unrestricted mobile homes were allowed, the Planning Inspector concluded that the proposed residential units would not represent

'isolated' new homes in the countryside given the existing cluster of development in the immediate area, would not harm the visual amenity and character of the local area, and would be sited in a sustainable location.

Paragraph 79 of the National Planning Policy Framework (NPPF) advises that the development of isolated homes in the countryside should be avoided unless under certain circumstances. As such, the Inspector concluded that the proposal would not represent 'isolated' new homes in the countryside and this NPPF policy would not apply.

The Council is currently unable to demonstrate a 5 year housing land supply. In such cases Paragraph 11(d) of the NPPF applies and states that where housing supply policies are out-of-date a 'presumption in favour of sustainable development' must be applied and permission granted, unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'.

Paragraph 8 of the NPPF sets out the three dimensions to sustainable development - the economic, social and environmental objectives. The application is assessed against each of these objectives below:

Economic role - The proposal would lead to a small increase in Council Tax receipts. This would provide a small benefit to the local economy. This factor weighs in the scheme's favour.

Social role - The proposal would support the community by providing 3 small dwellings which would nominally contribute to meeting future local housing needs. This factor weighs in the scheme's favour.

Environmental - Under the Council's previous refusal of the existing three mobile homes, it was considered that the location of the new homes was environmentally unsustainable due to the poor walking, cycling and public transport routes in the immediate area, and the resultant reliance of the private car for future occupants.

In the recent appeal decision, which allowed the existing three mobile homes, the Inspector concluded that it was probable that future occupiers would be dependent on the private vehicle to access facilities and services, and that there would some conflict in this respect with policy GEN7 in the previous Local Plan. However, the Inspector concluded that, in the absence of other harm, this did not weigh significantly against the development and proceeded to allow the appeal and grant planning permission.

As described above the proposal would conflict with Development Plan policy relating to unrestricted residential development outside the built up area boundary. However, given the Council's lack of 5 year housing land supply which renders the housing supply policies of the Development Plan out of date, and given the significant weight to be attributed to the recent appeal decision for a similar scheme which concluded acceptable environmental harm, there would be no significant adverse impacts which would significantly and demonstrably outweigh the limited economic and social benefits of the proposal. The development for three additional mobile homes therefore benefits from the 'presumption in favour of sustainable development' as set out in the NPPF and is acceptable in principle.

VISUAL AMENITY

Policy D SP1 of the Arun Local Plan states that development should seek to make efficient use of land but reflect the characteristics of the site and local area, in matters such as layout, density, scale, mix, character, landscaping, materials, finish and architectural details. It also states that proposals should adhere to objectives informing sustainable design e.g. attractiveness, inclusivity, security and climate change.

Local Plan policy D DM1 looks at aspects of form and design quality, including character, attractiveness,

innovation, residential amenity impact, adaptability, density, scale, trees, crime prevention. New buildings should be harmonious with their surroundings and successfully integrate with the existing surrounding environment.

Walberton Neighbourhood Plan policy HP11 states that the density of new development shall be appropriate to its location by virtue of its size, siting and relationship to existing properties. Neighbourhood Plan policy HP13 advises that new development which would have an effect on the appearance and character of the surrounding area must be of a high quality of design and must contribute to local character. Neighbourhood Plan policy VE8 states that development that distracts from the unlit environments of the Parish will not be supported.

One of the reasons for refusal of the previous application for the existing three mobile homes, was the harm to the visual amenity and established character of the local area and failure to integrate with the rural surroundings.

Under the allowed appeal, however, the Inspector, concluded that, given the distinct linear form of development along this side of Yapton Lane, that the mobile homes are not visible from road, their single storey scale, and the presence of other outbuildings and glasshouses in the immediate area, that the development integrates comfortably with its surroundings.

Given the significant weight to be attributed to this recent appeal decision, and that the proposal is for three additional units of a similar scale which would be even more shielded from views from Yapton Lane behind the existing two storey property 'Pippins', it is concluded that the proposed development would integrate with its surroundings and respect the character of the locality.

The siting, size and appearance of the mobile homes will be controlled by planning condition 2 (approved plans) and condition 3 (materials/colour) and it is recommended that an informative is applied stating that the mobile homes must comply with the Caravan Act 1968. Under this Act, the definition of a mobile home gives a maximum external size of 20m x 6.7m (66ft x 22ft) and 3.048m internal ceiling height. There is no maximum external roof height included (this was overlooked in the original Caravan Act of 1968).

Although the proposals would result in three additional units on the site, with a total of seven mobile homes in total on the site, it would not represent 'overdevelopment', given the siting of the new units would be somewhat tucked away in the corner of the land behind the property and away from the main road. The combined effect of the arrangement of this group of buildings would be of an acceptable density and scale.

No external lighting has been proposed, and although it is not in an isolated countryside location and thus not in an entirely unlit area of the Parish, as a precautionary measure, it is recommended a planning condition is attached requiring details of any external lighting.

The proposals would accord with policies D SP1 and D DM1 of the Arun Local Plan and policies HP11, HP13 and VE8 of the Walberton Neighbourhood Plan.

RESIDENTIAL AMENITY

Policy D DM1 of the Arun Local Plan that new development will have minimal impact to users and occupiers of nearby property and land, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

Policy QE SP1 of the Arun Local Plan states that the Council requires all development contributes

positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity.

The site is located adjacent to offices associated with horticulture to the south, horticultural glasshouses to the west, and is 24m from the boundary with the closest neighbouring property to the north 'Walberton Nursery House'. As such, given these separation distances and the scale of development, the proposals would not result in any harmful overbearing, overshadowing nor loss of light to neighbouring occupants. There may be potential for some overlooking from the 2 storey property on the site 'Pippins' towards the new mobile homes. However, given the separation distance of around 14m, and the fact that the additional mobile homes are likely to be orientated similarly to the others on site with no windows directly facing the property, no direct obtrusive angles of view would be possible, and privacy would be maintained. It is noted from the plans that the proposal would result in the existing fence line being moved around 1m closer to the main house 'Pippins' which would result in the loss of some garden space. However, the main house would still retain sufficient garden space to serve the 4 bedroom property.

The proposals would protect residential amenity in accordance with policy D DM1 and QE SP1 of the Arun Local Plan.

INTERNAL & EXTERNAL SPACE STANDARDS

Policy D DM2 of the Arun Local Plan states that the planning authority will require internal spaces to be of an appropriate size and that the Nationally Described Space Standards apply. The minimum Gross Internal Area (GIA) for a single storey 2 bedroom home would be 61sqm for a 2B3P and 70sqm for a 2B4P.

Whilst the Council does not have specific external space standards, the supporting text to Local Plan policy D DM2 refers to a detailed Design Guide (still to be adopted) which will include guidance on external space standards, and the need for planning applications to have regard to include adequate provision of private external space. Until such time as the Design Guide is published, there is no policy within the Arun Local Plan regarding private garden sizes. However, regard should also be had to paragraph 127 of the NPPF which states that "Planning policies and decisions should ensure that developments (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users".

No external or internal layout plans have been provided with the application. Since the application relates solely to a change of use of the land, Local Plan policy D DM2 and Nationally Described Space Standards for internal habitable accommodation are not applicable in this instance, and instead the Caravan Act which specifies maximum dimensions will apply. It is recommended that an informative is attached specifying that the use of the site will be subject to a Caravan License.

Additionally, there would be a grass/gravel area surrounding each mobile home which could be used for sitting out on and thereby providing some outdoor amenity space.

CAR PARKING

Regard should be had to paragraph 109 of the National Planning Policy Framework which states that: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe".

Policy T SP1 of the Arun Local Plan supports development which incorporates appropriate levels of parking in line with the West Sussex County Council guidance on parking provision. Policy GA3 of the

Walberton Neighbourhood Plan states that proposals which reduce existing available parking in the Parish will be resisted.

West Sussex County Council has Guidance on Parking at New Developments, which was published in May 2019. Arun District Council has recently consulted on its own Parking Standards SPD, which is due to be adopted in January 2020.

The application form states that there would be on-site parking provision for 1 vehicle for each new 2 bedroom mobile home. No cycle parking storage has been shown. The WSCC Parking Guidance advises that for a 2 bedroom home in this type of location (Parking Behaviour Zone 1) the parking requirement would be 1.7 on-site car parking spaces. The emerging Arun Parking SPD advises that for a 2 bedroom home in this location the minimum requirement would be for 2 car parking spaces on site. The cycle parking provision should be 1 space per home.

Whilst there would be an under provision, the site inspection (undertaken in October 2019) suggested that there would be sufficient space to park two vehicles next to each mobile home and there was also ample space to park on the gravel driveway in front of the main house. There would also be space for cycle parking.

As such, the proposals would provide sufficient space for car and cycle parking, and accord with Local Plan policy T SP1 and Walberton Neighbourhood Plan policy GA3.

DRAINAGE

Local Plan Policy W DM1 advises that proposals for minor development on sites within the Lidsey Wastewater Treatment Works Catchment Area must be accompanied by a Drainage Impact Assessment that must take account of the individual and cumulative impact upon foul water disposal, flood storage capacity, and surface water drainage or flood flows.

As set out in the National Planning Policy Framework, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. There are requirements regarding the submission of a Flood Risk Assessment and Sequential Test documentation. The relevant requirements for these are dependent upon the designated flood zone that the site is located within and the Technical Guidance to the NPPF provides more details on these issues. Arun Local Plan policy W DM2 provides policy on areas at risk of flooding.

Local Plan 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. Walberton Neighbourhood Plan policy VE7 advises that new development should aim to reduce the overall level of flood risk, and surface water management measures should be implemented and Flood Risk Assessments where appropriate.

The site is within the Lidsey Water Treatment Catchment Area and in an area of known high groundwater. Surface water drainage design should be carefully considered. Infiltration must be fully investigated. The Council's Drainage Officer has recommend a planning condition and informative to secure details of a surface water drainage scheme. Southern Water have recommended an informative regarding septic tank and sewer drainage.

The site is located within Environment Agency Flood Zone 1 (lowest risk of flooding) and no Flood Risk Assessment or flood mitigation measures are required.

Subject to conditions, the proposals would accord with policies W DM1, W DM2 and W DM3 of the Arun Local Plan and VE7 of the Walberton Neighbourhood Plan.

CONCLUSION

The proposal would constitute new development in the countryside, which is in conflict with Arun Local Plan policy C SP1 and the Walberton Neighbourhood Plan policy HP1 of the Development Plan.

However, the recent appeal decision which allowed the existing three mobile homes is a material consideration in the determination of this current planning application for three additional units. Also the fact that the development would not constitute 'isolated' new homes in the countryside and thus not harm the rural and open character of the countryside and the Council's current lack of a five year housing land supply means that there are material considerations in this case which warrant a decision otherwise than in accordance with the Development Plan.

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.

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 Site Plan (received 27/06/2019).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D SP1, D DM1, QE SP1 and T SP1 of the Arun Local Plan and policies HP11, HP13, VE8 and GA3 of the Walberton Neighbourhood Plan.

- 3 The three additional mobile homes shall match in appearance (materials and colour) the other mobile homes on the site (including the three allowed under appeal ref. WA/86/17/PL).

Reason: In the interests of visual amenity, in accordance with policy D SP1 and D DM1 of the Arun Local Plan and policy H13 of the Walberton Neighbourhood Plan.

- 4 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations within BS5489:1-2013 and avoid unnecessary artificial light spill through the use of directional light sources and shielding. The lighting approved shall be installed and shall be maintained at all times in accordance with the approved details.

Reason: In the interests of the visual amenities of the area, in accordance with policy QE SP1 of the Arun Local Plan and policy VE8 of the Walberton Neighbourhood Plan.

- 5 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No 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 and VE7 of the Walberton Neighbourhood Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 6 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 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 event plus 40% on stored volumes, as an allowance for climate change. 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 here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

- 7 INFORMATIVE: The applicant is advised to consult the Environment Agency directly regarding the use of a septic tank drainage and the owner of the premises will need to maintain the septic tank to ensure its long term effectiveness.
Should any sewer be found during construction works which may be public, an investigation should be made into its condition, the number of properties it serves, and potential means of access before any works commence on site. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
- 8 INFORMATIVE: The granting of this permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health department on 01903 737555.
- 9 INFORMATIVE: The applicant is advised that the proposed use of the site will require an amendment to the existing Caravan Site License under the provisions of the Caravan Site and Control of Development Act 1960. The application is advised to contact the Council's Licensing team for further information: <https://www.arun.gov.uk/licensing>.
- 10 INFORMATIVE: The applicant is advised that the mobile homes must comply with the Caravan Act 1968. Under this Act, the definition of a mobile home gives a maximum external size of 20m x 6.7m (66ft x 22ft) and 3.048m internal ceiling height.
- 11 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 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.