

Recommendation Report for Technical Details Consent

REF NO:	WA/64/26/TDC
LOCATION:	Stoneybrook Farm Eastergate Lane Walberton BN18 0BA
PROPOSAL:	Technical Details Consent for a single self-build dwelling and detached garage following Permission in Principle application WA/79/23/PIP. This application is in CIL Zone 3 and is CIL liable (new dwelling).

SITE AND SURROUNDINGS	
DESCRIPTION OF APPLICATION	The new dwelling will sit towards the rear of the site with a large area of driveway/parking in front and a single storey 3-bay cart lodge beyond that. Access will be from the existing driveway on the western side. The other parts of the site will be garden space. The new house will be one and half storeys in height and comprise three bedrooms. Twelve new trees are proposed along with areas of meadow grass planting. The plans show an easement to the northern and eastern boundaries where there is a buried electricity cable.
SITE AREA	0.38 hectares (ha).
RESIDENTIAL DEVELOPMENT DENSITY (NET)	2.6 dwellings per ha.
TOPOGRAPHY	Predominantly flat.
TREES	There are mature trees to the frontage and eastern boundary. Two Oak trees on the site frontage are subject to a Tree Preservation Order (TPO/WA/4/24). The supporting documents state no trees are to be removed although a Class C Paper Birch tree is shown to be very close to the proposed cart lodge and is not shown on the proposed site plan therefore it is assumed that this will be removed.
BOUNDARY TREATMENT	Existing timber fence to the road frontage.
SITE CHARACTERISTICS	Existing grassed field associated with Stoney Brook Farm. An access road runs down the western side leading to the farm buildings.
CHARACTER OF LOCALITY	The site is located outside the village centre of Walberton in a rural area comprising sporadic dwellings, horticultural and equestrian sites.
RELEVANT SITE HISTORY	

WA/108/24/PL relating to condition 3- Surface Water Drainage.

WA/27/25/PL	Change of use and associated works to annexe to form 1 No. self-build, self contained dwelling. This application is in CIL zone 3 and is CIL liable as a new dwelling.	ApproveConditionally 09-07-25
WA/9/25/PIP	Application for permission in principle for the maximum erection of 2 No self build dwellings.	Refused 12-03-25
WA/108/24/PL	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.	App Cond with S106 19-11-25
WA/79/23/PIP	Application for permission in principle for the erection of a maximum net gain of 1 No detached dwelling.	Approve 05-10-23

WA/79/23/PIP is valid until 05 October 2026, and a technical details consent (TDC) application must be granted by that date otherwise the PIP will expire. The TDC would then be subject to a 3-year time limit.

Separately permission has been granted for a class E(g) building as well as an additional self-build residential dwelling in place of a former residential annexe with both of these being on the adjacent Stoneybrook Farm site.

Pre-application advice regarding the TDC submission was issued in February 2026 and concluded that the scale, bulk, and design of the proposed dwelling would be at odds with the more informal, modest, traditional, and organic forms of built development within the context of Eastergate Lane. The new application has taken on board the concerns and proposed a simpler house design with a more traditional rural/agricultural architectural language.

REPRESENTATIONS

Walberton Parish Council did not respond and there have been no letters from residents.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

NATURAL ENGLAND - state no objection.

SOUTHERN WATER - request conditions to protect existing foul sewers from damage (including from new tree planting), to secure a surface water drainage scheme and secure details of foul drainage. State there is existing foul sewer capacity to serve the proposed development.

SOUTH DOWNS NATIONAL PARK - state they have no comment to make.

WSCC HIGHWAYS - state no objection subject to a condition to secure the proposed parking spaces. Advise the parking provision is suitable and that there are no apparent visibility concerns with the existing point of access on Eastergate Lane.

ADC DRAINAGE ENGINEER - initially objected as the design of the proposed discharge location (via an attenuation basin and discharge to an ordinary watercourse as proposed for application WA/108/24/PL) had not yet been agreed, that there was insufficient evidence to rule out shallow infiltration, no rainwater harvesting provision had been shown and that there were insufficient details of the drainage network as a whole. However, following amendment and re-consultation, Engineers advise no objection subject to a condition.

ADC ECOLOGIST - state no objection subject to conditions to secure the proposed enhancements which are acceptable in principle. States there is no need due to scale/development type to carry out an Appropriate Assessment reference the location within the Singleton and Cocking Tunnels SAC 12km HRA buffer.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted except as discussed below:

SOUTHERN WATER - it is not possible to use planning conditions to protect sewers as Southern Water have their own powers to protect their assets. Also, whether or not a surface water drainage condition is imposed is dependent upon the advice of Arun's own drainage engineers.

POLICY CONTEXT

Relevant designations applicable to site:

- Within the Singleton and Cocking Tunnels Special Area of Conservation (SAC) 2km Buffer.
- TPO/WA/4/24.
- Area of Special Advert Control.
- Lidsey Treatment Catchment Area; and
- Current/Future Flood Zone 1.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees

ENVDM5	ENV DM5 Development and biodiversity
LANDM1	LAN DM1 Protection of landscape character
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management

[Walberton Neighbourhood Plan Policy 2019-2031](#)
[VE3](#) Protection of Trees and Hedgerows

Walberton Neighbourhood Plan Policy 2019-2031
VE7 Surface Water Management

Walberton Neighbourhood Plan Policy 2019-2031
VE8 'Unlit village' status

Walberton Neighbourhood Plan Policy 2019-2031
HP6 Housing mix and construction

Walberton Neighbourhood Plan Policy 2019-2031
HP11 Housing Density

Walberton Neighbourhood Plan Policy 2019-2031
HP13 Design Guidance

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. The Walberton Neighbourhood Development Plan was made on 14/07/21 and its policies are referred to in this report.

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 conflicts with drainage policies as there is presently insufficient information to evidence the

proposed drainage strategy, and the proposed drainage strategy also relies on the implementation of the drainage scheme for application WA/108/24/PL which has not yet been agreed.

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

Due to the self-build nature of the proposal, the application is not liable for Biodiversity Net Gain (BNG). A s106 legal agreement will be required to ensure the dwelling is developed for self-build.

CONCLUSIONS

INTRODUCTION:

This is a Technical Details Consent (TDC), and the principle of development has already been established by WA/79/23/PIP. As such, it is not necessary to reconsider the principle in respect of location, land use, or amount.

ACCESS AND PARKING:

ALP policy T SP1 seeks to ensure development provides safe access on to the highway network, accommodate efficient delivery of goods and supplies, give priority to pedestrian and cycle movements, create safe and secure layouts for all users, and provide appropriate levels of parking. WNDP policy GA5 seeks to resist the increase in traffic through the village. The NPPF, Policy TR6 states development proposals should only be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety.

The proposal is to share the existing access into Stoneybrook Farm. WSCC Highways raise no concerns with this proposal and as such it is entirely appropriate. The parking requirement per the Arun Parking Standards is two allocated spaces and the proposal easily achieves this with a 3-bay 'cart barn' structure and additional driveway/hardstanding space outside. There are no policy conflicts.

WASTE COLLECTION:

ALP policy WM DM1 requires that kerbside collection is possible for new developments. There is no need for a refuse vehicle to enter the site as bins will be placed adjacent to the highway on collection days (a bin presentation point is shown on the plans). As such, there is no conflict with this policy.

LAYOUT, DESIGN AND CHARACTER:

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. WNDP policy HP11 requires the density to be appropriate to its location by virtue of size, siting, and relationship to existing properties. Policy HP13 states new development must be high quality and contribute to local character by creating a sense of place appropriate to its location.

The ADG suggests a density of 5-15 for detached/semi-detached houses in rural locations. Policy L3 of the NPPF states developments outside the built-up area should make the best use of a site's development potential. The site density of 2.64 is outside of the ADC range but the quantum of development has already been agreed by the PIP, and it is not possible to now insist on a greater number of dwellings.

Page 130 of the ADG has a section on rural development and advises that development in rural locations should integrate seamlessly into its setting, use simple/unobtrusive design, respond to the scale of nearby development, maintain existing landscape features, use hedging for boundaries, and restrict areas of hard surfacing on frontages. Section J (new building design) states new development must ensure the existing character and sense of place of an area is respected and enhanced. This can allow for modern design forms but only where these take cues from well-designed elements of the existing area. New development should also generally reflect the scale of existing buildings. The NPPF (Policy DP3) states development proposals should respond to their context.

Existing dwellings in the area are mixed in character, design, and layout. There are two detached, two storey dwellings to the west that have a matching building line and are set back from the road with deep gardens. However, on the northern side of Eastergate Lane there is a series of farm/barn buildings in residential use including some at single storey. Two semi-detached dwellings to the east, beyond Stoneycroft Nursery have a similar building line to those detached dwellings to the west and are similarly two storey.

The proposed layout has the dwelling sitting deeper in its plot than those dwellings to the west or east but given the distances between these respective dwellings, it is not necessary to match the building line. The siting of the cart barn to the front is also appropriate noting the outbuilding to the front of "Ashogle" to the west. The presence of mature trees along the site frontage is helpful as this shields views of the site from the road.

The proposed house is one and a half storeys and is acceptable in design terms. The front and rear elevations are simple in design, and the proposed materials (clay tiles, weatherboarding, red brick) are rurally appropriate. The cart barn has a clear agricultural appearance and will sit between the dwelling and the road (from which pedestrians will have glimpsed views of the site).

The proposal will not result in any harm to the character of the locality, is appropriate in design and layout and accords with the relevant policies and guidance.

RESIDENTIAL AMENITY:

ALP policy D DM1 requires there be minimal impact to users and occupiers of nearby property and land. Policy QE SP1 requires development does not have a significantly negative impact on residential amenity. WNDP policy H11 refers to the need to take account of the relationship to existing properties. The ADG sets out recommended interface distances between houses.

There are no concerns with the relationship of the new dwelling to existing residential properties as the distances all far exceed the requirements set out in the ADG. There is 57m to Brookview House to the west and 27m (measured corner to corner) to the residential dwelling in Stoneybrook Farm (as approved

by WA/27/25/PL). Therefore, there are no policy conflicts concerning residential amenity.

QUALITY OF ACCOMMODATION:

ALP policy D DM2 states internal spaces should be of an appropriate size and that the Nationally Described Space Standards (NDSS) provide guidance. The proposed dwelling will have a floor area of 297sqm which far exceeds the requirement for a 3-bedroom, 6-person dwelling. The ADG sets out requirements for front (2m) and rear (10.5m) garden depths. Due to the siting of the dwelling at the back of the plot, it does not achieve the rear garden depth. However, there is significant garden space to the front and sides and on this basis a refusal on garden depth would not be sustainable, particularly as the ADG is guidance not policy.

SURFACE WATER DRAINAGE:

The site is in Flood Zone 1 and is at very low risk of flooding from rivers/seas. The site has potential for high groundwater levels, but all known surface water flooding extents (including adjusted for climate change) are outside of the site (either along Eastergate Lane itself or within Stoneybrook Farm to the south).

ALP policy W DM3 states all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SuDS) as appropriate to the size of development. WNDP policy VE7 requires new development to make appropriate provision for accommodating the surface water arising from the development. These policies are in accordance with the NPPF.

The proposed drainage strategy is to pipe water from a combination of the cart barn, the house, and the hardstanding areas (the latter using permeable paving) to a new swale located south of the application site (but on land also owned by the applicant).

This swale will run for a distance of approximately 90-100m at a gradient of 1:500 to meet a detention basin in the far south-eastern corner of Stoneybrook Farm which will then drain at greenfield runoff rates (via a pipe and outfall) to an existing watercourse running adjacent to the southern boundary. The swale will include three 50mm high bafflers to store water within the swale for landscaping and natural infiltration. This detention basin has already been proposed to manage surface water from the new class E(g) building approved by WA/108/24/PL.

ADC's Drainage Engineers now raise no concerns and as there is now an agreed drainage strategy, there are no conflicts with the relevant policies of the development plan or those within the NPPF.

FOUL DRAINAGE:

The site lies in the Lidsey Wastewater Treatment Catchment Area. ALP policy W DM1 states all development must demonstrate that adequate drainage capacity exists or can be provided as part of the development. In addition, applications must be accompanied by a Drainage Impact Assessment (DIA) that takes account of both the individual and cumulative impact upon foul water disposal, flood storage capacity and surface water drainage or flood flows within the Lidsey area. This policy is consistent with the NPPF.

The submitted Foul Strategy states that the dwelling will connect to the existing foul sewer within Eastergate Lane as per the existing situation for Stoneybrook Farm. The private system is drained to a private pump system which pumps at a controlled rate to a private foul manhole at the front of the site before discharging to the adoptable sewer. Southern Water do not object and state there is capacity in the system. Whilst the strategy does not respond to the full requirements of the policy, due to its scale

the proposal will not likely have an impact on the Lidsey catchment area. As such, whilst technically there is a policy conflict, it is not recommended the proposal be refused for this reason.

TREES:

ALP policy D DM1 requires developments to incorporate new tree planting and to improve on character through landscaping. Policy ENV DM4 states trees that contribute to local amenity should not be damaged or felled unless the development meets the certain criteria including that the benefits outweigh the loss of trees or woodland. WNDP Policy VE3 also refers to the need to protect trees. The NPPF requires provision is made for the long-term maintenance of existing trees.

The proposed development will result in the felling of one small class C tree which has limited visibility from the public realm (being behind the TPO Oaks on the site frontage). Its loss will not have an adverse impact of amenity, and it is positive that the proposals include the planting of 12 new native tree species. No other trees will be harmed and there are no conflicts with the relevant policies.

BIODIVERSITY:

ALP policy ENV DM5 states development schemes shall seek to achieve a net gain in biodiversity and protect habitats on site. WNDP policy VE10 2020 states proposals will not be supported where there is evidence that the proposals would significantly harm biodiversity. It also advises that where proposals will have an impact on Biodiversity rich habitats, a management plan shall be provided. The NPPF states development should be refused if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or compensated for.

The first thing to note is that although the site does lie within the 12km buffer of the SAC, there will be no loss of suitable foraging habitat or severance of commuting flight lines with only 1 small tree to be lost representing 3.5% of the surveyed total. The Council's ecologist has stated there is no need due to scale/nature of the development to carry out an Appropriate Assessment reference the potential for impact on the SAC. A copy of the Council's HRA Screening report is on the website.

The submitted Preliminary Ecological Appraisal assessed impacts of the proposal on protected species and identified no impacts to protected species. ADC's Ecologist states no further surveys are required and that the proposed mitigation and enhancement measures are appropriate and should be secured by conditions. On this basis there are no conflict with the relevant policies.

Due to the self-build nature of the proposal, the application is not liable for BNG. A s106 legal agreement is required to ensure the dwelling is developed for self-build in order to secure the exemption.

CLIMATE CHANGE:

ALP policies ECC SP1 and SP2 require all new residential to be energy efficient, designed to adapt to impacts arising from climate change, and incorporate decentralised, renewable, & low carbon energy supply systems. The application is silent on these requirements and therefore a condition will be required to secure such details. Conditions would also be required to secure Electric Vehicle Charging points. Such conditions would then ensure compliance with the policies.

SUMMARY:

This report identifies that the proposal does not conflict with any of the relevant development plan policies or with those policies of the new NPPF.

Notwithstanding that the principle of development has already been agreed, Policy S5 of the NPPF directs that development in the countryside should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. In this case, no adverse effects have been identified and whilst the benefits of one dwelling are small, it is clear that the proposals is in accordance with Policy S5.

The recommendation is therefore to approve the application with the following conditions and legal agreement.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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 legal agreement is required to enforce the self-build nature of the proposed dwelling. This is required because the applicant is claiming a BNG exemption on grounds of self-build and it Arun's policy to use s106 to secure self-build where relief or exemption is claimed.

CIL DETAILS

This application is CIL liable and a payment of £69,161.68 would be required however self build dwellings are exempt therefore subject to the applicant providing the necessary forms, there will be no charge.

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:

1. "Location Plan" Drg no. 4470-800 Rev A.
2. "Block Plan / Site as Proposed" Drg no. 4470-801 Rev A.
3. "Plans and Elevations as Proposed" Drg No. 4470-802 Rev A.
4. "3 Bay Cart Lodge Plans and Elevations as Proposed" Drg no. 4470-803 Rev A
5. "Landscape Proposal" Drg no. LSDP 2360.014
6. Drawing A001-013/500 Rev A "Proposed Surface Water Drainage Sheet 1 of 2"; and
7. Drawing A001-013/501 Rev A "Proposed Surface Water Drainage Sheet 2 of 2".

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies C SP1, D DM1, QE SP1, T SP1 and W DM3.

- 3 The development shall proceed and be carried out in full accordance with the biodiversity enhancement and mitigation measures contained within the Preliminary Ecological Appraisal by Charlotte Dwight Ecology (Version 2.0, September 2025) and drawing no. LSDP 2360.014 "Landscape Proposal". The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with Arun Local Plan policies ENV SP1 and ENV DM5 and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species).

- 4 All activity at the site is to be carried out in strict accordance with the approved "Tree survey, AIA & Protection Plan" (Drg no. LSDP 2360.013).

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 before any works are commenced out on site.

Reason: 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 accordance with Arun Local Plan policies ENV DM4 and D DM1.

- 5 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:

1. Detailed drainage plans and details conforming to Local Planning Authority guidance.
2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms.
3. Impermeable area plan.
4. 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, and d.) 1% AEP + climate change allowance. All storm events must include an allowance for urban creep and surcharged outfalls where appropriate.

5. A Maintenance Plan for the drainage system; and
6. Confirmation by survey that the downstream works which facilitate the proposed drainage outlet are installed.

The scheme shall then be constructed as per the approved plans. No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the agreed details. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the Local Planning Authority. The local authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

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

- 6 No development above damp-proof course (DPC) level shall take place unless and until a detailed colour schedule of materials and finishes to be used for external walls and roofs of the proposed new dwelling 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 amenity and character by endeavouring to achieve a building of visual quality in accordance with Arun Local Plan policy D DM1.

- 7 No development above damp-proof course (DPC) level shall take place until details of all new walls and fences have been submitted to and approved by the Local Planning Authority and the new dwelling shall not be occupied until such walls and fences associated with it has been erected.

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

- 8 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 amenity and of the environment of the development in accordance with Arun Local Plan policy D DM1.

- 9 Prior to any part of the new house being first 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

- 10 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and in accordance with Arun Local Plan policy T SP1.

- 11 The approved development shall achieve a minimum of 10% energy supply generation from the use of decentralised, renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF). Any physical features that are required as part of the works must be installed prior to the occupation of the dwelling and shall be thereafter permanently maintained in good working condition.

Reason: In order to secure the generation of on-site energy use to meet the predicted energy demand in accordance with Arun Local Plan policy ECC SP2 and the NPPF.

- 12 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.

- 13 Prior to occupation of the approved dwelling, the applicant or developer shall provide the dwelling with electric vehicle charge points in accordance with the council's standards as set out in its Parking Standards SPD. This requires that where a dwelling has a driveway or garage then one of those parking spaces shall be provided with a charging point, with ducting then being provided to all other spaces, where appropriate, to provide passive provision for these spaces to be upgraded in future. The individual charge points shall be in accordance with the technical requirements set out in Part S, section 6.2 of the Building Regulations 2010 (as amended). The electric vehicle charge points shall thereafter be retained and maintained in good working condition.

Reason: To mitigate against adverse impacts on local air quality and to promote sustainable travel, in accordance with Arun Local Plan policy QE DM3(c), the Arun Parking Standards SPD and the NPPF.

- 14 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the NPPF.

- 15 INFORMATIVE: This decision has been granted in conjunction with the completed Unilateral Undertaking dated 30 September 2026 to secure a Biodiversity Net Gain self-build exemption.
- 16 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read the New Connections Services Charging Arrangements documents via <https://beta.southernwater.co.uk/infrastructurecharges>.
- 17 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981 (as amended), with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.
- 18 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.