

Recommendation Report for Planning Permission

REF NO: Y/48/25/PL

LOCATION: Church Farm House
Church Road
Yapton
BN18 0EP

PROPOSAL: Removal of tennis court and construction of 1 No. self-build single storey energy efficient dwelling. This application is a Departure from the Development Plan, may affect the setting of listed buildings, affects the character and appearance of the Church Lane, Yapton Conservation Area and is in CIL Zone 3 and is CIL Liable as a new dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approx. 0.26ha.
TOPOGRAPHY	Predominantly flat.
TREES	The site is populated with a significant number of mature trees.
BOUNDARY TREATMENT	Flint boundary wall to south, north, and east boundaries. Dense hedging to western boundary.
SITE CHARACTERISTICS	The site is comprised of a tennis court that forms part of the residential plot serving Church Farm House. The court is surrounded by manicured grass and mature trees, with a single storey garage and access track to the south. The court is separated from the main grounds of Church Farm House by a tall, flint boundary wall.
CHARACTER OF LOCALITY	The area sits immediately east of, and adjacent to, the Built-up Area Boundary of Yapton. The site is surrounded by residential developments to the west, southwest, and northwest of the site. Dwellings in these areas have a mixed design character, with the exception of those to the northwest which are new-build developments with more regular designs. Immediately south of the site is St Mary's Church and its grounds, and land to the north and east of the site (beyond Church Farm House) is an open arable landscape.

REPRESENTATIONS

Yapton Parish Council - No response.

No representations from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATIONS
CONSULTATION RESPONSES RECEIVED:

Conservation Officer (12/09/25):

- Whilst the concept of developing the site is acceptable, as is the modern design, further information is required, including a landscaping scheme, before the full impact of the new house can be assessed.

Conservation Officer (29/09/25):

- The updated plans and planting details appear acceptable and are likely to help ensure that the new dwelling will have a neutral impact on the character and appearance of the conservation area, as well as the setting of the listed buildings.
- Subject to the use of high-quality materials and finishes, the proposals are not considered to cause harm to the significance of the heritage assets.

Conservation Area Advisory Panel - Objection:

- There is sufficient space and openness to accommodate a new dwelling without harming the area's low-density character.
- The proposal is single-storey, set well back, and end-on to Church Lane which reduces visibility from the road.
- As the site is located within a Conservation Area and in proximity to a Grade I Listed St Mary's Church, more detailed design information is required.
- The plans suggest potential for a high-quality design, but further information required.
- A landscaping plan including planting to south side of dwelling is essential to reflect the semi-rural and heritage context.
- Red edge may need amending.
- Sufficient parking should be confirmed.
- Cllr Victoria Newman declared an interest, left the room, and did not participate in the discussion.

Council's Ecologist - No objection:

- The PEA has identified no impacts to protected species. No further surveys are required.
- The PEA makes recommendations for ecological enhancements in Section 7, these should be secured via condition.
- A condition regarding lighting should also be attached.

Drainage Engineers - Objection (11/11/25):

- The presence of made ground, the fact that there is extremely limited space for further storage, and that there is uncertainty regarding the stratum at shallow depth where infiltration is proposed we must object as it is unclear that infiltration is viable and no alternative is identified.
- The model demonstrates that the system may flood on the 1% AEP + 45% event. This may be permissible, however, such planned flooding must be demonstrated to remain on site and not flood the property. The submission does not demonstrate that.
- It is unknown if the upstream network (not modelled) would provide storage sufficient to contain all surface water within the designed system.
- Insufficient freeboard is shown between finished floor levels and the maximum water level in the critical 1% AEP +

45% event.

- Other matters could be agreed subject to conditions.

Drainage Engineers - No objection (16/02/26):

- Conditions securing finalised details of the surface water drainage scheme requested.

Environmental Health - No objection subject to conditions:

- Unexpected contamination condition requested.
- Hours of working condition requested.

Southern Water:

- The site is located within Portsmouth Water's water supply area.
- Noting restrictions regarding the positioning of Southern Water sewers and tree planting. Pre-commencement condition regarding landscaping proposals and southern water apparatus requested.
- Noting that Southern Water requires an application for connections to the public sewer.
- Providing guidance in respects of SUDS.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. In respect of the landscaping condition requested by Southern Water, the condition is given pre-context which relates to a guidance document that identifies a list of trees/shrubs that should not be planted within 3m of a pipeline/rising main, but notes that other species are likely to be permissible. The landscaping scheme provided does not include any excluded species and the condition is not necessary.

POLICY CONTEXT

Designation applicable to site:

Outside Built-up Area Boundary.

Conservation Area (Church Lane, Yapton)

Adjacent to a Grade I Listed Building.

Lidsey Wastewater Treatment Catchment Area.

Archaeological Notification Area.

CIL Charging Zone 3.

DEVELOPMENT PLAN POLICIES

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

SDSP1	SD SP1 Sustainable Development
CSP1	C SP1 Countryside
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
HERSP1	HER SP1 The Historic Environment
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas

HERDM6	HER DM6 Sites of Archaeological Interest
QESP1	QE SP1 Quality of the Environment
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management

<u>Yapton Neighbourhood Development Plan 2011-2031 Policy BB1</u>	Built-up Area Boundary
Yapton Neighbourhood Development Plan 2011-2031 Policy E4	Minimising the environmental impact of development
Yapton Neighbourhood Development Plan 2011-2031 Policy E5	Retention and enhancement of biodiversity
Yapton Neighbourhood Development Plan 2011-2031 Policy E8	Conservation Areas and Areas of Character
Yapton Neighbourhood Development Plan 2011-2031 Policy E9	Buildings or Structures of Character
Yapton Neighbourhood Development Plan 2011-2031 Policy H1	Housing Requirement
Yapton Neighbourhood Development Plan 2011-2031 Policy H4	Quality and Design
Yapton Neighbourhood Development Plan 2011-2031 Policy PK1	Parking standards for new residential development
Yapton Neighbourhood Development Plan 2011-2031 Policy H5	Energy Efficiency/Environmental Sustainability

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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 in conflict with relevant Development Plan policies in that it falls outside of the Built-up Area Boundary.

The proposal complies with relevant Development Plan policies in that it would provide an additional, residential dwelling with sufficient amenities and provisions in a sustainable location while having no unacceptable impacts on the visual amenities of the area, relevant heritage assets, or the amenities of neighbouring properties.

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.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal complies with these criteria in that subject to conditions, it would not adversely affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

Section 211(1) of the Town and Country Planning Act 1990 states:-

'Subject to the provision of this section and Section 212, any person who, in relation to a tree to which this section applies, does any act which might by virtue of Section 198(3)(a) be prohibited by a Tree Preservation Order shall be guilty of an offence.'

It is a defence to have provided notification to the Local Planning Authority 6 weeks in advance of any works. This is to enable the Local Planning Authority time to consider making a Tree Preservation Order.

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 exempt from Statutory Biodiversity Net Gain (BNG) under the self-build exemption.

CONCLUSIONS

PRINCIPLE

The site sits outside of the Built-Up Area Boundary (BUAB) set out by Arun Local Plan (ALP) Policy SD SP2 and Yapton Neighbourhood Development Plan (YNDP) Policy BB1. The site is located in the countryside, as defined by ALP Policy C SP1 which states that development will only be permitted for a defined list of countryside uses to prevent encroachment into open countryside, which does not include new residential development.

The provisions of ALP Policies SD SP2 and C SP1, and YNDP Policy BB1 preclude residential development on the application site and the principle of this development on the site is contrary to the

Development Plan. However, the most relevant policies in the ALP, Policies SD SP2 and C SP1, have reduced weight as Arun is currently unable to demonstrate an adequate supply of housing land (3.23 years).

As The Council cannot demonstrate a deliverable 5 year supply of housing, Paragraph 11d) of the NPPF (the presumption in favour of sustainable development) is triggered, which states that permission should be granted where the relevant policies are out-of-date, unless policies in the Framework that protect areas or assets of particular importance provide a strong reason for refusal (i), or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits (ii).

Paragraph 14 of the NPPF states where the presumption in favour of sustainable development applies to applications involving the provision of housing, then the adverse impact of allowing development that conflicts with a neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the Plan is less than 5 years old and contains policies and allocations to meet its identified housing requirement. The YNDP was made in 2023 and identified that the existing commitments within Yapton alongside infill policies and two allocation sites were sufficient for new housing requirements at the time the NP was examined. On this basis where there is conflict with the neighbourhood plan, the NPPF directs that this will likely outweigh the benefits.

The principle of the development conflicts with both the ALP and the YNDP in respect of being development in the countryside. It is, however, material that the application site is immediately adjacent to the BUAB of Yapton, and the presumption in favour of sustainable development due to the Council's shortfall of Housing Land Supply remains in effect. It falls to be tested whether the harms of the development would significantly and demonstrably outweigh the benefits of the proposal, with consideration of the added weight of Paragraph 14.

CHARACTER AND DESIGN

The site is met primarily by residential development to the west, southwest, and northwest of the site. These areas have a mixed design character, with the exception of those to the northwest which are new-build developments with more regularised designs. Immediately south of the site is St Mary's Church and its grounds, and land to the north and east of the site (beyond Church Farm House) is an open arable landscape.

The proposal is for the construction of one self-build residential dwelling on the site of an existing tennis court. The tennis court is located within the grounds of Church Farm House (the host property), and positioned between Church Farm House to the east and the neighbouring dwelling, Chipperfield, to the west.

The dwelling is of a single storey and comprised of a mix of neutrally painted render, flint walling, glazing, and features a flat and shallow pitch roof. It is low in height, broad in footprint, and would sit amongst a number of mature trees and surrounded at each site boundary by existing, tall, flint walls or mature hedging. The site would be accessed from an existing access point and track that serves Church Farm House to the east of the current plot.

The proposal includes a landscaping scheme that includes additional planting to the southern side of the dwelling between the access and the proposal. The end result would be a modern, contemporary style dwelling that minimises its visual impacts on the locality and sits amongst mature vegetation. Following the landscaping schemes implementation, there would be minimal glimpses of the dwelling through the access, and the dwelling would otherwise be well concealed from the public realm and the open landscape to the northeast, with views being limited to glimpses through vegetation, or more distant views where the roof of the dwelling may crest the plots boundary walls.

The proposal, notably, includes a flint wall feature on its southern elevation with vertical timber cladding to its right-hand side. This flint wall feature will be controlled by way of condition to ensure the particulars of its detailing are in keeping with the historic flint walls that are present at the plot. This will help ensure the principal facade of the dwelling maintains an element of historic character despite its overarching contemporary style. The details of remaining materials of the proposal will be subject to condition, including colour, treatment, and finish.

Whilst the proposal represents a largely contemporary style of development, the area does not feature a uniformity of design, nor material palette, although dwellings within the area generally tend to have a more traditional character overall, indeed, there are few examples of contemporary designs in the vicinity. In any event, the proposal would remain well concealed from the wider locality, minimising its visual impacts on the area. Further, its principal facade has been designed, and will be controlled, in such a manner that it maintains elements of the traditional character of the plot and wider area.

The proposal is of a low density, set back, and would feature a verdant plot, which is in keeping with the character of the area.

The proposal would not result in any adverse impacts to the visual amenities or character of the area and is in accordance with ALP policies D SP1 and D DM1, and YNDP Policy H4.

RESIDENTIAL AMENITY

The dwelling is single storey and is to provide 3 No. bedrooms. The gross internal floor area and bedroom dimensions are in excess of the minimums required for such a unit as outlined within the Nationally Described Space Standards and as such, the dwelling will provide sufficient amenity internally.

The proposal is to sit within a substantial plot and will have a residential garden in excess of the minimum requirements outlined within Section H.04 of the Arun Design Guide.

Owing to the low height of the dwelling, the separation distances, and intervening planting and boundary treatments, the proposal will have no adverse impact on neighbouring properties by way of overbearing, overshadowing, or overlooking.

The proposal is in accordance with ALP Policies QE SP1, D DM1, and D DM2.

TREES AND BIODIVERSITY

The site has many mature trees and a dense hedgerow to the western boundary, and is otherwise predominantly modified grassland, a tennis court and a garage. The site is of low-moderate ecological value. The submitted Ecological Appraisal has confirmed there would be no impact on protected or priority species. The Council's Ecologist has reviewed this document and raised no objections to its methodology/findings.

As a self-build development, the proposal is exempt from achieving a 10% Statutory Biodiversity Net Gain. The proposal is, however, still required to achieve a biodiversity net gain of some value in accordance with ALP policy ENV DM5. By utilising the existing tennis court area as the site of the construction, the development has sought to minimise its impact on the ecological value of the site. There are no tree removals proposed and a protection plan has been submitted to minimise impacts on these trees during construction. The drainage strategy will result in some low level incursion of root protection areas surrounding the basin that is to be provided. This has been reviewed by the applicant's arboriculturist and they have raised no concerns in relation to the extent of the incursion, such that this would unacceptably or damage the trees in question.

The submitted Ecological Appraisal includes various ecological enhancements, and the submitted

landscaping scheme would introduce additional planting to the site as a screening buffer, but this would also add ecological value. Subject to conditions securing the submitted enhancements and planting, the scheme would achieve a biodiversity net gain.

The proposal is in accordance with ALP policies ENV DM4 and ENV DM5, and YNDP Policies E4 and E5.

INFRASTRUCTURE

YNDP Policy H1(b) states that new housing development will be required to ensure that local infrastructure is provided and/or improved in relation to the size and scale of the development proposed, with particular attention to flood prevention and education. In respects of flood risk, the site is not in an area of flood risk and the proposal will be subject to a surface water drainage design that will ensure the development does not increase flood risk elsewhere. As such, the proposal satisfies this criterion.

YNDP Policy H1(c) and Table 5.1 sets out the housing requirement of Yapton and that residential development beyond that set out in Table 5.1 will only be supported if it can be demonstrated that either the expected child yield would not exceed the capacity of Yapton CoE School or that appropriate modifications and/or extensions to the School can be delivered at the developer's expense. It would not be reasonable or proportionate for a development of this scale to modify/extend the school, and it is anticipated that as a family-sized dwelling (3 No. bedrooms) an expected yield of 2 No. children would be introduced to the area. As a non-major development, the proposal falls below the threshold at which the Local Education Authority would be consulted and the Local Planning Authority have no alternative, robust means of determining whether the school would have capacity for 2 No. additional children. Nonetheless, the addition of 2 No. children would likely be able to be accommodated, and if not, the harms remain limited, and whilst the policy does not, therefore, lend support to the scheme, it does not state that such proposals are resisted.

The proposal is in conflict with YNDP Policy H1(c), but for the reasons outlined above, the harms of this conflict are limited.

TRANSPORT AND PARKING

As a 3-bed home with a garage/driveway in Parking Zone 1, the proposal is required to provide 2 No. off-street car parking spaces, 2 No. cycle parking spaces, and 1 No. EV Charging point. Sufficient car parking provisions have been demonstrated through the retention of the existing garage and a bay proposed to its front. Cycle parking can be facilitated either internally within the garage or within a separate store within the grounds. A condition has been attached to secure the cycle storage provisions and an EV charging point.

The proposal would make use of an existing vehicular access and the Local Planning Authority have no reason to believe the existing access is unsafe.

The proposal is in accordance with ALP Policy T SP1, and YNDP Policy PK1.

ENERGY EFFICIENCY

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

Subject to the relevant condition, the proposal is in accordance with relevant Development Plan ALP policy ECC SP2, and YNDP Policy H5.

HERITAGE

The site is within the Yapton (Church Lane) Conservation Area, adjacent to St Mary's Church, a Grade I Listed Building, and within the grounds of Church Farm House, a Locally Listed Building of Character (Non-Designated Heritage Asset). Owing to the scale and siting of the proposal, intervening boundary treatment, and the submitted landscaping scheme, the Conservation Officer has confirmed the proposal will have a neutral impact on the character and appearance of the Conservation Area, as well as the setting of the nearby Listed Buildings. This neutral impact is subject to appropriate controls regarding the detail of the flint walling and the materials proposed. As such, relevant conditions have been attached to this decision to ensure appropriate detailing is used.

As a result, no harm has been identified to the nearby heritage assets and the proposal is in accordance with ALP policies HER SP1, HER DM1, HER DM3, the NPPF, and YNDP Policies E8 and E9.

ARCHAEOLOGY

The site lies on the outskirts of an Archaeological Notification Area for Bronze Age Activity and Roman Occupation, the Yapton Deserted Medieval Village and the Parish Church of St Mary. The dwelling would be constructed, primarily atop an existing tennis court which will have its own foundations and associated excavations, however, the works are not restricted to the footprint of the tennis court and would likely have deeper foundations. The potential for archaeological finds remains. The proposal does not meet the Local Planning Authority's relevant threshold for consulting its archaeological advisor.

The proposal is not in strict accordance with ALP policy HER DM6 in that a desk-based assessment has not been provided, but given it is known there is a potential for archaeological finds on this site, the scale of the development, and that it is already currently predominantly covered by a tennis court, there is likely to be little further benefit of a desk-based assessment and field evaluations would be difficult without removing at least parts of the existing tennis court. The Local Planning Authority are content, in this instance, that relevant planning conditions can adequately account for the potential of archaeological finds.

DRAINAGE AND FLOOD RISK

The site is in Flood Zone 1 and not at risk of flooding, however, it is located within the Lidsey Treatment Catchment Area where a surface water management plan is in effect. The application has been accompanied by surface water drainage investigations that confirm peak groundwater levels on site as being 1.65m below ground level.

Following amendments, the surface water drainage design is to make use of an infiltration drainage basin in the garden between the trees. The scheme has been reviewed by the ADC Drainage Engineers and no objections have been raised, noting that the proposed design is compliant with the National Standards for Sustainable Drainage Systems. The Engineers have, however, requested a condition to secure finalised details of the drainage scheme including relevant component specifications.

Subject to the relevant condition, the proposal will adequately and sustainably account for its surface water runoff on site and will not increase flood risk elsewhere in accordance with ALP policies W DM1 and W DM3.

WASTE MANAGEMENT

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

SUMMARY

The site is in conflict with the Development Plan in that it falls outside of the Built-up Area boundary, however, it is immediately adjacent to the boundary and comprises a sustainable form of infill development that would have no detrimental impact on the defined countryside.

The proposal is in technical conflict with ALP policy HER DM6, but for the reasons outlined in this archaeology section of this report, this is not a reason for refusal.

Even with consideration of Paragraph 14 of the NPPF, there are no identified harms that would outweigh the benefits of providing 1 No. additional residential dwelling during this period of acute housing need and other than the conflicts identified above, the proposal is compliant with relevant Development Plan policies, and as such, it is recommended for approval subject to S.106 agreement and the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

SECTION 106 DETAILS

This application is subject to a Section 106 agreement that secures the development as a 'self-build' development for the purposes of Statutory Biodiversity Net Gain.

CIL DETAILS

This application is CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

RECOMMENDATION

- 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 #00997599-692A7D.
- Location Plan (Proposed Site Plan) P-005 A.
- Proposed Roof Plan P010.
- Proposed Plan 00/A (Floor Plan).
- Proposed North and East Elevations and Section 00/A.
- Proposed South and West Elevations and Section 00/A.

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

- 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 detailed design must be based upon and build on the surface water information submitted in 'Foul and Surface Water Drainage Report, reference C3267, revision P2'. The full details submitted for approval shall include:

1. Detailed drainage plans conforming to Local Planning Authority guidance,
2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
3. 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. 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: In order to comply with W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan and the NPPF.

- 4 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 building have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, and character and appearance of the heritage asset by endeavouring to achieve a building of visual quality in accordance with Arun Local Plan policies D DM1, HER

SP1, HER DM1, and HER DM3.

- 5 No development above damp proof course (DPC) shall take place until a 1 square meter sample panel of the flintwork hereby approved has been constructed on site, including the mortar mix. This section will be inspected by the Local Planning Authority's Conservation Officer and photographic evidence of the sample panel and details of the mortar mix, shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the work can proceed and the details so approved will be used within the construction of the development.

Reason: To preserve the appearance and special character of the building for the future in accordance with policies HER SP1, HER DM1, and HER DM3 of the Arun Local Plan and the NPPF.

- 6 Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Appraisal Report by Wychwood Environmental Ltd dated October 2024, shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.

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

- 7 In the event that external lighting is to be installed, prior to any part of the new development being first being 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

- 8 No development above damp-proof course (DPC) level shall take place until full details of the in-curtilage secure cycle stores/spaces have been submitted to and approved in writing by the Local Planning Authority and the house shall not be occupied until the approved cycle stores/spaces have been provided. These cycle storage spaces shall thereafter be permanently retained and maintained.

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1.

- 9 Notwithstanding the works strictly required for the excavation of the surface water infiltration basin proposed to serve the development hereby approved, the works shall be carried out in strict accordance with the Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan Dated: 13th August 2025 and produced by 'Barry Holdsworth Ltd'.

Reason: To protect existing trees to an acceptable degree in accordance with Arun Local Plan policies D DM1, ENV DM4, and ENV DM5.

- 10 The approved details of the landscaping (Landscape Plan Sht-3, and Landscape Scheme Dated: 16th September 2025) 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.

- 11 The Local Planning Authority shall be informed in writing immediately of any item(s) of archaeological interest unearthed during the excavation and building operations and shall be given a reasonable opportunity for an examination of the artefact(s) and the site where it was/they were found.

Reason: To enable items of archaeological interest to be recorded in accordance with Arun Local Plan policy HER DM6.

- 12 The Developer shall afford access at all times to an archaeological organisation/archaeologist(s) nominated by the Local Planning Authority, and shall allow them to observe the excavations and record archaeological evidence that may be uncovered as a result of the development.

Reason: The site is potentially of archaeological interest in accordance with Arun Local Plan policy HER DM6.

- 13 Prior to the occupation of the approved dwelling, the applicant or developer shall provide the dwelling with an electric vehicle charge point in accordance with the council's standards as set out in its Parking Standards SPD. This requires that where a dwelling has a driveway or garage then one of those parking spaces shall be provided with a charging point, with ducting then being provided to all other spaces, where appropriate, to provide passive provision for these spaces to be upgraded in future. The individual charge point shall be in accordance with the technical requirements set out in Part S, section 6.2 of the Building Regulations 2010 (as amended). The electric vehicle charge point 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 The approved development shall include energy efficiency measures that reflect the current standards applicable at the time of submission and decentralised, renewable or low carbon energy supply systems. Any physical features that are required as part of the works must be installed prior to the occupation of each the building and shall be thereafter permanently maintained in good working condition.

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

- 15 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country

Planning Act 1990. The following exemption applies:

This planning permission relates to a development which consists of no more than 9 dwellings; is carried out on a site which has an area of no larger than 0.5 hectares; and consists exclusively of dwellings which are self build or custom housebuilding.

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

- 16 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 National Planning Policy Framework.