

PLANNING APPLICATION REPORT

**REF NO:** M/55/24/PL

**LOCATION:** 3 & 4 Deepdene Close  
Middleton-on-Sea  
PO22 6HX

**PROPOSAL:** Demolition of 2 No. dwellings and garages and erection of 2 No. semi-detached dwellings. This application is a resubmission of M/24/24/PL, is in CIL Zone 4 and is CIL Liable as new dwellings.

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION	Demolition of two detached bungalows and construction of two, two-storey semi-detached dwellings each measuring 10m by 6.4m and will be 7.8m in height. The proposal includes parking, landscaping and waste storage areas.
	This is a resubmission of application M/24/24/PL.
SITE AREA	0.07 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	Approximately 42 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the development.
BOUNDARY TREATMENT	Close boarded fence, low wall to sea facing elevation.
SITE CHARACTERISTICS	Residential. Sea front properties.
CHARACTER OF LOCALITY	Residential. Mixture of two storey, 1.5 and single storey dwellings. To the east are three storey apartment buildings.

<b>RELEVANT SITE HISTORY</b>
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M/24/24/PL	Demolition of 2 No. dwellings and garages and erection of 2 No. semi-detached dwellings. This application is in CIL Zone 4 and is CIL Liable as new dwellings.	Refused 05-06-24
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M/24/24/PL was refused for not providing a site-specific Flood Risk Assessment, not accounting for the fact that egress from site is at high risk of ground water flooding, or providing a suitable solution to satisfactorily drain surface water from site. This could compromise the sea defence in the location and may increase flood risk on site or elsewhere.

This application seeks to overcome these reasons by providing a site specific FRA and addressing the queries surrounding the coastal defence and existing surface water drainage.

## REPRESENTATIONS

Middleton Parish Council - Objection.

- Surface water drainage should not be directly discharged onto the beach as there is no monitoring of pollution.
- Rainwater harvesting should be investigated.

### COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. Drainage is discussed below.

## CONSULTATIONS

### CONSULTATION RESPONSES RECEIVED:

ADC Ecologist - No objection with conditions suggested.

- Preliminary Ecological Assessment is acceptable.
- The site is adjacent to a Local Wildlife Site (LWS), Elmer Rocks. Steps should be taken to protect the LWS from disturbance during demolition and construction.

ADC Drainage Engineers - Further information required with conditions suggested.

- Infiltration is not possible on site.
- Unrestricted outfalls through a potential coastal defence are proposed. Mapping data provided confirms the Environment Agency have no coastal flood defences in this location, however there still may be a coastal protection (erosion) asset in this location.
- An alternative solution has previously been proposed, that drainage exits the site over the top of the (potential) coastal protection defence. The Engineers find this an acceptable alternative solution in engineering terms. The planning officer may wish to consider the solution on visual grounds.
- Discharge to the beach and ultimately the sea is in accordance with the hierarchy for sustainable drainage and that the applicant has explored all other appropriate disposal methods adequately.
- It is expected that the applicant will be able to evidence that they can achieve a gravity solution to discharge to the beach without penetrating any linear defences (if present). If they can do this then we will have no objection to the proposed development.

Southern Water - No objection with informative suggested.

- Our investigations indicate that Southern Water can facilitate foul sewerage disposal to service the development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

### COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

## POLICY CONTEXT

Designation applicable to site:

Erosion Risk Area

Lidsey Treatment Area

Adjacent to Site of Nature Conservation Interest (SNCI) - Elmer Rocks

### DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
QESP1	QE SP1 Quality of the Environment
TSP1	T SP1 Transport and Development
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
ENVDM5	ENV DM5 Development and biodiversity
ECCSP2	ECC SP2 Energy and climate change mitigation
WDM3	W DM3 Sustainable Urban Drainage Systems
WDM2	W DM2 Flood Risk

**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**SUPPLEMENTARY POLICY GUIDANCE:**

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

**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 complies with relevant Development Plan policies in that the proposal does not increase flood risk and is acceptable in terms of character, amenity, quality of accommodation, energy efficiency, parking and biodiversity.

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

The site consists of previously developed land with approximately 100% sealed surface. There is no significant amount of habitat present on site, and consequently the site is exempt from delivering the statutory 10% measurable Biodiversity Net Gain (BNG).

## CONCLUSIONS

### PRINCIPLE

In accordance with policy SD SP2 of the Arun Local Plan (ALP), the site benefits from being within the Built-Up Area Boundary where the principle of residential redevelopment is acceptable subject to consideration of other relevant policies in the ALP.

Key Development Plan policy considerations are D SP1 (Design), D DM1 (Aspects of Form and Design Quality), D DM2 (Internal Space Standards), T SP1 (Transport and Development), ECC SP2 (Energy and Climate Change mitigation), W DM2 (Flood Risk), W DM3 (Sustainable Urban Drainage Systems), QE SP1 (Quality of the environment), and ENV DM5 (Development and Biodiversity) of the ALP.

Additionally, Sections P, H and I of the Arun Design Guide are pertinent to this proposal.

### CHARACTER & DESIGN

Policies D SP1 & D DM1 of the ALP require proposals to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish, and architectural details.

The Arun Design Guide (ADG), Section P in particular, is also of relevance. This Guidance seeks to ensure that development:

- Reflects or improves the character of the site and the surrounding area.
- Minimises the impact on neighbouring land/residents.
- Provides appropriately sized internal space standards.
- Provides safe access on to the highway network and incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision.

Deepdene Close consists of a variety of dwelling types, including 1.5/2 storey traditionally styled chalet bungalows, to a modern two-storey dwelling approved under M/50/17/PL. There is no regular spatial arrangement of the street. Properties to the east side of the street have side elevations almost abutting the highway, those on the west side have small front gardens. The four bungalows have much deeper frontages, in contrast their rear gardens are shallow. Rear elevations of these properties are highly visible from the public domain as they have beach fronting elevations.

The layout of the properties has informed the design; the footprint of the dwellings is not dissimilar to the existing. The layout respects the spatial pattern and maintains the sense of place.

The increased scale will be appropriate for the plot and would not result in a bulk or scale that is out of character with the locality, due to the presence of other two-storey dwellings in the vicinity. One of the dwellings would extend beyond the building line of the existing dwellings by approx. 2m. Despite the dwelling sitting further forward than the existing, this is no further forward than bungalows to the east and

west and would not undermine or adversely impact upon the established character.

The replacements are of a contemporary character, featuring two large front and rear gable ends with render and facing brick work elevations, traditional materials with a contemporary styling. The area boasts a diverse materials palette and a number of recently developed dwellings of contemporary styles.

The dwellings would be visible from Deepdene Close, Elmer Road as well as from the foreshore and will alter the character of these areas. Given the above comments and the existing varied spatial pattern and appearance of development the proposal would not adversely impact upon the character of the area.

The proposal is in accordance with policies D SP1 & D DM1 of the Arun Local Plan.

#### RESIDENTIAL AMENITY

Policy D DM1 requires that there be minimal impact to neighbours in terms of loss of privacy or outlook, or unacceptable disturbance. Policy QE SP1 requires proposals to not have a significantly negative impact on residential amenity.

The site is between two bungalows. The front and rear elevations of the proposed dwellings are in line with the front and rear elevations of the bungalows to either side. The ridge heights of the dwellings would be approx. 2.34m above 2 Deepdene and 1.4m above 134 East Drive. The outlook of side facing windows to each of the existing neighbouring properties will remain largely unchanged as separation gaps between boundaries will not greatly alter. A minimum of 1m to the west and 1.2m to the east to shared boundaries is proposed. Side facing windows to existing dwellings are expected to be secondary windows or serve non-habitable rooms. The Arun Design Guide does not specifically refer to separation gaps between side facing elevations, however the proposal respects the existing pattern of development. Although the scale of the development adjacent to 2 Deepdene and 134 East Drive is greater than existing, this is not expected to harm the amenity of the residents occupying those dwellings.

Openings face north and south (front and rear) where they overlook public areas. All first-floor side facing windows serve non-habitable rooms and will be conditioned to be non-opening and obscure glazed where they sit below 1.7m from finished floor level. Ground floor windows will not lead to overlooking.

There is a significant shortfall in provision of rear amenity space below the threshold set out in Part H of the ADG by 7.8m and 6.7m for the two dwellings. Despite this, the amount of rear amenity space is greater than the existing situation by 700mm and 2.1m respectively. They are simple rectangular gardens and are usable spaces which could be utilised for a variety of amenity purposes i.e. drying of washing, resting, dining etc. It is positive that the properties benefit from easy access to the foreshore and are 700m away from Shrubbs Field recreation ground. Part H does have a caveat which states that smaller amenity area would be considered where adequate daylight and privacy can be provided. The space provided facing directly south will have ample daylight and will not be overlooked as no neighbours back onto the space. As the proposal represents a betterment in the amount of amenity space and has excellent access to the beach and good access to other public open spaces the shortfall in private amenity space below the required 10.5m will not significantly harm the amenity of the occupants and therefore it is not recommended as a reason for refusal.

In these regards, the proposal complies with Policy QE SP1 & D DM1 of the Arun Local Plan.

#### QUALITY & INTERNAL/EXTERNAL SPACE STANDARDS

The dwellings have three bedrooms with six bed spaces. The gross internal floor space is greater than that of the 102sqm minimum for a two-storey dwelling. Although the rear amenity space does not accord with part H of the ADG as it is below the required 10.5m in depth, good access to the beach alleviates this shortfall.

The dwellings are compliant with the Nationally Described Space Standards and policy D DM2.

#### DRAINAGE AND FLOODING

Policies W SP1 and W DM3 of ALP require inclusion of appropriate sustainable drainage systems in developments to prevent flooding.

Policy W DM2 of the ALP requires proposals at risk from flooding to prepare a site-specific flood risk assessment, meet the sequential test where necessary, make sure development is safe including egress without increasing flooding elsewhere, provide flood mitigation, and incorporate drainage systems which incorporate event which exceed the normal design standards i.e. climate change must be taken into account.

Paragraph 173 of the NPPF states local planning authorities should ensure that flood risk is not increased elsewhere, it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate and provides safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Paragraph 165 of the NPPF states development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

The site is in the Lidsey Treatment Catchment Area and has a probable high-risk to ground water flooding, as such, surface water drainage needs particular consideration. The site is in Flood Zone 1 and is at low risk of fluvial or tidal flooding however the access way is at 1 in a 1000 Annual Event Probability (AEP) of surface water flooding which is used as an indication for climate change allowance. Infiltration of the site is not achievable, and it must be ensured that water falling on site is not able to leave site in an uncontrolled manner to prevent flood risk elsewhere. A solution involving the pumping of water will not be allowable. Surface water to the front of site will continue to drain as existing although with permeable surfaces a betterment to the solution can be made.

The existing dwellings are at an elevated position above the flood risk with sleeping accommodation at ground floor level. The proposed dwellings will have a finished floor level at 5.5m above datum, this is equal to one of the existing dwellings and 500mm greater than the other and are proposed to have all sleeping accommodation at first floor level, as such they have been designed to lessen the potential harm to future occupants. The proposal does not significantly increase the amount of footprint on site (an approx. increase by 10sqm), such that (and in combination with a betterment of the surface water drainage strategy), flood risk should not increase elsewhere. Although required, the aim of the sequential test is to 'help to ensure that development is steered to the lowest risk areas' as this site is already developed for a similar form of development, in this instance non-compliance with the sequential test would not be seen as causing significant harm, and thus it is not recommended not form a reason to refuse the development.

Middleton Parish Council object stating that discharge of water directly onto the beach should be prevented. ADC Drainage Engineers are not satisfied that details of the sea defence (if there is one) have been fully investigated. The current drainage scheme proposes a gravity led system with invert levels taking drainage through the (potential) sea protection defence. It has also previously been raised by the applicant that a gravity led system above the sea defence is possible. In engineering terms, both solutions accord with the hierarchy for sustainable drainage and are acceptable.

The Engineers suggest that the visual implications of a piped solution above the wall may need to be

considered. Middleton Parish Council object to the piped solution on to the beach as a result of increased risk of an unspecified pollutants entering the beach. Previously they indicated that it would be an unsightly solution. As the potential remains that there may not be a coastal protection defence in this area, the first solution should be to take surface water drainage underground as this would prevent any pipe work from being visible. The issue of pollution remains, however Engineers have not raised this as an issue, as such it would not be reasonable to prevent drainage onto the beach for this reason.

The proposal has positioned development on site where it is at lowest risk from flooding. There are two potential options to dispose of surface water onto the beach, one will be visible above ground but both accord with the hierarchy for sustainable drainage and are acceptable. Both options (including details of their appearance) can be controlled by the condition attached below, details of which will be required prior to commencement. An over-wall solution was achieved at a property in the locality. Whilst the pipe for the previous scheme is visible the design for that previous development was not found to be unacceptable. Details of the proposed drainage solution are required to be submitted for approval due to the imposition of a condition. The proposal can demonstrate that it will not increase flooding on site or elsewhere and therefore accords with paragraphs 165 and 173 of the NPPF or Policy W DM2 of the ALP.

#### **ACCESS, TRANSPORT & PARKING**

Policy T SP1 of the ALP requires development to be well integrated with transport networks, promote non-motor vehicle transport such as cycling, and to be in accordance with the Arun Parking Standards.

The dwellings benefit from two parking spaces each. There is space to turn behind each parking space meaning that exit on to Deepdene Close can be made in a forward gear. The Arun Parking standards require that for a dwelling of this size and in this location two spaces are provided. The proposal accords with this requirement.

The spaces do not meet the dimensional requirements as set out in Part I of the ADG. Spaces are shown as 2.4m by 4.8m (not 2.5m by 5m). There is ample space to the front of each space and two of the spaces have areas at the side to allow wider bays. Space to turn a vehicle is shown on plan behind each of the parking spaces.

The Arun Parking Standards requires dwellings of this size and provide storage for 2 bicycles. Open cycle racks are shown on plan but covered and secure cycle parking is required. A condition has been attached to ensure each dwelling has access to an appropriate cycle storage area.

The Arun Parking Standards and policy T SP1 also require the provision of Electric Vehicle charging points. A condition has been attached to this decision to require the provision of charging points in accordance with the Arun Parking Standards SPD.

Subject to the relevant conditions, the proposal is compliant with Policy T SP1 of the Arun Local Plan.

#### **ENERGY EFFICIENCY & CLIMATE CHANGE**

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 and solar panels are provided. To ensure that adequate decentralised, renewable, and low carbon energy supply systems are provided, a condition has been attached to this to ensure such features are provided.

Subject to the relevant condition, the proposal is in accordance with Policy ECC SP2 of the Arun Local

Plan.

#### BIODIVERSITY

Development which consists of less than 25 square metres of on-site habitat, or less than 5 m of on-site linear habitats such as hedgerows are exempt from achieving a measurable 10% Biodiversity Net Gain (BNG) as required by the Environment Act 2020. As there is no on-site habitat present, and the site is 100% sealed surface, this proposal is exempt from the 10% measurable net gain. However, this does not preclude it from having to accord with ALP Policy ENV DM5.

Policy ENV DM5 of the ALP seeks to achieve a biodiversity 'net gain' and protect existing habitats on site. The policy requirements for a net gain are not dependent on the sites existing habitat value and a BNG can be achieved through incorporation of biodiversity features such as green walls, bird/bat boxes or other mitigation measures into the landscape.

The proposal has not demonstrated any biodiversity enhancements or additions however the accompanying Preliminary Ecological Appraisal has suggested various mitigating features including bird and bat boxes and bee bricks. The Bat Emergence Survey also proposes a bat friendly lighting scheme, this can be secured by condition. A condition is attached to secure these biodiversity enhancement for the proposal.

Subject to condition, the proposal accords with policy.

#### SUMMARY

Development within the BUAB is allowed subject to compliance with other policies in the development plan. In this respect the proposal is compliant with policy, or can be made so, in matters surrounding design and character, residential amenity, transport and parking and biodiversity. The proposal has demonstrated that it can be made safe for its lifetime and will not increase the risk of flooding on site or elsewhere and complies with Policy W DM2 or the relevant paras of the NPPF.

In accordance with para 11(c) of the NPPF whereby development in accordance with the Plan should be approved without delay, this proposal is acceptable and is recommended for approval with the following conditions and informatives.

<b>HUMAN RIGHTS ACT</b>
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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 to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been 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 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 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.

<b>DUTY UNDER THE EQUALITIES ACT 2010</b>
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Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the



following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

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

## CIL DETAILS

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

## 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:

Location Plan and Block Plans 007.  
Ground Floor Plan 001 2 Units - GF Plan.  
First Floor Plan 002 2 Units - FF Plan.  
Elevations East West 005 2 Units - Elevations.  
Elevations North South 004 2 Units - Elevations.  
Roof Plan 003 2 Units - RF Plan.

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

- 3 The first-floor ensuite windows to the eastern and western elevations of the building shall at all times be glazed with obscured glass and fixed to be permanently non-opening up to a minimum height of 1.7m from the finished floor level. They shall remain as such in perpetuity.

Reason: To protect the amenities and privacy of the adjoining property in accordance with Policy D DM1 of the Arun Local Plan.

- 4 The roof light to the eastern roof plane of the building shall be constructed with its cill level no lower than 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with Policy D DM1 of the Arun Local Plan.

- 5 Prior to occupation of any of the approved dwellings, the applicant or developer shall provide the dwellings 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.

- 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 roof of the dwellings 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 dwellings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy D DM1 Arun Local Plan.

- 7 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved dwg 'Ground Floor Plan 001 2 Units - GF 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.

- 8 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The spaces so provided shall be retained in perpetuity.

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

- 9 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 Ecology Partnership Preliminary Ecological Appraisal, June 2023 shall be submitted to and approved in writing by the Local Planning Authority.

Ecological enhancements should also contain the following measures:

1. 2 bat boxes
2. 2 integral swift bricks
3. 2 bee bricks.

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 2023 and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

- 10 Prior to any part of the new development 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 & Countryside Act 1981 (as amended), and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species) and Arun Local Plan policy ENV DM5.

- 11 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 dwelling 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.

- 12 No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, has been complied with for that dwelling and retained in perpetuity thereafter.

Reason: To improve the sustainability of the dwellings in accordance with Arun Local Plan policies ECC SP1 and W DM1.

- 13 Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised public holidays. In addition to these hours of working, the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition.

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

- 14 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 'Flood Risk Assessment and Drainage Strategy' prepared by BP Civils. 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 (insert policies) of the Arun Local Plan and the NPPF.

- 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 is de minimis as the development does not impact an onsite priority habitat and the development impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero and less than then 5 metres in length of onsite linear habitat.

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 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.

## BACKGROUND PAPERS

[The documents relating to this application can be viewed on the Arun District Council website by going to https://www.arun.gov.uk/weekly-lists and entering the application reference or directly by clicking on this link.](https://www.arun.gov.uk/weekly-lists)

**M/55/24/PL - Indicative Location Plan (Do not Scale or Copy)**  
**(All plans face north unless otherwise indicated with a north point)**



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