

Report to	Planning Committee
Date	9 April 2015
By	Director of Planning
Local Authority	Arun District Council
Application Number	SDNP/15/00353/FUL
Applicant	Mr and Mrs J and A Thorns
Application	Proposed first floor extension to existing single storey
Address	Clapham Lodge Care Home, Woodland Close, Clapham, Worthing, West Sussex, BN13 3XR

Recommendation: That planning permission be granted subject to the conditions set out in paragraph 10.1 of this report

Executive Summary

The application seeks permission to construct a 10 bedroom second storey extension to Clapham Lodge Care Home. The extension is sensitively designed to reflect the Arts and Crafts character of the existing 19th century building and is not considered to detract from visual amenities of the area, or the setting of the Conservation Area. The Highways Authority has raised no objection in terms of traffic generation and the proposal is considered acceptable in terms of impacts on residential amenity. The application is recommended for approval.

The application is reported to committee due to the objection received by Clapham Parish Council, and due to the number of representations received.

I. Site Description

- I.1 The site consists of a Care Home residence and detached bungalow set in approximately 0.5 acres of lawns and garden. The site is located on the north-eastern edge of the village of Clapham outside of any defined settlement boundary. The site lies partly within the Conservation Area. The northern half of the site (encompassing the Care Home building) is situated within the Conservation Area, whilst the detached bungalow and gardens to the south of the site are outside.
- I.2 The existing premises consist of a 26 bedroom Care Home accommodated within a single building. The western end of the building consists of the original two-storey building dating from 1882. The building is constructed of red brick with tile hung walls on the first floor and a clay tile roof. The building incorporates several Arts and Crafts features with steeply pitched roofs, tall decorative chimney stacks and an attractive dogs-tooth course below the tile hanging. The original leaded timber windows are largely retained but have been replaced by white uPVC units in places. The building was converted from a residential dwelling to a Nursing/Care Home in 1975 and has been significantly extended over the years (not always sympathetically). Flat roofed single storey extensions have been added to the northern and eastern elevations, more than doubling the footprint of the building. These modern extensions are constructed of red brick with parapet walls and white uPVC windows.
- I.3 Access to the site is via a private driveway at the end of Woodland Close cul-de-sac. The property benefits from a large tarmac parking area at the front of the main building which accommodates 18 parking spaces, including provision for emergency vehicles. The southern

half of the site consists of a resident's lawn and garden area. Neighbouring residential properties are located to the south of the site at Woodland Close with open fields to the east and west. An unmetalled farm track runs along the eastern boundary of the site which also serves as a public footpath. A public footpath also runs along the northern boundary of the site between the Care Home and Clapham Farm. Clapham Farm complex lies to the north of the site and consists of a mixture of modern agricultural pole barns and traditional brick buildings. Permission was recently granted to convert a number of the traditional farm buildings into a new dwelling and holiday let accommodation (CL/3/10).

2. Relevant Planning History

- 2.1 SDNP/14/01332/FUL. First floor extension to create 10 new bedrooms with social space along with ground floor extensions to facilitate access and new boiler room. The application was withdrawn following Officer concerns regarding the design of the proposed extension (02 May 2014).
- 2.2 Various consents in the 1980s and 1990s for single storey extensions and alterations to the building.
- 2.3 CL/14/75. Change of use from private dwelling house to a Nursing Home for retired people. Approved. (23 October 1975).

3. Proposal

- 3.1 The application seeks permission for a first floor extension to the existing flat roofed single storey extensions on the north and north-east elevations together with dormers on the north-west part of the building. The extension would provide 10 additional bedrooms plus an additional day room, lift and bin store/boiler room. The extension would not increase the external footprint of the building with the exception of a small covered bin store/boiler room on the north elevation. The extension would be constructed of red brick with tile hanging and a clay tile roof to match the existing main building. The parapet wall of the existing extension would be lowered and a brick course constructed below the tile hanging to replicate the existing building. The new windows to the first floor would be traditionally styled double glazed flush fitted casements. The existing uPVC windows on the first floor would be upgraded to match.
- 3.2 The existing Care Home building measures approximately 1100 square metres gross floorspace. The gross floor space of the proposed extension (not including the bin store/boiler room) is approximately 350 square metres. This equates to a 32% increase in new build habitable space.
- 3.3 Two additional car parking spaces are proposed at the front of the property.

4. Consultations

4.1 Arun District Council:

No comments to make on this application.

4.2 Clapham Parish Council:

Initial comments:

- The design is much more sympathetic than the previous application
- It is not clear how many extra rooms are being created but it appears to be substantial
- There is likely to be a noticeable intensification of use with vehicles entering and leaving the site along Woodland Close and The Street. This would adversely affect residential amenity.
- There would be some additional overlooking to the farm complex to the north
- Drainage infrastructure is insufficient and on occasions unable to cope with the volume/type of discharges. This has led to raw sewage flooding in nearby gardens on a regular basis. The extension would exacerbate this problem.

Following further consideration, objection raised for the following reasons:

- Due to the concerns stated above the proposal is considered contrary to Policy CFW1 of the Draft Clapham Neighbourhood Development Plan in that the scale of the development and the impact on the residential amenity of surrounding residential properties is unacceptable.

4.3 SDNPA Design Officer:

No objection subject to conditions.

4.4 West Sussex Highways:

No objection subject to conditions.

4.5 West Sussex Adult Social Care:

No objection.

4.6 SDNPA Tree Officer:

No objection subject to an informative.

4.7 Hampshire Landscape Officer:

No objection.

4.8 SDNPA Sustainability/Drainage Officer:

Foul drainage:

No objection subject to conditions.

Surface Water Drainage:

The intention to use sustainable drainage methods is welcome. Further information is required however to confirm the specifications of the existing drainage arrangements and the extent of impermeable area drained together with confirmation that the existing drainage is functioning as intended.

4.9 Southern Water:

No objection.

4.10 UK Power Networks:

No objection.

5. Representations

5.1 44 letters of representation have been received – 9 objections, 34 in support and 1 representation with no stance.

5.2 The 9 letters of objection raised the following issues:

- The site is already over-developed
- The existing extension is unsightly and the first floor addition will make it look worse
- Traffic and access issues through the village. The extension will make this worse due to increased vehicle movements.
- Water pressure and electricity supply issues in the village. The extension will make these worse.
- Foul drainage and flooding concerns between No. 2 and 3 Woodland Close. The extension will make this worse.
- Loss of residential amenity to neighbouring residents and overlooking and loss of privacy to the new farm dwelling.
- Increased noise pollution from more activity

5.3 The 34 letters of support raised the following comments:

- More accommodation for the elderly is needed in the local area
- Clapham Lodge provides excellent care facilities and there is a waiting list for rooms

- The proposal is well designed and in-keeping with the area
- The proposal will be a visual improvement on the existing single storey extensions
- The development serves local residents who want to remain living in their local area
- The proposal will create more jobs for the area and support local businesses
- The Care Home supports the local community
- Several staff walk to work and others car share helping to alleviate traffic problems
- There is sufficient parking on site
- The drainage issues are to be addressed and the new storage heaters will reduce electricity usage
- Increased traffic generation will be minimal

5.4 I letter of representation raising the following comments:

- Visual improvement on the last application
- It is unclear how many additional rooms will be provided
- This will place unacceptable pressure on village infrastructure, especially drainage and traffic

6. Planning Policy Context

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the Arun District Local Plan 2003.
- 6.2 Clapham Parish Neighbourhood Plan is emerging but has not yet gone through the pre-submission consultation stage. The Neighbourhood Plan is therefore a material planning consideration but carries little weight.

National Park Purposes

- 6.3 The two statutory purposes of the SDNP designation are:
- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
 - To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

National Planning Policy Framework and Circular 2010

- 6.4 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.
- 6.5 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The South Downs Partnership Management Plan

- 6.6 The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan. Policies 1 and 50 are of particular relevance to this application. Policy 1 seeks to conserve and enhance the natural beauty and special qualities of the landscape and its setting. Policy 50 relates to housing.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 6.7 The Planning (Listed Buildings and Conservation Areas) Act 1990 refers to the general duty as respect to Conservation Areas. Section 72 (1) of the Act requires that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

7. Planning Policy

- 7.1 The following policies of the Arun District Local Plan 2003 are relevant to this application:
- GEN3 - Protection of the Countryside
 - GEN7 - The Form of New Development
 - GEN 8 - Development and provision of infrastructure
 - GEN9 - Foul and Surface Water Drainage
 - GEN12 - Parking in New Development
 - AREA 2 - Conservation Areas

8. Planning Assessment

- 8.1 Policy GEN7 of the Arun District Local Plan 2003 states that planning permission will only be granted for schemes displaying high quality design and layout, and must not have an unacceptable impact on the amenity of neighbouring properties or the character of the local area or wider landscape. Likewise development should be sustainable and should respond 'positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of the people in mind and respects and enhances local distinctiveness'. Further to this, great weight will be given to conserving and enhancing the landscape character and scenic beauty of the South Downs National Park.

- 8.2 In this instance the proposal is to extend an existing Care Home within a countryside location. West Sussex County Council Adult Social Care have provided comments on the level of local need for this type of accommodation. They note that whilst Care Home capacity across West Sussex as a whole and in the local area is in excess of 90%, and with demand expected to rise by a further 1,600 beds by 2019, market provision for such accommodation is currently in net decline. There is therefore a need for this type of accommodation both within the wider district and local area to ensure the elderly population is provided with a sufficient range of care options. The application therefore follows the criteria of GEN7 by responding to the needs of local people. The application also accords with the statutory duty of the South Downs National Park Authority and Policy 50 of the Parks Partnership Management Plan 2014 by supporting the social well-being of local communities. It is also accepted that the Care Home use has already been long established on the site and therefore its extension is considered to be acceptable in principle subject to other policy and material considerations discussed below.

- 8.3 The main planning considerations are:
- Design and visual impact
 - Impact on the historic setting
 - Neighbour amenity issues
 - Highways and infrastructure issues
 - Other issues

Design, visual impact and impact on the historic setting:

- 8.4 The extension has been significantly re-designed since the original planning application was withdrawn and the agent has been through design discussions with the SDNPA Design Officer who considers the amended scheme to now be acceptable and an enhancement to the original building and Conservation Area. The original 19th century building makes a positive contribution to the character of the Conservation Area and is identified in the emerging Neighbourhood Plan (Policy ES4) as a building of special character which should be

protected for its local distinctiveness and historic interest. Whilst the extension is a relatively large addition to the building, it has been designed to mirror the Arts and Crafts character of the original building in terms of detailing and use of high quality building materials. The existing ground floor extensions are of poor design and the proposed extension is considered to be an enhancement to both the existing building and Conservation Area given the resultant loss of these less sympathetic additions. Full details of materials and finishes will be secured via condition.

- 8.5 In terms of landscape impact, the Care Home is located on the north-eastern edge of Clapham and is visible from a number of public rights of way. The Care Home therefore occupies a relatively sensitive location in terms of its village fringe position. The proposed extension would be viewed in the context of the existing building however, and there is considered to be no detrimental impact on the rural character of the area or the wider character of the National Park. The Landscape Officer has raised no objection to the proposal which is considered to both enhance and preserve local views.

Neighbour amenity issues:

- 8.6 The Care Home has a good separation distance with the residential properties in Woodland Close and it is not considered that the proposed extension would result in any loss of amenities to these properties above and beyond that caused by the existing building.
- 8.7 Objections have been raised by the owner of Clapham Farm (to the north-west) due to potential overlooking/loss of privacy towards the new farm dwelling and private patio area. In terms of the physical relationship with Clapham Farm, the Care Home building is situated to the southeast of the farm complex and is separated by a wide farm track which also serves as a public footpath. The Care Home occupies a sunken position relative to the track such that the ground floor windows are largely obscured from view. Timber post and rail fencing and scrubby hedging also provide some screening. In terms of the physical relationship with the farm buildings, the north elevation of the Care Home faces squarely towards the modern pole barns which are on raised ground. The new farm dwelling is located to the west of the pole barns and sits on lower ground behind a raised bank and brick retaining walls. The farm dwelling is aligned north-south with a paved patio area to the east. The proposed extension to the Care Home would result in an additional seven windows at first floor level on the north elevation. These windows would look directly towards the modern pole barns and would not have a direct line of sight to the residential property. The proposed windows will be a minimum of 25-50 metres from the new dwelling and at an oblique angle such that there will be no direct overlooking. The farm dwelling is also partly screened by the boundary walls and the raised bank to the east. In summary, given the separation distance between the two properties and the angles, the relationship between the proposed first floor extension and farm dwelling is considered sufficient to protect residential amenities.

Highways and infrastructure

- 8.8 Most of the objections received from neighbouring residents are concerning traffic generation and infrastructure capacity issues in the village.
- 8.9 In terms of highway issues, the proposed extension will result in an additional 10 bedrooms. Concerns have been raised by neighbouring residents and the Parish Council regarding increased traffic generation from the site resulting in traffic flow issues through the village and affecting the residential amenity of the residents of Woodland Close. The applicant has submitted a Transport Statement as part of the application which estimates the increased traffic generation resulting from the additional staff movements resulting from the extension. Nine staff are currently employed at the Care Home on a shift basis. The applicant has estimated that an additional four staff will be required to service the additional rooms. The increase in visitor numbers resulting from the 10 additional rooms has been estimated to be low although no specific estimates have been given. No mention has been made to additional vehicle movements required in terms of service vehicles.
- 8.10 The Highways Authority have assessed the application, as well as conducting a site visit, and have raised no objection to the proposal. The increase in traffic generation resulting from

the proposal is considered to be minimal and is not considered to have material impact on traffic levels or highway safety in the village. The Highways Authority have raised no concerns in terms of access and the site has sufficient parking and turning space provision for emergency and service vehicles. Refuse collection takes place from the site entrance which has a formalised turning area for large vehicles. A condition is recommended to ensure construction traffic is adequately controlled during the construction phase.

- 8.11 Concerns have also been raised by local residents regarding infrastructure issues in the village, in particular sewerage problems and water pressure and electricity supply concerns. In terms of foul drainage, Policy GEN9 of the Arun District Local Plan (2003) restricts development which will materially increase foul and/or surface water discharges unless it is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development. National Planning Policy also instructs that, when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. It is understood that periodic sewerage flooding occurs on the sewer servicing the Care Home affecting properties No. 2 and 3 Woodland Close. There are concerns that the extension of the Care Home could exacerbate these flooding incidents. Southern Water and the SDNPA Drainage Officer have been consulted on the application. At present it is not clear what the exact cause of the drainage issues is, and whether this relates to the Care Home's private drainage system within the site boundary, or the capacity of the public sewer at Woodland Close. Drainage/sewer problems are usually a building regulations matter however and the applicant would need to satisfy Southern Water with regards to foul water connections. The applicant has provided a Drainage Statement in support of their application and has proposed that a new foul drainage connection is provided to the Southern Water system as part of the proposed extension. Whilst details of these arrangements and negotiations with Southern Water have yet to take place, this detail can be secured via condition and the SDNPA Drainage Officer is satisfied that appropriate drainage capacity can be provided in accordance with policy GEN9 and the NPPF.
- 8.12 With regard to the other issues raised (i.e. concerns over the water pressure and electricity supply in the village), this is not a planning matter and it is the responsibility of the Water and Power Authority to ensure that adequate supply is maintained. Southern Water and UK Power Networks have raised no objections to the proposal in these respects. The applicant will need to comply with building regulations and satisfy the utility company requirements if any new connections or upgrades are needed as part of the proposed development.

Ecology and Trees:

- 8.13 No ecological information has been submitted with the application. There is a minimal increase in the footprint of the building however and in this respect the works do not raise any ecological issues. The existing flat roofed extensions date from the 1980s and due to their construction have minimal potential as a habitat for bats and birds. The original 19th century building will be largely unaffected by the works with only a small section of eaves integrating with the new extension on the northern elevation. NPPG (2014) states 'local planning authorities should only require ecological surveys where clearly justified, for example if they consider there is a reasonable likelihood of a protected species being present and affected by development'. An informative proposed however to ensure that the applicant is aware that if any protected species were to be found that the works should cease immediately. This will adequately deal with any minimal risk to biodiversity. Likewise, no trees of significant amenity or landscape value will be affected by the development. The Tree Officer has recommended an informative however to ensure due care is taken during the construction period to ensure any nearby trees are adequately protected.

9. Conclusion

- 9.1 The proposal is for a first floor extension to an existing Care Home with no material increase in footprint. The open character of the site and surrounding countryside is therefore considered to be preserved. The provision of an additional 10 bedrooms together with associated facilities is considered acceptable and will contribute towards the elderly housing need for the local area and wider National Park without impact on the local

highway. The scheme is acceptable in design terms and will not detract from the character of the rural area or visual amenities of the Conservation Area. The proposal is not considered to adversely affect the residential amenities of the neighbouring properties.

10. Recommendation and Conditions

10.1 It is recommended that the application be approved subject to the following conditions:

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be undertaken in accordance with the approved plans.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall commence until precise specifications and samples of all new walling, door/window surrounds, fascia/barge boards/finials and roofing/ridge materials, including their colour and texture, have been submitted to and approved in writing by the South Downs National Park Authority. Thereafter the development shall be carried out in full accordance with the details approved unless otherwise agreed in writing by the South Downs National Park Authority.

Reason: In order that the South Downs National Park Authority may ensure the materials to be used are appropriate to the existing building and locality in accordance with policy GEN7 of the Arun District Local Plan 2003, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework 2012.

4. No development shall commence until full details of the design, materials and external finish of all new doors, windows and openings (including the proposed roof lantern) have been submitted to and approved in writing by the South Downs National Park Authority. This will include detailed drawings (1:5 elevations, 1:2 sections) and include depth of reveal, details of heads, sills and lintels. All new ground floor and first floor windows shall be traditionally styled, flush fitting casements. Thereafter the development shall be undertaken in full accordance with the details approved unless otherwise agreed in writing by the South Downs National Park Authority.

Reason: In order that the South Downs National Park Authority may ensure that the detailed design of the development is appropriate to the existing building and locality in accordance with policy GEN7 of the Arun District Local Plan 2003, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework 2012.

5. No development shall commence until full constructional details of the new dormer windows, including sections and elevations at a scale of not less than 1:5, have been submitted to and approved in writing by the South Downs National Park Authority. Thereafter the development shall be carried out in full accordance with the details approved unless otherwise agreed in writing by the South Downs National Park Authority.

Reason: In order that the South Downs National Park Authority may ensure that the detailed design of the development is appropriate to the existing building and locality in accordance with policy GEN7 of the Arun District Local Plan 2003, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework 2012.

6. Prior to its construction, full details (including elevations and details/samples of materials and finishes) of the new bin store/boiler room shall be submitted to and approved in writing by the South Downs National Park Authority. Thereafter the development shall

be carried out in full accordance with the details approved unless otherwise agreed in writing by the South Downs National Park Authority.

Reason: In the absence of these details from the application, and in order that the South Downs National Park Authority may ensure that the detailed design of the development is appropriate to the existing building and locality in accordance with policy GEN7 of the Arun District Local Plan 2003, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework.

7. No development shall commence until full details (including position and materials/finish) of all new rainwater goods, ducts, flues, vents and other external attachments have been submitted to and approved in writing by the South Downs National Park Authority. Thereafter the development shall be carried out in full accordance with the details approved unless otherwise agreed in writing by the South Downs National Park Authority.

Reason: In the absence of these details from the application, and in order that the South Downs National Park Authority may ensure that the detailed design of the development is appropriate to the existing building and locality in accordance with policy GEN7 of the Arun District Local Plan 2003, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework.

8. The development shall not commence until full details of the proposed foul water drainage scheme have been submitted to and approved in writing by South Downs National Park Authority. This will include details of routing, design, and subsequent management / maintenance.

The development hereby approved shall not be occupied until the foul water drainage scheme has been implemented in accordance with the approved details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

9. No development shall commence until details of a scheme for surface water drainage has been submitted to and approved in writing by the South Downs National Park Authority.

The development hereby approved shall not be occupied until the surface water drainage scheme has been implemented in accordance with the approved details.

Reason: To ensure that the development can be adequately drained in accordance with policy GEN9 of the Arun District Local Plan 2003.

10. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the South Downs National Park Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,
 - The anticipated number, frequency and types of vehicles used during construction,
 - The method of access and routing of vehicles during construction,
 - The parking of vehicles by site operatives and visitors,
 - The loading and unloading of plant, materials and waste,
 - The storage of plant and materials used in construction of the development,
 - The erection and maintenance of security hoarding,
 - The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
 - Measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security,
 - Details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and to protect the amenity of the area during the construction period in accordance with policy GEN7 of the Arun District Local Plan 2003.

Informatives

1. The applicant is advised that this consent does not override any obligations in respect of protected species under relevant wildlife legislation. In particular, it is an offence to disturb nesting birds or roosting bats which are protected species under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010. It is a criminal offence to wilfully cause harm to either. If you suspect that the development will disturb any protected species, or protected species are encountered during construction, works should stop immediately and advice sought from Natural England or a professional ecologist before proceeding.
2. The applicant's attention is drawn to the potential for construction activities to damage trees, particularly from storage of materials and passage of construction vehicles within their root zones. Therefore, in the interests of protecting amenity for the enjoyment of residents, the applicant may wish to make reference in construction contracts to the recommendations set out in BS5837: 2012 Trees in Relation to Design, Demolition and Construction, which provides guidance on appropriate protection measures. As a basic guide, any tree to be retained, which is within an area where it may be impacted by construction activities, should be protected by sturdy fencing (e.g. braced Heras/Beaver type temporary construction fencing) and this should be positioned to create an exclusion zone with a minimum radius equal to 12 x the tree's stem diameter.
3. 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

11. Crime and Disorder Implication

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equalities Act 2010

- 13.1 Due regard, where relevant, has been taken to the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010.

14. Proactive Working

- 14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the provision of pre-application advice from the SDNPA Development Management Officer and SDNPA Design Officer, the opportunity to provide additional information to overcome technical issues and the opportunity to amend the proposal to add additional value as identified by SDNPA Officers and consultees.

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Appendices I. Site Location Map
SDNPA Consultees Director of Planning and Legal Services

Background Documents:

Application documents:

<http://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NIMTVPTU0GH00>

National Planning Policy Framework:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

National Planning Practise Guidance:

<http://planningguidance.planningportal.gov.uk/>

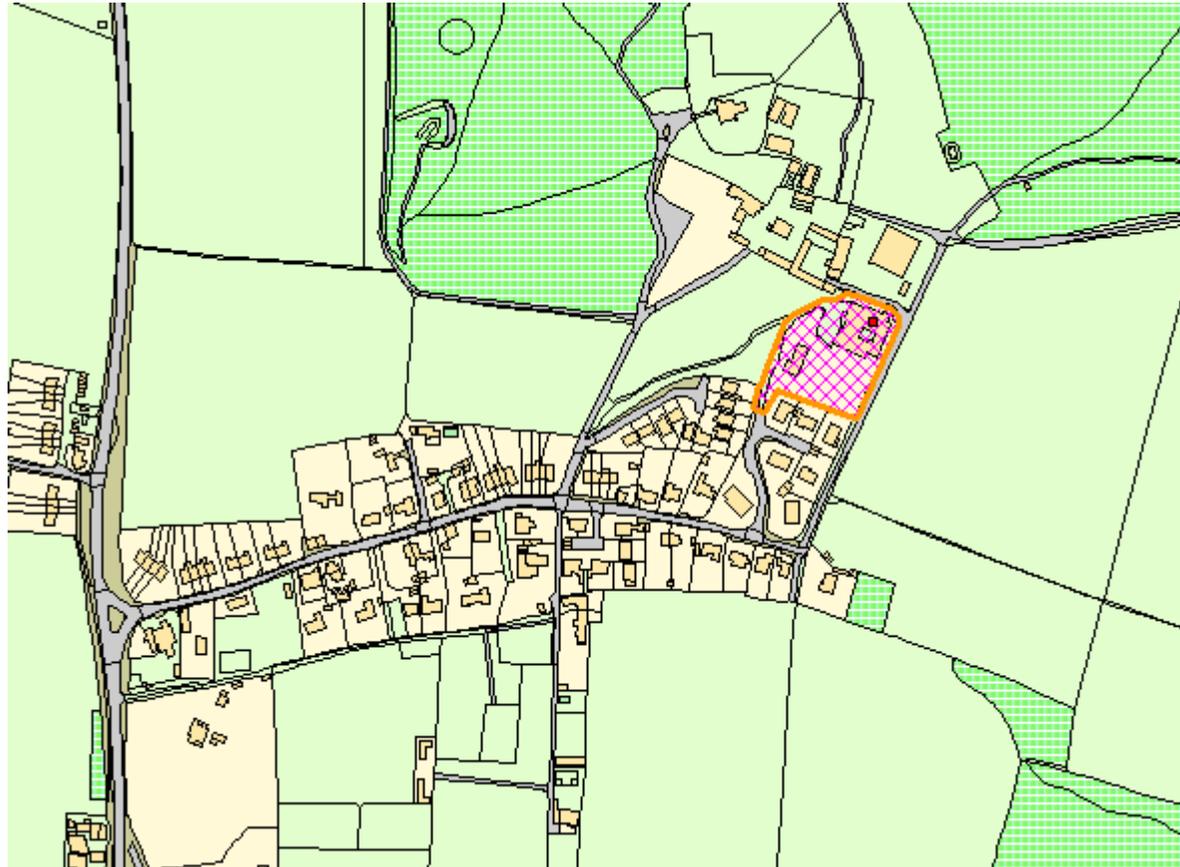
SDNP Partnership Management Plan:

http://www.southdowns.gov.uk/_data/assets/pdf_file/0011/409799/SD_ManPlan_2013_15.pdf

Arun District Local Plan 2003:

<http://www.arunlocalplan.net/>

Agenda Item 12 Report PC35/15- Appendix I Site Location Map



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