

Report to	Planning Committee
Date	13 August 2020
By	Director of Planning
Local Authority	Arun District Council
Application Number	SDNP/19/06071/FUL
Applicant	Mr & Mrs C Fuente
Application	Planning Application for Two Semi-Detached 1.5 Storey 2 Bedroom Cottages, Open and Covered Car Parking and Cycle Stores, including Re-provided Car Parking and Cycle Stores for Lea Cottage and The Old Stable, Hard and Soft Landscaping and Boundary Treatments, and Other Works.
Address	The Old Pub Car Park, School Hill, Slindon, Arundel, West Sussex, BN18 0RS

Recommendation:

- 1) That planning permission be granted subject to the conditions set out in paragraph 10.1 of the report.**
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Executive Summary

The application site is located within the settlement policy boundary of Slindon, where the principle of development is generally acceptable, however it is also in a sensitive edge-of-settlement location in the Slindon Conservation Area with a number of listed buildings in close proximity.

Concerns have been raised by the Historic Buildings and Landscape officers in regard to the lack of landscape evidence and analysis submitted to support the proposed design, and the resultant impacts on the Conservation Area, setting of listed buildings and important views of the site from publically accessible areas including from within the Conservation Area. However, there is some difference in opinion in regard to the extent and nature of harmful landscape and heritage impacts as a result of this omission in the design process.

The applicant has sought to address the concerns raised by officers, and the Design officer has no objection to the final proposal. Having assessed the scheme on its own merits, officers consider that, on balance the proposal is acceptable from design, landscape and heritage perspectives and permission is therefore recommended.

The application is placed before Members due to the sensitivity of the site location and heritage/landscape considerations.

I. Site Description

- I.1** The site relates to a 0.05ha area within the settlement boundary of Slindon forming the car park of the former Newburgh Arms public house, to the west of School Hill, Slindon. The site is on the eastern edge of the settlement within the Conservation Area, and is in close proximity to a number of Grade II listed buildings including Lea Cottage, the Old Stable and the former pub immediately to the west of the site, and 32 and 33 Top Road and Vine Cottage to the north, which are owned by the National Trust. The village recreation ground and playground, also within the Conservation Area, is located immediately to the east of the site.

- 1.2 The site is mainly tarmacked, with a small gravelled area to the south and is currently used to accommodate private parking for Lea Cottage and the Old Stable (which are within the ownership of the applicant). The northern half of the site falls within an Area Tree Preservation Order (TPO) TPO/SL/2/75, which covers a single Walnut tree outside the application site. There are two mature multi-stemmed sycamore trees outside the TPO area on the eastern boundary adjoining the recreation ground.
- 1.3 The site is accessed from Top Road via an existing private road, which currently serves Nos 32 and 33 Top Road, Vine Cottage, Lea Cottage and The Old Stable. The access road is also used to access Slindon's recreation ground, and is shared with a public footpath (No 386_1) which leads away eastwards to the A29.

2. Relevant Planning History

- 2.1 The following planning history is relevant to the application site:

- SL/10/76 Proposed new car park. Approved 15.09.1976
- SL/14/86 Extension of car parking facilities at rear. Approved 26.08.1986
- SDNP/15/06423/PRE Redevelopment of site with three 2 no. bedroom starter homes, new hard and soft landscaping, car parking, including re-provided car parking for Lea Cottage and The Old Stable, new boundary treatments and other works. Withdrawn 20.07.2017 to await outcome of the proposed settlement policy boundary for Slindon, which would affect whether market or affordable dwellings would be acceptable.
- SDNP/18/02249/PRE Redevelopment of site with a pair of semi-detached 3 bedroom cottages with rear gardens; covered and open car parking, including re-provided car parking for Lea Cottage and The Old Stable; secure cycle parking and bin storage, including for Lea Cottage and The Old Stable; new hard and soft landscaping and boundary treatments; and other works. Advice provided 20.06.2018.

The advice provided (appended at **Appendix 2**) supported the principle of development and the general layout of the proposal, including facing the primary elevation towards the recreation ground. The advice also stated that any scheme would need to give careful consideration to the site's sensitive heritage context, and the final design would need to be informed by a thorough analysis of contextual landscape evidence to best reflect the landscape character of the area, and local vernacular of the Conservation Area.

3. Proposal

- 3.1 The application as originally submitted proposed 2No 2 storey, three-bedroom semi-detached dwellings with a large central gable that projected on both eastern and western elevations. In response to concerns raised by officers in regard to harmful impacts on the character and appearance of the Conservation Area and setting of listed buildings, the proposal was amended during the course of the application and now seeks to provide 2No 1.5 storey two-bedroom, semi-detached dwellings of a traditional style and symmetrical appearance.
- 3.2 The principle (eastern) elevation would front onto the Recreation Ground, and the height to the ridge line would be 7.3m. Each dwelling would have two gable windows on both east and west elevations, with the rear (west) elevation incorporating a shared central 0.8m extension with a small cat-slide roof. Each dwelling would also have two small roof-lights between each set of gable windows.
- 3.3 The materials would incorporate flint block panelling and brick quoins, clay roof tiles and traditional casement timber windows. A total of six new trees are proposed to be planted around the site to replace the loss of the two sycamore trees along the southern boundary. The eastern boundary would be delineated with a post and wire fence with native hedgerow, and a pedestrian gate allowing access from the site to the recreation ground. The existing eastern boundary to the garden of The Old Stable (which is in the ownership of the applicant) would be moved westwards to allow provision of garden space to the new dwellings.
- 3.4 The existing private access from Top Road would be used to access the development.

Following comments from the Historic Buildings and Design officers throughout the course of the application, the originally proposed car barn has been removed. A total of eight parking spaces would be provided for the new dwellings and for Lea Cottage and The Old Stable, and one visitor parking space. Covered cycle storage is proposed in the rear gardens of each dwelling, including Lea Cottage and The Old Stable.

4. Consultations

Initially submitted proposal

4.1 The following comments were received in response to the originally submitted proposal for 2 No three bedroom, 2-storey units with a large shared central gable facing on the eastern (principle) elevation:

4.2 **Design:** Objection. Comments:

- The design should be informed by an appropriate assessment of settlement pattern, building scale, height and density and detailed analysis of building character and traditions;
- The amount and scale of development is inappropriate; the addition of a large central gable feature presents an incongruous architectural feature that would impact the architectural integrity of nearby listed buildings and an important area of open space within the village;
- The proposal would cause significant harm to the character and appearance of the Slindon Conservation Area, and be contrary to national design advice and policy SD5.

4.3 **Drainage:** No objection, subject to conditions.

4.4 **Ecology:** No objection, subject to conditions. Comments:

- The site is of low ecological value;
- A sensitive lighting strategy should be required due to the presence of rare barbastelle bats in the area.

4.5 **Environmental Health:** No comments.

4.6 **Highway Authority:** No objection, subject to conditions. Comments:

- Use of the existing car parking would no longer be an option for residents. Overspill parking would not result in a severe highways safety concern, but rather an amenity issue from a small rise in on-street parking demand.

4.7 **Historic Buildings:** Objection. Comments:

- Whilst the principle of development with two dwellings on the site is acceptable, there is only a limited design rationale to explain how the design responds to its sensitive context;
- The heritage statement is perfunctory and does not meet the requirements of s72 in terms of proper analysis to inform a design that reflects the character or appearance of the Conservation Area.

4.8 **Public Rights of Way:** No objection.

4.9 **Slindon Parish Council:** Objection. Comments:

- The height of the building and central chimney is detrimental, affecting views from the lane and road, impacting the houses opposite and overlooking Bowlers Green House;
- The scale of the development is out of proportion to the two existing/original properties, Lea Cottage and The Old Stable;
- Will exacerbate parking on the adjacent highways, which continues to be an issue in the village;
- The access route to the development also leads to the Top Field recreation ground and will impact on the safety of those using the facilities;

- Whilst no requirement for affordable housing, it is disappointing that the development does not reflect the demand for affordable homes as evidenced by the housing needs survey.

4.10 **Southern Water:** No objection, subject to conditions.

4.11 **Tree Officer:** No objection.

- Two sycamore trees would be removed, both of which are poorly formed with multiple structural features, limiting their viability as long-term landscape features, regardless of any development proposal;
- The loss of these trees would be noticeable when viewed from the open space to the east however they have limited visibility in the wider landscape;
- This can be adequately mitigated by new tree planting, indicative details of which are contained in the arboricultural report and may be secured through a planning condition.

Revised Proposal

4.12 The following comments were received in response to amended drawings submitted between March and July 2020 following the design and heritage concerns raised:

4.13 **Design Officer (9 June):** Holding objection, pending further information. Comments:

- The approach does not follow the SDNPA landscape-led methodology or demonstrate how local character has informed the design;
- The application is now supported by a photographic analysis of local buildings identifying good examples of local architectural details;
- The height of the building has been reduced to an appropriate scale and the central gable feature removed thereby offering some form of response to the site and its immediate setting;
- Confirmation of materials and refinement and sophistication in the replication of local architectural details will be central to the acceptability of the scheme;
- The proposed parking arrangement needs revising to be workable.

4.14 **Design Officer (9 July):** Holding objection, pending further information. Comments:

- The site section appears to be accurate and illustrates [an acceptable] change in level and extent of tree planting between Bowlers Green and the proposed development;
- The architectural details do not reflect those found in the photographic analysis. The detailing, proportion and arrangement of these features will determine how successful the scheme is, and they should be revised accordingly.

4.15 **Design Officer (16 July):** No objection. Comments:

- There is now a link between the photographic analysis and the final design, which is better as a result.

4.16 **Flood Risk:** No comments.

4.17 **Highway Authority:** No objection, subject to conditions. Comments:

- Turning may require a multi-point manoeuvre for parking bay no. 1. This is not anticipated to result in a highway safety concern, but rather an amenity issue;
- Arun Parking Standards require visitor parking to be provided at a ratio of 20%. As such, at least one visitor parking space should be provided for this proposal.

4.18 **Historic Buildings (16 March):** Objection. Comments:

- The proposed development is alien in scale and form to Slindon Conservation Area and would cause harm to the Conservation Area and the setting of the nearby listed buildings;
- There is still little evidence to support the proposed design; this process should be started from scratch rather than being an exercise in justifying the current proposal;

- Any development should recognise the backland location and take outbuildings as a model; this should result in something smaller and simpler in form than any of the designs shown to us so far;
- Any garage block should sit on the boundary wall and be built of brick.

4.19 Historic Buildings (2 June): Objection. Comments:

- The design process has failed to properly consider the site's particular history and physical relationship with its wider context in the Conservation Area, and the setting of a number of listed buildings to inform a bespoke design;
- It is not enough to present an 'analysis' showing a number of photographs of existing properties within the village that look like those proposed. That seems to assume that it is acceptable to simply copy anything that can be found within the village without any regard to the specific issues relating to the site;
- In its current form, the development would neither preserve nor enhance the character or appearance of this part of the Conservation Area (and therefore the Conservation Area as a whole);
- The scale of the proposed development has been reduced, and is therefore closer to being acceptable.

4.20 Landscape: Objection. Comments:

- The scheme has undergone a number of iterations to both the layout and design to minimise its negative effects, some of which contribute to an overall reduction in harm;
- The alterations have been undertaken without appropriate evidence and understanding to steer them, which is not as effective as avoiding the harm in the first place, through sensitive landscape-led design;
- The application does not provide the quality evidence base critical for achieving the landscape-led aims of the Local Plan Policies and demonstrating the conservation and enhancement of this part of Slindon;
- Landscape includes buildings, roads and open spaces which together contribute to the character and sense of the place. These elements have not been fully understood in either the Landscape Baseline of the LVIA or the D&A;
- The buildings bear no relationship to the access route which generates an alien form of back land development that fails to integrate with the existing settlement and undermines the character of Slindon;
- Loss of mature trees, whilst not of significant arboricultural value but nonetheless characterise the settlement edge of Slindon;
- Pre-grown green screens of ivy are an urban solution and inappropriate in this location.

4.21 Slindon Parish Council. Objection. Comments:

- Whilst the effort to reduce the height of the proposed is appreciated, the Parish Council is not convinced of the necessity for two more properties on what is essentially, a car park in a Conservation Area.

5. Representations

Initially submitted proposal

5.1 Four letters of objection were received in response to the originally submitted proposal, including from the National Trust (who own and manage part of Slindon Village including the two Grade II cottages to the north), raising the following concerns:

Principle

- Proposes 'backland' development which would be inappropriate and alien to the settlement character of Slindon and contrary to SD5 criterion (c) as it conflicts with the existing historic settlement pattern;

- The dominant character of Slindon is one of dwellings fronting the roads and lanes around the village with varying setbacks from them, but with very little development to the rear other than historic structures with a functional link with the frontage building;
- This is the case on this site where the existing cottages (Lea Cottage and The Old Stable) were stables and stores for the former pub fronting onto School Hill;

Design and Heritage/Landscape Impacts

- Has not adequately considered the distinctive pattern of development found in Slindon and the overall character and appearance of the Slindon Conservation Area;
- Has not considered impact on the setting of the listed buildings to the north of the application site owned by the National Trust (Vine Cottage, 32 and 33 Top Road) including their strong visual relationship with the eastern part of the village and landscape towards the coastal plain, given their position at one of the highest points in the village;
- Would be cramped and have a negative impact on the character of the village;
- Would be out of proportion to the original pub and outbuilding conversions and would impact on important views;
- Would dominate single storey Bowlers Green due to proximity and siting on higher ground, with the only screening provided by the tree proposed for removal;

Access and Parking

- No provision for visitor parking and increased parking on the narrow village roads;
- The private access road is the access to the recreation ground and parked vehicles backing out onto School Hill would endanger pedestrians.

5.2 Following submission of the revised drawings, a further four letters of objection were received raising the following:

- Urbanising over-development in a picturesque and historic conservation area;
- The view of the settlement boundary would be urbanised and impact on the existing rural character and setting of the conservation area that the NT has carefully preserved;
- The reduction in height does not mitigate the negative impact it would have on Slindon's Conservation Area;
- The landscape impact has been downplayed by the submitted LVIA given the high sensitivity of the site as an edge of village location with adjoining PROW;
- No evidence has been provided to demonstrate how the proposal meets the statutory duties required under s66 and s72;
- Improvements made to the design and photographs of properties around Slindon provided; however, no justification is supplied to demonstrate a positive response to local context or baseline landscape and visual assessment;
- Will a set a precedent for similar in-fill development in the village;
- Requires the felling of mature native trees;
- The character of Slindon is being eroded by large new dwellings with little consistency in the final construction outcome;
- The village forms part of the National Trust estate and had until recently an eclectic mix of architectural and social strata;
- Would still dominate the single story property to the south (Bowlers Green);
- The view onto the recreation ground from The Old Stable will be obstructed resulting in loss of amenity;
- Will affect amenity of users of the Recreation Ground who will feel overlooked;
- Lack of provision for visitor parking and danger from extra traffic on the path and vehicles reversing onto School Hill;
- Noise and disruption during construction will prevent home working due to COVID-19;
- Construction vehicles will damage adjacent listed buildings;

- The tenant of The Old Stable, School Hill as of 11 May 2020 was not informed of the radical shortening of the garden where a home office has been located.

6. Planning Policy Context

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory development plan is the South Downs Local Plan (2014-33). The relevant policies are set out in section 7 below.

National Park Purposes

- 6.2 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 wellbeing of the local community in pursuit of these purposes.

National Planning Policy Framework and Circular 2010

- 6.3 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and the revised National Planning Policy Framework (NPPF) issued in July 2018 and further amended in February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Relationship of the Development Plan to the NPPF and Circular 2010

- 6.4 The development plan policies listed below have been assessed against the NPPF and are considered to be compliant with it.

The South Downs National Park Partnership Management Plan

- 6.5 The South Downs National Park Partnership Management Plan 2020-25 is a material consideration in the determination of the application. The following policies are of particular relevance:
- 1: Conserve and enhance natural beauty and special qualities of the landscape;
 - 3: Protect and enhance tranquillity and dark night skies;
 - 5: Conserve and enhance populations of priority species
 - 50: Housing and other development.

Statutory Requirements

- 6.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a series of duties on planning authorities when determining applications for planning permission that may affect Listed Buildings, Conservation Areas or their setting. Section 66 (1) states that 'in considering whether to grant planning permission for development which affects a listed building or its setting 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. Section 72 relates to conservation areas specifically, and states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

7. Planning Policy

The South Downs National Park Local Plan (2014-33)

- 7.1 The following policies of the South Downs Local Plan are of particular relevance:

- SD1: Sustainable Development
- SD2: Ecosystems Services
- SD4: Landscape Character
- SD5: Design
- SD6: Safeguarding Views
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD17: Protection of the Water Environment
- SD19: Transport and Accessibility
- SD21: Public Realm, Highway Design and Public Art
- SD22: Parking Provision
- SD25: Development Strategy
- SD26: Supply of Homes
- SD27: Mix of Homes
- SD28: Affordable Homes
- SD44: Telecommunications and Utilities Infrastructure
- SD50: Sustainable Drainage Systems
- SD51: Renewable Energy

8. Planning Assessment

8.1 The main issues for consideration with regard to the applications are:

- Principle of Development;
- Design, Landscape and Heritage Impacts;
- Dark Night Skies;
- Ecology and Trees;
- Highways and Access;
- Drainage and the Water Environment; and
- Neighbour Amenity.

Principle of development

8.2 The site falls within the settlement policy boundary of Slindon, as adopted through the South Downs Local Plan (2019-33), where the principle of development is generally accepted. Policy SD25 supports development within settlement boundaries providing that this is of a scale and nature appropriate to the character and function of the settlement in its landscape context; makes best use of suitable and available previously developed land in the settlement; and makes efficient and appropriate use of land.

8.3 As a former car park, the application site is considered to be previously developed land and, as set out in the pre-application advice provided in 2017, a development comprising two small dwellings on the site is acceptable in principle. However, the site is in a sensitive location, being within the Slindon Conservation Area and close to a number of Grade II listed buildings, as well as being visible from a number of publically accessible areas including a public right of way, and Slindon Recreation Ground which is also in the Conservation Area. The overall acceptability of any scheme is therefore dependent on a design that demonstrates an appropriate response to the site's sensitive heritage landscape context.

8.4 In terms of housing provision, 2No two-bedroom dwellings would make a modest contribution towards meeting the identified market housing need in the National Park for small 2 and 3 bedroom properties, as reflected by policy SD27. Concerns are raised by the Parish Council in regard to the lack of any affordable housing provision, following a recent housing needs survey by Action in Rural Sussex (AiRS) commissioned on behalf of the

Slindon Community Land Trust which indicated strong community support for affordable housing. However, the quantum of development falls under the minimum threshold for affordable housing under SD28.

- 8.5 Concerns have been raised in regard to the impact of development on on-street parking which is an issue locally; however, the site is not a public car park, and is not currently available for public use. The adjoining recreation ground is accessed via a public right of way, and it is considered that the majority of users would be village residents arriving by foot. As such, the loss of parking space is not an overriding material consideration. It will however be important to ensure that there would be minimal impacts as a result of development in terms of parking pressures, and that sufficient parking provision, including for visitors, is provided (see Access and Parking paras 8.26-8.29 below).
- 8.6 In summary, the principle of providing 2 No two bedroom dwellings is acceptable, however, the overall acceptability of any scheme is dependent on a design response that is appropriate to the site's sensitive edge-of-settlement context, in particular the character and appearance of the Conservation Area, and the setting of the nearby Grade II listed buildings. This and other matters are considered in more detail below.

Design, Landscape and Heritage Impacts

- 8.7 In accordance with sections 66 and 72 of the Town and Country Planning (Listed Buildings and Conservation Area) Act (1990), Local Planning Authorities must have special regard to the desirability of preserving listed buildings and their setting, and pay attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Any proposal would therefore need to demonstrate an acceptable heritage and landscape character impact in terms of the nearby listed buildings and their setting, and the character and appearance of the Slindon Conservation area.
- 8.8 Accordingly, there a range of policies in the South Downs Local Plan, including SD12, SD13 and SD15, which require development to conserve and enhance the historic environment; preserve and enhance the significance of listed buildings and their setting; and preserve or enhance the special architectural or historic interest, character or appearance of conservation areas.
- 8.9 The updated Slindon Conservation Area Appraisal (CAA) was formally adopted by the SDNPA in August 2018. Paragraph 5.23 of the CAA acknowledges the design challenge involved in incorporating new buildings into a historic village, and any contemporary design approach must be of the highest quality and informed by, and rooted in, the wider context. This is equally true of traditional design approaches such as is proposed.
- 8.10 Proposals must also comply with policies SD4 and SD5, which require the design of development to adopt a landscape-led approach in order to conserve and enhance existing landscape character features. SD6 requires new development to preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park.
- 8.11 As set out in supporting paragraph 5.21, the purpose of SD5 is to 'ensure that development is of the highest possible design quality' through a landscape-led approach 'informed by contextual analysis of the local landscape character and built character... [including] landscape features, historic landscape features... biodiversity and other ecosystem services, key routes and street patterns, landmarks, views and vistas, the scale, proportions, pattern, and vernacular architecture and materials.'
- 8.12 Concerns are raised that the proposal has failed to provide sufficient baseline landscape and heritage evidence to inform an appropriate design or adequately assess negative impacts on the Conservation Area and the setting of nearby listed buildings; and would have a harmful urbanising impact on heritage assets and important views.
- 8.13 The Landscape and Historic Buildings officers have also objected to the application due to the lack of any contextual evidence or analysis provided to support the design and explain how it responds to its sensitive heritage and landscape context. Both officers are of the view that whilst the principle of providing 2 No dwellings on the site is acceptable, insufficient

consideration has been given to the site's individual history and physical relationship with its wider context, which should be properly assessed and analysed to inform a bespoke design rather than the standard domestic form that has been presented. As a result, the application does not achieve the landscape-led aims of the Local Plan policies, or succeed in demonstrating that it conserves and enhances the character and appearance of the Conservation Area.

- 8.14 The SDNPA Design officer also objected to the originally submitted design and lack of landscape-led methodology, and the resultant harmful impact on the Conservation Area and setting of the Grade II listed buildings. In particular, the height of the building and central chimney would be out of proportion to the two existing/original properties, Lea Cottage and The Old Stable and detrimentally affect views into the site from the Conservation Area.
- 8.15 During the course of the application the applicant submitted a number of revised plans in an attempt to address concerns raised about the scale, form and design of the development, and overcome the perceived lack of landscape and heritage evidence. The applicant was advised of the need to provide an appropriate assessment of heritage assets, landscape character settlement pattern, building scale, height and density and a detailed analysis of building character and building traditions to ensure any revised design would provide a sensitive response to the historic character of this part of Slindon. Following negotiations over a period of time, the applicant provided an amended Landscape Visual Assessment (LVA); photographic analysis of locally distinctive architectural details; drawings of typical architectural features; and detailed elevational drawings incorporating these features.
- 8.16 The Historic Buildings, Landscape and Design officers agree that the final scheme is an improvement on the initially submitted proposal. The development is not a bespoke response to the site's unique history as part of the original public house, or its edge of settlement location; however, it is now of a simpler, scaled back traditional domestic form and appearance. Due to a reduction in the scale, height and size (approximately 9sqm per dwelling) of the building; removal of the large, uncharacteristic central gable feature and car barn; and incorporation of local architectural features, the scheme now offers a response to the site and its sensitive heritage setting. Following submission of the detailed elevational drawings, the Design officer considers the scheme to reflect statutory requirements and design guidance set out in SD5 and National Design Guidance, and has no objection to the proposal.
- 8.17 The remaining concern, which forms the basis of the retained Heritage and Landscape officer objections (as well as that of the National Trust), is that the application has lacked from the outset any detailed assessment of the site's unique heritage and landscape character context. The LVA (and application as a whole) relies on an assumption that any change at this location would be positive given its existing low character value. However, the site has not always been a tarmacked car park, and its historic context and development over time within the wider landscape context has not been fully explored or understood. As a result, it could be argued that the application has failed to demonstrate understanding of what a true enhancement of the settlement edge would entail. However, there is some difference in opinion as to the nature of the resultant harm, and what a fully landscape-led scheme would look like. The Historic Buildings officer has expressed a view that a smaller, simpler outbuilding form would be more acceptable, with a flint garage building sitting on the northern boundary wall. The Landscape officer has expressed a view that the dwellings should be turned to face onto the access route along the northern boundary rather than eastwards towards the Recreation Ground. The extent and nature of harmful landscape and heritage impacts as a result of this omission in the design process is therefore considered to be a matter of judgement.
- 8.18 It is acknowledged that the submitted landscape evidence and analysis work is somewhat limited. This missing part of the design process has been problematic for both sides, and has resulted in the need for the applicant to submit a number of design iterations resulting in considerable delays to the determination process, and the need for officers to provide ongoing commentary and advice throughout. However, officers have assessed the final proposal on its own merits, and following the improvements made to the design, and the

retrospective analysis and inclusion of detailed local architectural features, it is considered that the proposal would, on balance, preserve the character and appearance of the Conservation Area and setting of the listed buildings, and views into the site from the Recreation Ground and public right of way. Enhancement of the site and its setting would be dependent on the ability to secure a landscaping scheme that reflects the site's sensitive, edge of settlement location, without urban features such as picket fences, tarmac surfaces and non-native planting, and appropriate surfacing and boundary treatments.

- 8.19 In summary, the scheme is considered, on balance, to be acceptable in terms of design, landscape and heritage considerations, subject to suitably worded conditions to secure details of sustainable construction, quality local and sustainably sourced materials, joinery and sample panels, and hard and soft landscaping. It is considered appropriate to secure such details via pre-commencement conditions as such details need to be taken into account in the construction of the development and are pivotal to the ability of the development to enhance the Conservation Area, and preserve the setting of listed buildings and important views from publically accessible locations.

Dark Night Skies

- 8.20 Policy SD8 requires proposals to demonstrate that all opportunities to reduce light pollution and ensure that the measured and observed sky quality in the surrounding area is not affected. The site is located within the Dark Skies Intrinsic Zone of Darkness (EIa), which is a buffer zone classified as 'dark sky' and includes isolated areas that may not be connected to the main core. In these areas, glazing and roof-lights should be minimised, and light spill mitigated through the use of low-transmittance glazing and timed blackout blinds.
- 8.21 It is considered that harmful light spill could be adequately mitigated through the use of automated blackout blinds and low transmittance glass. Details of these could be secured via an appropriately worded condition.

Ecology and Trees

- 8.22 Policies SD2, SD9 and SD11 require proposals to identify and incorporate opportunities for net gains in biodiversity; conserve and enhance trees and hedgerows; and have a positive impact on the ability of the natural environment to contribute goods and services.
- 8.23 The County Ecologist has advised that the site is considered to be of low ecological value, and no concerns are raised. Whilst the submitted arboricultural report confirms that two sycamore trees would be felled to facilitate the development, a native hedge would be planted along the eastern boundary, along with new tree planting throughout the application site, which would provide suitable mitigation.
- 8.24 The sycamore trees on the eastern boundary proposed for removal are located outside the 1976 Area Tree Preservation Order which covers only the northern part of the site (which also only relates to a single walnut tree outside the application site). The Tree Officer has advised that the sycamore trees are poorly-formed and multi-stemmed, which limits their viability as long-term landscape features, regardless of any development proposal. The loss of the trees would be noticeable when viewed from the recreation ground however they have limited visibility in the wider landscape. It is acknowledged that due to the size of the development, there is limited ability to replace the trees with specimens of a large size, however a total of six replacement trees are proposed throughout the site. Native hedgerow planting is proposed along the eastern boundary.
- 8.25 In summary, the application is acceptable from an ecological and arboricultural perspective, and tree protection measures, replacement planting and a sensitive external lighting strategy to ensure that bats are not affected could be secured via appropriately worded conditions. A scheme of biodiversity enhancements and features such as rainwater harvesting could also be secured in order to ensure the scheme complies with SD2.

Highways and access

- 8.26 Policies SD19 and SD21 seek the continued safe and efficient operation of the strategic and local road network, and the promotion of sustainable modes of transport to minimise the need to travel.
- 8.27 Concerns are raised in regard to lack of visitor parking, and that the proposal could impact the safety of users of the recreation ground.
- 8.28 WSCC Highway Authority has no objection to the proposal following provision of a visitor parking space. The published parking standards for both WSCC and Arun district state that 0.2 visitor spaces should be provided per dwelling. Although only two new dwellings are proposed, the site also needs to provide parking for Lea Cottage and The Old Stable i.e. a total of four dwellings, and a visitor parking space has therefore been provided. The proposal is for a small development, with a minor associated increase in vehicular movements via a private access road that is already shared by a number of different users, including vehicles used to access neighbouring properties. Users of the public footpath will already be aware of vehicular traffic and the need to exercise necessary caution, and as such the proposal is unlikely to significantly impact the safety of pedestrians. The Highway Authority have suggested there may be an impact on amenity from increased on-street parking as a result of development. However as previously discussed at para 8.5 the site is not a public car park and there would be no loss of public parking space as a result of development. Sufficient parking provision would be provided for the existing and proposed dwellings, including for visitors.
- 8.29 Concerns were raised by both the Historic Buildings and Design officers in regard to the design of the originally proposed car port, which did not reflect the character of the conservation area or the site's edge of settlement character. Suggestions were made as to how the structure's design could be improved however these were not incorporated in the amended proposal and officers therefore requested its removal. It is considered appropriate to secure final details of vehicle and cycle parking, and provision of electrical charging points by way of an appropriately worded condition.

Drainage and the Water Environment

- 8.30 Policies SD2 and SD50 support proposals that ensure against increase of surface water run-off, taking account of climate change, and deliver sustainable drainage solutions such as porous surfaces, rain gardens/balancing ditches and tree planting where feasible.
- 8.31 The Arun Drainage officer has advised that the site lies within the Lidsey Treatment catchment which is prone to sewer infiltration when groundwater levels are high. Care must therefore be taken to ensure development is adequately drained and does not increase flood risk elsewhere. Southern Water have advised that any SuDS scheme must ensure a management and maintenance plan for the lifetime of the development. It is therefore appropriate to secure details of sustainable surface water drainage (SuDS) scheme. The provision of further on-site solutions such as rainwater harvesting and rain gardens may be secured through a suitably worded landscaping condition.

Neighbour Amenity

- 8.32 Concerns have been raised that the building would dominate and overlook the single storey dwelling to the south known as Bowlers Green due to its proximity and siting on higher ground, with the only screening provided by the trees proposed for removal.
- 8.33 The applicant was asked to provide a section plan detailing existing and proposed ground levels across the site, including the adjacent property to the south, existing vegetation and boundary treatments.
- 8.34 From the submitted plans the new dwellings would be located approximately 10m away from the single storey dwelling to the south known as Bowlers Green. There is also a drop in ground height of approximately 2m on the boundary between Bowlers Green and the proposal site. A single small (secondary) window is proposed on the upper floor of the southern elevation, which would serve the principal bedroom. The window would face out onto a newly extended part of Bowlers Green, which comprises a utility room, and part of

the pedestrian access up to the front door of the dwelling.

- 8.35 Neither bedrooms nor utility rooms fall into the category of principle habitable rooms i.e. rooms that are frequently used for general daytime living purposes, and the area of the neighbouring property that would be overlooked would be an area of front garden (in terms of the orientation of the principle elevation) where the expectation of privacy would reasonably be less than in rear gardens, and not a private area where the occupants would spend any length of time. Given the height difference and existing intervening vegetation along the majority of the fence line within the boundary of the neighbouring dwelling it is also considered unlikely that views into the utility room could be achieved. Impacts from direct overlooking and loss of privacy are therefore considered to be minor. However, strengthening of the southern boundary with, for example, a trellis and soft native planting, could be secured via a suitably worded condition.

- 8.36 Concerns are also raised that the amenity of users of the recreation ground would be affected from overlooking, however this area is a public open space.

Community Infrastructure Levy

- 8.37 The development would be liable for a CIL contribution of £200 (plus indexation from 2017) per sqm.

9. Conclusion

- 9.1 It is acknowledged that the proposal has not followed a landscape-led approach, which is the most appropriate method of achieving the highest possible quality of design. Nonetheless, the applicant has sought to address the landscape and heritage concerns raised during the process of the application by an iterative approach, and on its own merits the scheme is considered, now, to be on balance acceptable.

- 9.2 Given the above it is considered that the proposal is in accordance with the Development Plan and there are no overriding material considerations to otherwise indicate that the application should not be approved. It is therefore recommended that planning permission be granted.

10. Reason for Recommendation

- 10.1 The application is recommended for approval 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) and Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority.

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

3. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and re-enacting that Order with or without modification) no development falling within Classes A B C D E F G and H of Part 1 of Schedule 2 to the order shall be erected constructed or placed within the curtilage(s) of the dwelling(s) hereby permitted so as to enlarge improve or otherwise alter the appearance or setting of the dwelling(s) unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: In the interest of visual amenity and to ensure the development conserves the landscape character of the South Downs National Park.

4. Notwithstanding the provisions of Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order

amending or revoking and re-enacting that Order with or without modification) no new fences, gates, walls or other means of enclosure shall be erected without the prior written approval of the Local Planning Authority.

Reason: In the interest of visual amenity and to ensure the development conserves the landscape character of the South Downs National Park.

Construction

5. Prior to the commencement of the development hereby permitted, plans and cross sections of the existing and proposed ground levels of the development, site boundaries and finished floor levels in relation to a nearby datum point (above Ordnance datum) shall be submitted to and approved by the Local Planning Authority in writing. The development shall be completed in full accordance with the approved details.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

6. Prior to the commencement of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- i) An indicative programme for carrying out the works;
- ii) The anticipated number, frequency and types of vehicles used during construction;
- iii) The method of access and routing of vehicles during construction;
- iv) The parking of vehicles by site operatives and visitors;
- v) The loading and unloading of plant, materials and waste;
- vi) The storage of plant and materials used in construction of the development;
- vii) The erection and maintenance of security hoarding;
- viii) No burning of construction materials on site;
- ix) Protection of roadside verges in particular along School Hill and the private access road into the site;
- x) Adequate signage and protection of the amenity of users of the public right of way;
- xi) Protection of the public sewer along the access road;
- xii) Loading and unloading of plant and materials to avoid congestion in School Hill at peak times;
- xiii) 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 where necessary);
- xiv) Measures to minimise the noise (including vibration) generated by the demolition/construction process to include hours of work, proposed method should foundation piling occur, the careful selection of plant and machinery and use of noise mitigation barriers;
- xv) No work to be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work to be undertaken on Sundays, Bank and Public Holidays;
- xvi) Details of any flood lighting, including location, height, type and direction;
- xvii) Measures to control the emission of dust and dirt during demolition/construction;
- xviii) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- xix) A method to record the quantity of recovered material (re-used on site or off site);
- xx) Details of public engagement both prior to and during the construction works.

Reason: In the interests of highway safety and the amenities of the area.

7. All new electricity and telephone lines shall be laid underground unless otherwise agreed, in writing, by the Local Planning Authority.
Reason: To safeguard the landscape character of the site.
8. Prior to the commencement of the development hereby permitted, a plan showing the location of all existing and proposed utility services shall be submitted to and approved in writing by the Local Planning Authority. This shall include gas, electricity, communications, water and drainage. No development or other operations shall take place other than in complete accordance with the approved services plan.
Reason: To safeguard landscape character and amenity and ensure utility services provision will not impact on trees.

Design and Materials

9. Prior to the commencement of the development hereby permitted, details of the following materials shall be submitted to and approved in writing by the Local Planning Authority:
- i) Full details and samples of external materials of all facing and roofing materials, including bricks, plain clay tiles and to include sample panels of brickwork in a traditional bond available for inspection on site;
 - ii) Details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
 - iii) Full details of external decoration or any other finish to external walls, joinery and metalwork.
- Thereafter the works shall be carried out in full accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.
- Reason: In the interests of preserving the character and appearance of the Conservation Area and the setting of nearby listed buildings.
10. Prior to the commencement of the development hereby approved, the following shall be submitted to and agreed in writing by the Local Planning Authority:
- i) Samples and/or technical details of the proposed rainwater goods, which shall be of cast iron or cast aluminium;
 - ii) Details of the proposed method of fixing the rainwater goods to the building;
 - iii) The position of the downpipes.
- Thereafter the works shall be carried out in full accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.
- Reason: In the interests of preserving the character and appearance of the Conservation Area and the setting of nearby listed buildings.
11. Prior to the commencement of the development hereby permitted, details of all new external window and door joinery shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include drawings and sections at a scale of 1:10 (including sections through glazing bars and meeting bars), to clearly show the construction of the joinery and the finished relationship to the jambs, cills and heads of the wall, method of opening, and details of final finish (including colour).
Thereafter the works shall be carried out in full accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.
- Reason: In the interests of preserving the character and appearance of the Conservation Area and the setting of nearby listed buildings.
12. Prior to the commencement of the development hereby permitted, detailed specifications of low transmittance, non-reflective glazing, which shall be applied to all

openings including the roof-lights, windows and glazed elements, shall be submitted to and approved in writing by the Local Planning Authority. The approved glazing shall be installed and operated in accordance with the approved details prior to first occupation of the dwellings and shall remain in perpetuity.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of night time amenity, tranquillity and protect and conserve the International Dark Night Skies reserve.

13. Prior to the commencement of the development hereby permitted, and notwithstanding previously submitted landscaping details; a detailed scheme of hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in accordance with the approved development. The scheme shall include details of:
- i) Proposed planting plans and strategy, including written specifications, cultivation and other operations associated with plant, grass, shrub and replacement tree establishment; schedules of plants and trees (achieving where possible closed canopies along the green corridor through the site) noting species, sizes; and proposed numbers/densities where appropriate;
 - ii) Tree guards, staking and tree-pit construction;
 - iii) Location, height and materials/construction technique for all boundary treatments and other built means of enclosure (including gates and setbacks) to property frontages (to include post and wire fence and hedging along eastern boundary and re-enforced screening along southern boundary; gate to the recreation ground and main gate into the site);
 - iv) Retained areas of grassland cover, scrub, hedgerow, and trees;
 - v) Treatment of surfaces, paths, access ways, courtyards, seating areas, patio areas and parking spaces, including their appearance, depth and permeability, kerbs, edges, steps and ramps, spot levels, finished floor levels, upstands and demarcation;
 - vi) Above ground rainwater harvesting solutions and rain gardens;
 - vii) Ancillary structures (including refuse storage to the rear of dwellings);
 - viii) Electric vehicle charging points;
 - ix) A timetable for implementation of the soft and hard landscaping works.
 - x) A schedule of landscape maintenance for a minimum period of 5 years to include details of the arrangements for its implementation.

Thereafter the development shall be undertaken in full accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

All soft landscaping shall be carried out in the first planting and seeding season following the first occupation of the building, or the completion of the development, whichever is the sooner. All shrub and tree planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and mitigate any impact upon the amenities of neighbouring properties.

14. Prior to the first occupation of the development hereby permitted, a Landscape Management Plan covering areas outside of private ownership including access roads, parking areas, pathways and landscaping, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens. The landscape management plan shall thereafter be implemented in full as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the long term maintenance of the landscaping scheme, which will contribute to the setting of the development and the surrounding character and appearance of the area.

15. No development above slab level shall commence until a design stage construction report (in the form of design stage SAP data; a BRE water calculator; product specifications; and building design details, layout or landscape plans), has been submitted to, and approved in writing, by the Local Planning Authority. The report shall demonstrate that:

- i) Each dwelling has reduced predicted CO₂ emissions by at least 19% due to energy efficiency and a further 20% due to on site renewable energy compared with the maximum allowed by building regulations;
- ii) Predicted water consumption no more than 110 litres/person/day;
- iii) Evidence demonstrating sustainable drainage and adaptation to climate change;
- iv) Sustainable, locally sourced materials (including plastic-free windows and doors).

Thereafter the development shall be undertaken in full accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development contributes to the management of the effects of climate change.

16. Prior to the first use of the dwellings, hereby permitted, a bin storage and management strategy, incorporating collection for recyclables and private garden compost, shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be undertaken in full accordance with the agreed strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against an unacceptable impact upon amenity.

Drainage

17. Prior to the commencement of development hereby permitted, details of the proposed surface water drainage and means of disposal, including on and/or off site works, shall be submitted to and approved in writing by the Local Planning Authority.

The design shall follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

All works shall be undertaken in full accordance with the approved detailed surface water drainage designs and calculations for the site, based on sustainable drainage (SuDS) principles. The drainage designs should demonstrate that the surface water runoff generated up to and including the 1 in 100-year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event.

The maintenance and management of the SuDS system should be set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority.

Reason: To ensure satisfactory provision of surface water drainage.

18. No part of the building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained.

19. Prior to development above slab level, details of vegetative and/or capture-at-source solutions for the management of surface water shall be submitted to and approved by the Local Planning Authority.

The details shall be implemented and maintained as approved in full accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To manage and mitigate surface water run-off and the risk of flooding.

Ecology and Trees

20. Prior to development above slab level, a scheme of biodiversity enhancements including bird and bat habitat features shall be submitted to, and approved in writing by the Local Planning Authority, and thereafter implemented in full as approved. The details shall include the locations and specifications of such features, a timescale for their provision, and details of any future management responsibilities. The details shall be implemented and maintained as approved in full accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of biodiversity and to provide sufficient ecological mitigation and enhancements.

21. Tree protection measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the approved Arboricultural report (ref 15734 - AIA 2 ecourban Ltd, May 2020).

Reason: In the interests of amenity and to ensure that reasonable measures are taken to protect and establish trees.

22. No development including ground preparation, temporary access construction or construction work shall commence on site until details of new tree planting have been submitted to and approved in writing by the Local Planning Authority. Details of protection of young trees, weed control and formative pruning shall also be provided. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of amenity and to ensure that reasonable measures are taken to protect and establish trees.

Lighting and Dark Night Skies

23. Prior to development above slab level, a scheme of external lighting to be installed at the site shall be submitted to, and approved in writing by the Local Planning Authority. The lighting shall:

- i) Comply with the guidance set out in the SDNPA's Dark Night Skies Technical Advice Note;
- ii) Be designed to minimise impacts on wildlife.

The lighting shall thereafter be installed, maintained and operated in full accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and to protect the South Downs International Dark Skies Reserve.

24. Prior to the commencement of the development hereby permitted, detailed specifications and plans of the roof lights, which shall be low profile, and incorporate automated/timed black-out blinds, shall be submitted to and approved in writing by the Local Planning Authority. The approved roof lights and blinds shall be installed and operated in accordance with the approved details prior to first occupation of the dwellings and shall remain in perpetuity.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of night time amenity, tranquillity and protect and conserve the International Dark Night Skies reserve.

Highways and Parking

25. Prior to the commencement of the development hereby permitted, details of the car parking and electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved details prior to first occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide car-parking space for the use.

26. Prior to the first occupation of the development hereby permitted, details of covered and secure cycle parking spaces shall be provided. Thereafter the development shall be carried out in full accordance with the approved details.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informatives

1. The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.
2. The SDNPA encourages the use of locally sourced materials to support local character and distinctiveness, and to reduce the costs both financially and environmentally of transporting materials long distances. The applicant is recommended to undertake a resource mapping exercise for materials, starting within a 5km radius of their site, and then 10km, 25km.
3. A formal application for connection to the public sewerage system is required in order to service this development. The 150 mm diameter gravity foul sewer requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewers. All existing infrastructure should be protected during the course of construction works.
4. Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10-year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100-year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.
5. Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."
6. No new structures, such as gates and stiles, are to be installed within the width of the PROW without the prior consent of the WSCC PROW Team. These will constitute an offence of obstruction under the Highways Act 1980. It is an offence to damage the surface of a PROW without the prior consent of the WSCC. PROW Team. Where a PROW surface is damaged and there was no prior consent, the applicant will be liable

and required to make good the surface to a standard satisfactory to the WSCC PROW Team.

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. Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality 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.

TIM SLANEY

Director of Planning

South Downs National Park Authority

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Appendices 1. Site Location Map
2. Pre application advice SDNP/18/02249/PRE

SDNPA Consultees Legal Services, Development Manager

Background Documents [All planning application plans, supporting documents, consultation and third party responses](#)

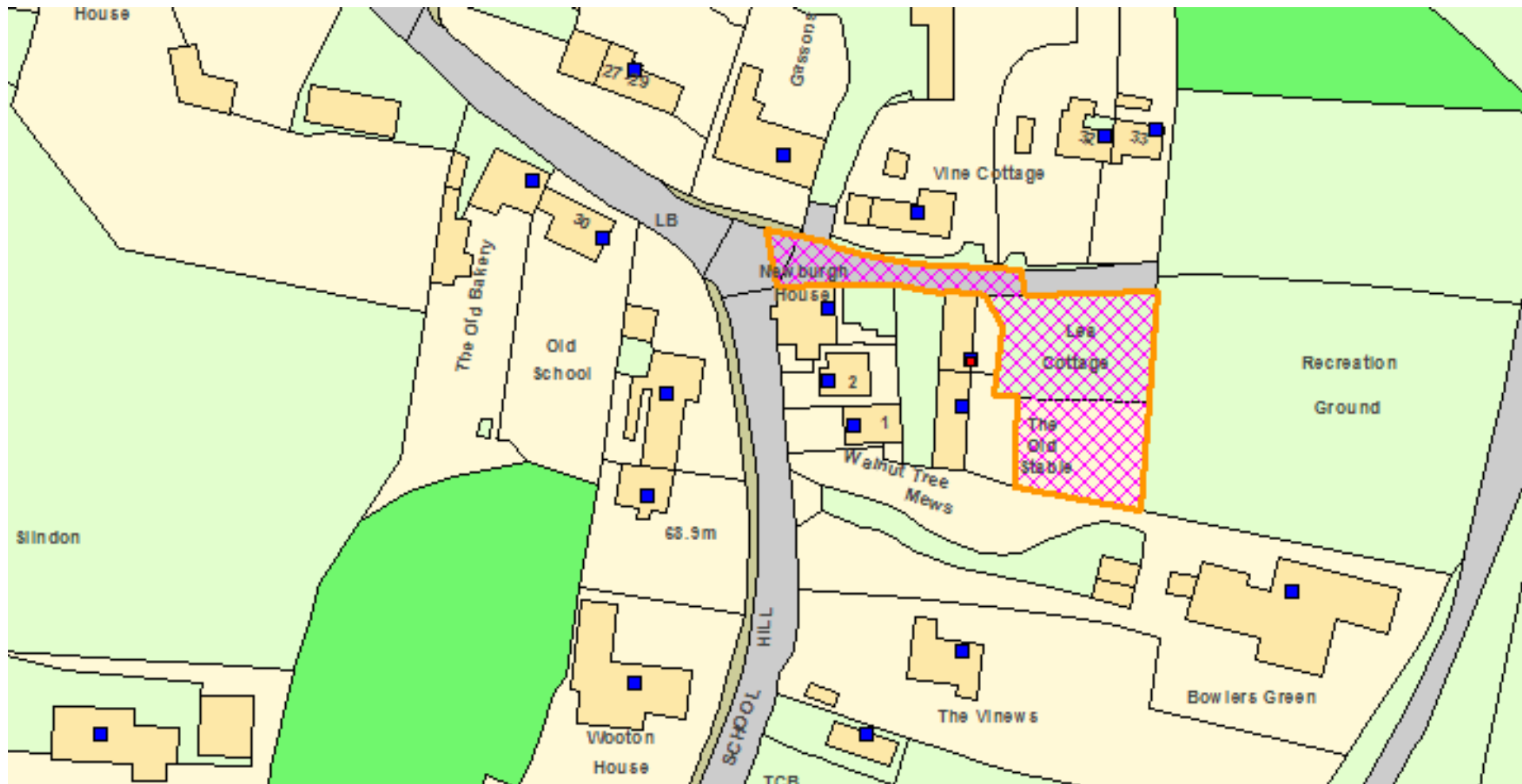
[National Planning Policy Framework \(2019\)](#)

[Slindon Conservation Area Appraisal \(2018\)](#)

[South Downs Local Plan \(2014-33\)](#)

[South Downs National Park Partnership Management Plan 2014](#)

[South Downs Integrated Landscape Character Assessment 2005 and 2011](#)



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