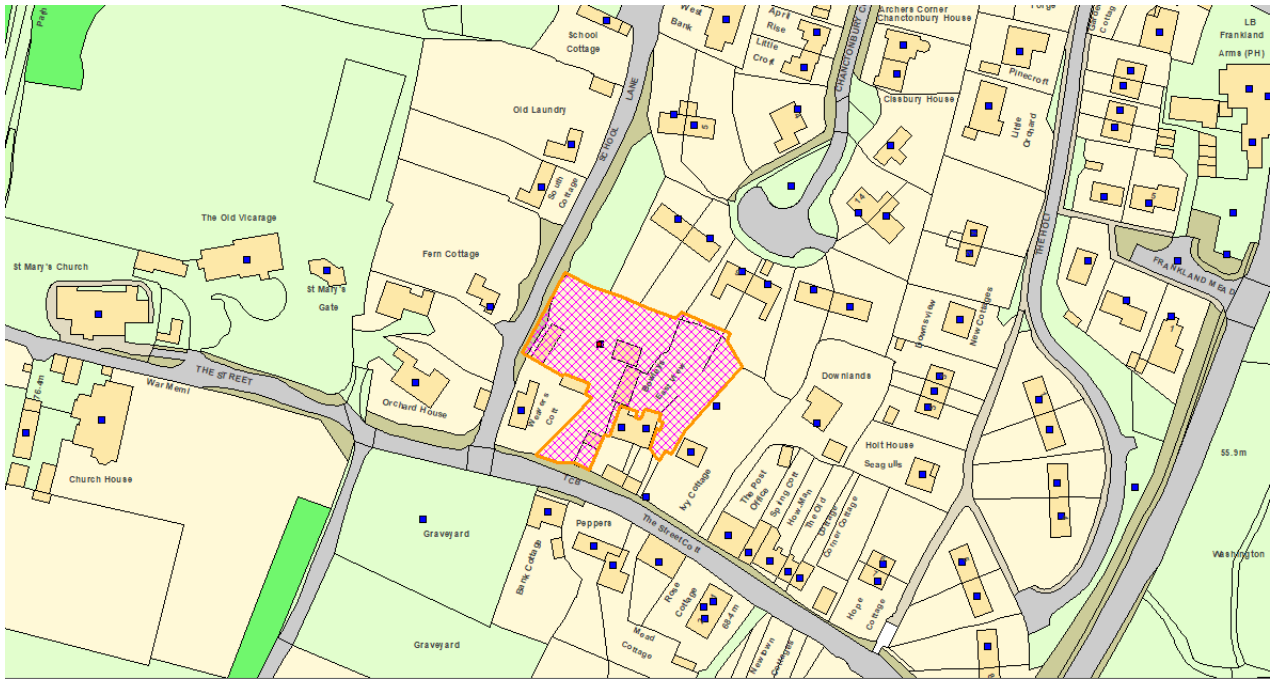


Report to **Planning Committee**
Date: **8 May 2025**
By **Director of Planning**
Application Number **SDNP/24/03835/FUL**
Applicant **The Wiston Estate**
Application **Demolition of existing garages and erection of 5 no. residential dwellings, with associated access, parking and landscaping.**
Address **Land at The Street Washington West Sussex**

Recommendation:

- 1) That planning permission be granted subject to the conditions set out in paragraph 9.1 of the report, which may be amended by the Director of Planning in consultation with the Chairman of the Planning Committee to accommodate any necessary minor changes, and the completion of a legal agreement, the final form of which is delegated to the Director of Planning, to secure:
 - i) One affordable home of the following size and tenure:
 - 2-bedroom house (affordable rent for rural workers based in the National Park)
 - ii) Securing water neutrality measures including the offsite installation of flow restrictors;
 - iii) Management of the common areas of the site; and
 - 2) That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the legal agreement is not completed, or sufficient progress has not been made, within 6 months of the Planning Committee meeting of 8 May 2025.
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Executive Summary

The proposal is for four open market dwellings and one affordable dwelling with associated landscaping and parking.

The principle of development is established by the application site's location within the Washington settlement boundary. The main issues for consideration relate to the impact on the setting of Washington Conservation Area, the setting of adjacent listed buildings and parking provision within the site. The proposals have evolved during the course of the application to respond to consultee and officer concerns. The relevant consultees are satisfied that the issues have been addressed, and that any remaining details required can be secured via suitably worded planning conditions.

The Washington Parish Council sustain an objection to the proposals which primarily relates to parking provision and impact on the neighbouring properties. The parking provision of the development is a concern that has been reiterated in many of the third-party objections received.

The application is placed before the Planning Committee due to the objections raised by the Parish Council and other third parties.

I. Site Description

- I.1 The application site, known as The Yard, is Located in the Village of Washington. Situated southeast of Storrington, Washington straddles the A24, although the majority of the village, including the application site is located to the east. The Yard is an irregular shaped site of approximately 0.2 hectares that is accessed from the north side of The Street. The site includes vehicular access, an area of hardstanding, the rear garden of the residential dwelling known as East View and three single storey pitched roof garages of varying sizes. To the north of the site is a vegetated slope that drops approximately 2m leading down to the rear gardens of residential properties that front Chanctonbury Close.
- I.2 The Yard is currently used informally for parking by local residents. There is an arrangement in place with the adjacent properties of Weavers Cottage, Bowleys and East View, which are all

owned by the applicant, Wiston Estate, and let on assured short hold tenancies, for them to park their vehicles on site.

- 1.3 The boundary of the Washington Conservation Area bisects the application site. The southeastern part being inside, the northwestern part outside. The property to the west of the access, Weavers Cottage, is a Grade II listed building. The semi-detached dwellings of Bowleys and East View to the east of the entrance are not listed. The red telephone box adjacent to the site entrance is a Grade II listed structure. Opposite the site entrance, Bank Cottage, and then directly across School Lane, Fern Cottage are both Grade II listed buildings.
- 1.4 The Street is an alternative route for the South Downs Way that takes users via a bridge over the A24 rather than via the crossing at Parkfield Farm.

2. Relevant Planning History

- 2.1 The following is the most relevant planning history pertaining to the site:
- SDNP/23/05005/PRE - 6 new residential dwellings with associated access, parking and landscaping. – response issued 11.03.2024 with the following summary - The principle of providing housing on this site is acceptable. The provision of a policy compliant level of affordable housing and the high level of sustainability proposed are also considered to be very positive. However, the details of the design need to be revised as the current proposal represents an overdevelopment of the site, with a layout that is car dominated, the Authority would therefore not encourage the submission of an application on the basis of the current scheme. The site may well be able to accommodate six dwellings with a redesign of the layout, however, this would likely involve the removal of the larger detached dwelling as this most directly contributes to the sense of over development.

3. Proposal

- 3.1 The proposed development is for the demolition of two of the existing garages on site and the erection of five residential dwellings arranged in a semi-detached pair and a terrace of three. The semi-detached pair would be located to the west side of the site and are referred to as plots 1 & 2. The terrace would be to the east of the site and is referred to as plots 3 – 5. Plots 1 – 4 are two-bedroom units with plot 5 having three bedrooms. The properties would have pitched roofs with barn end and gable forms with plot 2 incorporating a cat slide roof.
- 3.2 Four of the properties would be open market dwellings with one affordable unit (plot 4). The tenure of the affordable unit would be affordable rented, and it would be secured for rural workers based in the National Park.
- 3.3 The site would be landscaped to provide access, parking and gardens for the proposed dwellings. The existing adjacent properties of Weavers Cottage, Bowleys and East View would also have parking spaces incorporated. The site access would be widened by 2m.
- 3.4 In total, 16 parking spaces are proposed with two spaces allocated to the five proposed dwellings and the three existing dwellings. No visitors' spaces are proposed within the development, this need is to be accommodated by parking on The Street. In addition to the parking and access the common areas would include the central green space located between the two blocks of proposed built form.
- 3.5 The dwellings would have a mix of external materials. Plots 1 & 2 would predominantly have Wealden sandstone with brick detailing to the front (southeast) and southwest side elevations with brick to the remaining elevations, the roof to be covered in plain clay tiles. Plots 3 – 5 would be a mix of brickwork, clay hanging tiles and timber cladding, with a roof of plain clay tiles. All properties would have white painted timber fenestration. Supporting structures of note are a two-car parking canopy adjacent to plot 5 that would be formed by timber supports with a standing seam metal roof above and a timber bike store with a standing seam metal roof adjacent plot 1.
- 3.6 The hard surface for the access and parking would be a permeable gravel reinforced by a geocell containment system. The majority of the paths for property access and the patios would be natural stone paving.

3.7 The proposed development has evolved through the consideration process in response to officer and consultee concerns. Initially submitted with 13 parking spaces, that level was considered to be insufficient to serve the needs of the development, therefore it was increased to 16 spaces. The palette of materials across the built form was simplified from that initially proposed in order to appear more cohesive and characteristic. Plots 3 – 5 had the ridge height reduced by 0.2m and plot 5 had a gable end replaced by a barn end to aid subservience relative to the properties fronting The Street.

4. Consultations

4.1 **West Sussex County Council Highways:** No objection, subject to conditions. Comments:

- Concerns were raised about the level of parking initially proposed, 13 spaces, stating the proposed development in addition to the existing dwellings would require 16 spaces;
- The lack of a parking survey meant there was no evidence to support the ability of The Street to accommodate more parking;
- No information on trip generation has been provided, the Highways Officer concluded that the increase in trips generated by the development was unlikely to significantly alter the level of trips undertaken on the local highway;
- A concern was raised about the tracking shown for a fire appliance attending the site;
- Through the submission of additional information and a revised layout that incorporated three additional parking spaces (16 in total) the Highways officer reached the following conclusions;
- The development would provide for itself in terms of parking and it is not considered that it would result in residents parking on The Street;
- The removal of visitor parking from the site could lead to more parking on The Street. This is considered on balance to be acceptable owing to the ad hoc nature of visitor parking;
- The parking survey shows there is some capacity but at peak times it is clear that The Street is heavily used;
- The Highways Officer acknowledged the comments of the County Fire Officer in relation to the provision of fire hydrants on site and the lack of objection to access.

4.2 **SDNPA Conservation Officer:** No objection, subject to conditions. Comments:

- The impact on the setting of the listed buildings due to set back and screening is minimal;
- There is some impact on the edge of the Washington Conservation Area from the proposed buildings and the site no longer being open, however, the principle of development in this site is acceptable;
- There is little fabric of significance in the existing buildings to be demolished, therefore they do not warrant retention.

4.3 **SDNPA Landscape Officer:** No objection. Comments:

- The addition of more parking is not a positive for the public realm of the site but does not illicit an objection;
- There remains a further opportunity to simplify building materials;
- The hard and soft landscaping should be developed in conjunction with the drainage strategy. Further specific details of the hard and soft landscaping should be conditioned.

4.4 **SDNPA Design Officer:** No objection. Comments:

- The materials have been successfully rationalised;
- The in`tegration of the additional parking spaces is acceptable.

4.5 **Washington Parish Council:** Objection. Comments:

- Initial Comments;
- The site was rejected in the call for sites for the Storrington, Sullington and Washington Neighbourhood Plan due to concerns around over-development in a conservation area;
- The terrace of three may overlook and dominate the neighbours on Chanctonbury Close due to the change in land levels;
- The parking provision is insufficient for the five proposed dwellings and the three existing dwellings and there is no spare capacity on The Street;
- Application lacks detail on how the construction of the development would be managed to prevent impacts on the local road network.
- Final comments;
- The alterations have not addressed the objections raised by the parish;
- The site should be redesigned so that in terms of parking it can provide for itself.

4.6 Horsham District Council Housing: Comments:

- Policy compliant affordable housing proportion would be one dwelling;
- Unclear what the affordable housing offer is on this site;
- Affordable rented tenure would be the required option;
- The longest waiting times are for three or four bedroom houses;
- Reassurances are required that a registered provider would be willing to take on the affordable unit.

4.7 SDNPA Planning Policy: No objection. Comments:

- Unlikely that a registered provider would be willing to take on the management of one property in this location;
- Wiston Estate managing the property on an affordable basis would be a positive outcome;
- The Estate do not qualify as a registered provider so to be considered policy compliant the securing of the affordable housing will require a section 106 legal agreement that covers retention in perpetuity, affordable tenure in line with SPD (preferably rented) and connection with the National Park occupancy.

4.8 SDNPA Trees - Ground Control: No objection subject to conditions.

- Following alterations to the scheme the revised protection measures satisfy SD11.

4.9 WSCC - County Fire Officer: Advice. Comments:

- Conditions should be attached that secure the installation of fire hydrants in appropriate locations;
- Under Building Regulations 2004 adequate access must be provided for a fire appliance from the public highway.

4.10 Hampshire County Council Ecology: No objection subject to conditions. Comments:

- The buildings and habitats on site have been assessed as having potential for roosting bats and reptiles. Surveys have concluded likely absence of bat roosts and found no reptiles;
- The application states that there is the presence of suitable terrestrial habitat for amphibians on site and that the development will enter into the Great Crested Newt District Level Licensing Scheme. A commitment to join this scheme is not sufficient and permission should not be granted until a certificate has been acquired demonstrating that the necessary financial contribution has been paid;

- Questions raised in relation to the contents of the Biodiversity Net Gain (BNG) metric with regards to the extent of residential gardens;
- The purchasing of BNG credits from the Wiston Estate to provide the statutory BNG is acceptable. The securing of this by planning condition is also acceptable;
- The implementation of the development in accordance with the submitted Ecological Impact Assessment should be secured by condition.

4.11 **NatureSpace:** Further information required. Comments:

- The submitted ecological report states that they are required to obtain a license and recommends the District Level Licensing (DLL) scheme;
- The submitted quote for joining the DLL scheme is not a planning document, in order to demonstrate that they have met their obligations they need to obtain a NatureSpace Report;
- The development site is within a red impact risk zone, indicating that there is highly suitable habitat for Great Crested Newts in the surrounding landscape.

4.12 **Natural England:** No objection, subject to conditions. Comments:

- Natural England support the conclusion of the Habitats Regulations Assessment submitted by the South Downs National Park Authority, that the development would have a negative impact on the Arun Valley Special Area of Conservation, Special Protection area, Ramsar Site and the interest features for which the Amberley Wild Brooks and Pulborough Brooks Sites of Special Scientific Interest (SSSI) have been notified;
- They also support the mitigation measures suggested to ensure that the development achieves water neutrality;
- The installation of flow restrictors to existing housing stock owned by the Wiston Estate is acceptable and should be secured in perpetuity.

4.13 **Darkscape Consulting:** No objection subject to conditions. Comments:

- The site is within an area of pre-existing residential development where there will be other sources of light that will contribute to overall ambient levels;
- No details on luminaires proposed specifically, if they comply with the guidance in the Dark Night Skies Technical Advice Note then there would be no significant threat to the quality of dark night skies in the area;
- The details of the lighting can be conditioned;
- The minimal use of rooflights and the fitting of blackout blinds to these is welcomed.

4.14 **Sustainable Construction:** No objection subject to conditions. Comments:

- To determine that the proposed development accords with the Sustainable Construction SPD further information is required to be secured by condition;
- Further information required relates to design stage details, product specifications, material details and layout;
- In addition to data on individual dwellings with regards to CO2 emissions, EV charging points, water consumption, bins, adaption to climate change and sustainable materials.

4.15 **Lead Local Flood Authority:** No comments.

- No comments to make as the application is for a minor development.

4.16 **Southern Water:** No objection subject to conditions/informatives. Comments.

- Investigation has shown that Southern Water will be able to provide foul sewerage disposal to service the proposed development;
- No new soakaways, swales, ponds or water courses within 5m of a public or adopted sewer;

- Where a SuDS scheme is to be implemented the planning authority should specify the timetable and responsibility for implementation and management and maintenance plan for the lifetime of the development.

5. Representations

5.1 36 letters of objection were received in response to the initial submission, a further 12 letters of objection were submitted in response to the parking survey and revised plans submitted in February. The following concerns have been raised:

Parking and traffic

- The Street cannot accommodate more car parking.
- Development would lead to an uplift in traffic on roads that are not capable of withstanding an increase safely;
- Negative impact on nearby school that already operates a one way system on the local roads during peak time of drop off and pick up;
- There would be additional parking strain while the proposed development is under construction;
- The proposed development would displace vehicles that currently park in The Yard;
- Emergency vehicle access is already difficult along The Street;
- The Street is part of the South Downs Way and this development will lead to conflict between vehicles and SDW users;
- The proposed development has demonstrated insufficient parking provision on site;
- The cycle storage is superfluous and should be removed and replaced with additional vehicle parking;
- The parking survey has been conducted at the quietest time of the year;
- There is a lack of detail around how the development would be constructed and how construction vehicles would access the site and where builders and other trades would park;
- Parking survey states The Yard is used for the parking of three cars serving three properties when it is 12 cars from five properties;
- The parking survey has included parking areas that although used, would not be sanctioned by the Highway Code;
- Some residents already use the parking area allocated to the Village Hall as they cannot park any closer to The Street;
- The church car park is not available for general vehicle parking and is locked when not in use for a particular event or service.

Design and Heritage

- The five houses proposed constitutes over development of the site;
- There will be an increase in light pollution within the dark night skies reserve of the National Park;
- The significance of the heritage assets in the village will be diminished;
- Increased risk of flooding to School Lane and properties in Chanctonbury Close;
- The development would be out of keeping for the Washington Conservation Area;
- There would be a loss of green space that supports local wildlife;
- The proposed dwellings are not in keeping with existing architectural vernacular or of significant modern architectural design merit;

- The proposed dwellings are of excessive bulk that would remove the open views through the site;
- The proposed dwellings will dominate the skyline and neighbouring properties;
- Materials proposed are not in keeping with the local area;
- The proposed landscaping strategy is alien for the area and will not support local wildlife.

Ecology

- The Ecological Impact Assessment submitted could be considered 'favourable' for the developer and doesn't necessarily align with the amount of wildlife observed around the site.

Amenity

- The outside amenity space for the proposed dwellings is insufficient;
- There will be a loss of light to surrounding properties;
- There will be overlooking towards existing properties resulting in a loss of privacy;
- Development would remove the rear gardens of both Bowleys and East View.

Principle

- The proposed development is contrary to Storrington, Sullington and Washington Neighbourhood Plan;
- The site was rejected in the Storrington, Sullington and Washington Neighbourhood Plan call for sites as it would represent overdevelopment;
- Concerns raised that the affordable housing unit will be lost over time;
- The proposed development is contrary to the identified housing need for Washington in the Storrington, Sullington and Washington Neighbourhood Plan.

5.2 Two letters of support have been submitted raising the following points:

- The Street is not a busy road other than at the start and end of the school day;
- The proposed development encourages sustainable, small-scale growth that preserves the rural setting of Washington;
- New development could help support the viability of the local school, church and public house;
- The Church car park has the capacity to accommodate more cars;
- The proposed development would provide short term employment opportunities for local trades.

6. Planning Policy

Relevant Sections of National Planning Policy Framework:

- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment
- NPPF16 - Conserving and enhancing the historic environment

Most relevant Policies of Adopted South Downs Local Plan (2014-2033) (A full list of relevant policies can be found in Appendix I)

- SD4: Landscape Character
- SD5: Design
- SD6: Safeguarding Views
- SD12: Historic Environment

- SD13: Listed Buildings
- SD15: Conservation Areas
- SD19: Transport and Accessibility
- SD22: Parking Provision
- SD25: Development Strategy

Relevant Policies of South Downs Management Plan (2020-2025)

- Policy 1
- Policy 9
- Policy 50

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031

- 1: A Spatial Plan for the Parishes
- 14: Design
- 15: Green Infrastructure & Biodiversity
- 17: Traffic and Transport
- 18: Parking

Other Relevant Policy Documents (including SPDs and TANs)

- SDNPA Design Guide SPD (Jul 2022)
- SDNPA Sustainable Construction SPD (Aug 2020)
- SDNPA Affordable Housing SPD (Jul 2020)
- SDNPA Parking SPD (Apr 2021)
- SDNPA Biodiversity Net Gain TAN (Mar 2025)
- SDNPA Dark Skies TAN (May 2021)
- SDNPA Ecosystem Services TAN

Local Plan review

The South Downs Local Plan is undergoing a period of review, and the First Publication (18 Consultation) is underway. This is the first publication of the Local Plan Review and therefore can only be attributed very little weight. As it progresses through the consultation system the plan will gain more weight.

7. Planning Assessment

7.1. The main matters for consideration relate to:

- Principle of development
- Affordable housing
- Design and visual impact
- Highways, access and parking
- Amenity

Principle of development

7.2. Section 245 of the LURA 2023 amends and strengthens the Section 11A (2) duty of the National Parks and Access to the Countryside Act 1949 upon relevant authorities, which includes the National Park Authority itself, to “seek to further the specified purposes of Protected Landscapes.”

- 7.3. The Government's 'Guidance for relevant authorities on seeking to further the purposes of Protected Landscapes', published 16 December 2024, sets out that this duty is active not passive and that, as far as is reasonably practicable, 'relevant authorities should seek to avoid harm and contribute to the conservation and enhancement of the natural beauty, special qualities, and key characteristics of Protected Landscapes.' It is therefore incumbent on the National Park Authority, as the Local Planning Authority, to give significant weight to the S.245 duty when determining applications.
- 7.4. The National Planning Policy Framework (NPPF) within paragraph 189 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues. It continues by adding that the conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks. This is in line with the first purpose of a National Park, which is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- 7.5. Policy SD1 encourages a presumption in favour of sustainable development where development proposals accord with other relevant policies in the South Downs Local Plan (SDLP) and the National Park's statutory purposes.
- 7.6. The Yard is within the Washington Settlement Boundary. Policy SD25 supports development within settlement boundaries providing that it 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.
- 7.7. The proposed development would erect housing within a residential setting. In broad terms the scale is acceptable and in keeping with the character of the area. The addition of housing within Washington is considered to aid the function of the settlement.
- 7.8. The Storrington, Sullington and Washington Neighbourhood Plan was made by the SDNPA in September 2019. Several third-party objections have been submitted that state that the proposed development would be contrary to the Neighbourhood Plan. Within the Neighbourhood Plan the built-up area boundaries of Storrington, Sullington and Washington are set, and shown within the policy maps. The application site is within the built-up area boundary of Washington. Policy I of the Neighbourhood Plan is the spatial plan for the parishes, it states that development proposals located inside the boundaries will be supported provided they accord with other provisions of the Development Plan. The supporting text of Policy I (paragraph 4.17) refers to Washington being classified as a category two settlement from the Core Strategy 2007 of the Horsham District Local Development Framework. Stated as meaning in the Neighbourhood Plan that no land within or adjoining the settlement is available for development. This stance from 2007 has been superseded in policy with Washington having a built-up area boundary in the Neighbourhood Plan and a settlement boundary in the SDLP. Therefore, the principle of development is accepted for the application site subject to compliance with other relevant policies within the Development Plan.
- 7.9. The Wiston Estate Whole Estate Plan (WEP) was approved by the SDNPA in July 2017. It outlines the objective of the estate to provide affordable housing for estate workers and new homes for 'down-sizers' and young families. It highlights The Yard as a site with potential to provide new housing. The extent to which the proposed scheme aligns with the WEP's aims and objectives is a material planning consideration that weighs positively.
- 7.10. Overall, for the reasons above the principle of the proposed development is considered to be acceptable.

Housing and Affordable Provision

- 7.11. Under SDLP policy SD26 The Yard represents a previously unallocated or identified site, termed windfall. The windfall allowance for the National Park is calculated as 51 dwellings per year within policy SD26. It highlights that due to the emphasis for future growth to take place within tightly drawn settlement boundaries it will, as in this case, take the form of infill development.

7.12. The mix of housing proposed in this development is as follows:

Dwelling Size	Open Market	Affordable	Total
2-beds	3	1	4
3-beds	1	0	1
Total	4	1	5

- 7.13. The proposed mix of housing is different from that which is stipulated in SD27 however the purpose of SD27 is to ensure that development proposals provide a mix of homes that reflects the need and community aspiration for small and medium-sized homes. As the development would be predominantly small 2 bedroom homes this aspiration would be met.
- 7.14. The proposed development would provide one affordable housing unit with affordable rented tenure, secured for rural workers based in the National Park. This is in accordance with the requirements of policy SD28.
- 7.15. The comments of the Horsham District Council Housing Officer are acknowledged with regard to the demand for larger size (three and four bedroom) affordable homes in the district. The constraints of this site as assessed at pre-application stage have however highlighted the difficulty with integrating a larger property into this site without negatively affecting the character of the local area.
- 7.16. The National Park’s Planning Policy Team regard the proposed management of the affordable dwelling by the Wiston Estate to be positive. This is subject to securing the affordable home in perpetuity, agreeing an appropriate tenure and occupancy that is connected to the National Park. These are all elements to be agreed and secured as part of the s106 agreement for this development.

Design and visual impact

- 7.17. Policy SD4 outlines the expectation that development proposals should conserve and enhance landscape character in the National Park. Policy SD5 requires development to respect local character through sensitive and high-quality design that makes a positive contribution to the overall character and appearance of the area. Policy SD6 states that development proposals will only be permitted where they preserve the visual integrity and scenic quality of the National Park and preserve key views. This includes views from public rights of way. Policy 14 of the Neighbourhood Plan, which relates to design, accords with the aims of these SDLP Policies.
- 7.18. Policies SD12, SD13 and SD15 require proposals to preserve and enhance the setting of the historic environment and the significance of designated heritage assets such as listed buildings and conservation areas.
- 7.19. As a back land site that is partly within the Washington Conservation Area and with various listed buildings in the vicinity, The Yard is highly constrained. The development of the site requires the built form to integrate with the character of the area while ensuring it does not dominate the properties that front The Street, noting also that The Street is an alternative route for the South Downs Way.
- 7.20. Both the Design and Landscape Officers highlighted the importance of the site retaining a perceived main route through, as this is a character of the area. This was achieved by splitting the dwellings into blocks set either side of the site’s entrance from The Street. Although not a vehicular route, the central green space would retain the hierarchy of a main route as four of the five properties would have an access point from this space.
- 7.21. To prevent dominating the properties fronting The Street and to avoid detracting from the setting of the listed buildings, most directly Weavers Cottage, the development would be set back within the site. The Conservation Officer concluded that this would result in a minimal impact on the setting of Weavers Cottage. In addition to this, plots 3 – 5 had the ridge height reduced by 0.2m and plot 5 had a gable end replaced by a barn end. These alterations reduced

the mass while maintaining appropriate internal space, having regard for the diminutive property Ivy Cottage, which they would sit partially behind.

- 7.22. With regard to internal space the Authority's Design Guide SPD states that ideally residential dwellings should exceed the minimum requirement set out in the Nationally Described Space Standards by 10%. This has been achieved on four of the five dwellings with plot 4 falling short of the +10% figure by approximately 2sqm. As it would still exceed the national requirements this is considered to be acceptable.
- 7.23. Through the consideration of this development the external materials of the proposed dwellings have been rationalised to be more in keeping with their backland location. It was considered that as initially submitted too many materials were proposed that led to a somewhat contrived appearance. Plots 1 & 2 and 3 – 5 would have some different materials to differentiate the blocks, which is considered acceptable as the materials are all locally characteristic.
- 7.24. The provision of parking has increased in this application from 13 spaces to 16 spaces. This means that a significant proportion of the site would be allocated to vehicle parking. In order to prevent the development from appearing car dominated most of the spaces would be tucked into the corners of the site allowing the view through the site from the main entrance to be free from an excessive number of parked vehicles.
- 7.25. A number of conditions relating to external materials, hard and soft landscaping are recommended to ensure that the detailed design elements meet expectations.
- 7.26. In summary, this development would provide five dwellings within the site, without it appearing overdeveloped. It would be in keeping with the character of the area and would conserve the setting of the Washington Conservation Area and the significance of the listed buildings in the vicinity of the site. It is considered to be in accordance with SD4, SD5, SD6, SD12, SD13 and SD15.

Highways, Access and Parking

- 7.27. Policy SD19 requires proposals to demonstrate the continued safe and efficient operation of the strategic and local road networks. Policy SD22 stipulates that proposals will be permitted if they provide an appropriate level of private cycle and vehicle parking to serve the needs of that development in accordance with the relevant adopted parking standards for the locality. Within the neighbourhood plan policy 17 states that proposals will be supported provided they can demonstrate that their residual traffic impacts on the local road network are not severe. With the community aim for car parking highlighting that dwellings with 1 – 3 bedrooms should preferably be served by two off road parking spaces.
- 7.28. A large number of third party objections and the Parish Council raised concerns about the impact of the proposed development on The Street and the wider road network of Washington. Citing additional on street parking pressure and vehicle movements as a major issue.
- 7.29. The Yard is currently used informally for car parking by the three adjacent Wiston Estate owned properties of Weavers Cottage, Bowleys and East View. Although the point is made in the application that the right to park on this site could be withdrawn at any time, the impact of displacing these vehicles needs to be taken into account. The Street is a narrow road that is extensively used for parking, particularly at peak times, as demonstrated in the submitted parking survey. Therefore, it lacks the capacity to absorb permanent additional parking pressure from displaced vehicles without the operation of the local road network potentially being negatively impacted.
- 7.30. The West Sussex County Council Highways Officer in their initial comments concluded that the 13 parking spaces originally proposed would be insufficient to serve the needs of the three existing properties that use the site and the five proposed dwellings. In later comments the Highways Officer concluded that the adopted parking standards required the development to provide 16 parking spaces.
- 7.31. After receipt of these comments the proposal was amended so that it would meet the 16 parking space requirement. Two spaces have been allocated to each property. This includes elements of tandem parking. Although not an ideal arrangement the tandem spaces serve individual

properties and are not in prominent locations. The Highways Officer also highlights that their location is positive as they would be away from the site access.

- 7.32. The 16 parking spaces do not include any allocated visitor parking bays. Visitors will either park on site when visiting a dwelling with less than two cars or park on the road. Given the temporary nature of visitor parking and the fact that some capacity does exist on The Street, on balance this arrangement is considered acceptable.
- 7.33. Conditions are recommended that ensure the provision of vehicle parking and turning and cycle parking are delivered as expected. Additionally, conditions relating to the management of construction activities to ensure the continued operation of the local road network are recommended.
- 7.34. Overall, following the amendment to the proposed development to meet the expectation for parking demand, this application is considered to be in accordance with policies SD19 and SD22.

Amenity

- 7.35. Policy SD5 (k) requires proposals to have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities. Third party comments have raised concerns in regards to impacts on Weavers Cottage, Bowleys, East View, Ivy Cottage, Fern Cottage and 7 – 10 Chanctonbury Close.
- 7.36. Weavers Cottage would have the stairwell window of plot 1 facing its rear garden at a distance of 9.5m. This window will be conditioned to be obscurely glazed to prevent undue overlooking. Parking spaces for five vehicles would be located adjacent the rear garden. Given the existing use of the site for informal parking this is not considered to result in a significant change to the environment of the garden space of Weavers Cottage.
- 7.37. The rear elevation of Bowleys is open to The Yard, providing no private amenity space. The front elevation windows of plots 3 – 5 would be in excess of 14m from the rear of Bowleys. Given the existing arrangement this relationship is considered to be acceptable.
- 7.38. The rear garden of East View would be subsumed into the proposed development, which although unfortunate does allow for an acceptable layout. East View, as with Bowleys and Weavers Cottage would benefit from two dedicated parking spaces as a result of the development, a notable enhancement given the parking restraints of the local area. The front garden of East View is also not typical as it provides amenity space with a higher degree of privacy than is representative of most front gardens. This is due to the presence of a brick and stone built storage building that edges the front boundary of both Bowleys and East View. The retained south facing front garden space is considered to provide an acceptable level of outside amenity space for East View.
- 7.39. Ivy Cottage is separated from The Yard by boundary that is partially close boarded fence and partially vegetation. The first floor side elevation windows of plot 5 would provide a view towards the rear elevation of Ivy Cottage. This would be at a distance of 16m and at an oblique angle through vegetation. The views available would not be at the same level as that currently available from East View towards Ivy Cottage. The separation from the plot 5 windows to the closest part of the rear garden is less at 6.8m. The views would be obstructed by vegetation and an existing outbuilding and would also be to the less sensitive area of the garden, further away from the dwelling.
- 7.40. The rear elevations of plots 3 – 5 would face the rear elevations of 9 & 10 Chanctonbury Close. The Authorities Design Guide SPD states that distances between existing and new development windows should be 22m. The closest distance for the majority of the windows is approximately 25m. There is an exception to this in the form of one window at the end of a single storey rear extension at 9 Chanctonbury Close that would be approximately 20m away. Given that most of the windows meet the recommended distance and that only one falls just short of this distance this arrangement is considered acceptable and would not feel unduly close for the occupiers of 9 & 10 Chanctonbury Close. The gardens would be overlooked by plots 3 – 5. This arrangement would not be beyond the mutual overlooking that properties on Chanctonbury Close have with themselves and would not be beyond what can be reasonably expected in a residential setting. It

is noted that the boundary between the application site and Chanctonbury Close would be altered from the existing low level wire mesh fence to a 1.8m fence fronted by a hedgerow.

- 7.41. 7 & 8 Chanctonbury Close would be faced by the side elevation of plot 2. There are no first-floor windows in this elevation. As with the arrangement described above the relationship between the garden of plot 2 and the gardens of 7 & 8 would not be beyond what can be reasonably expected in a residential setting.
- 7.42. For Fern Cottage, located on the west side of School Lane the closest window to window relationship would be 28m. The gardens of plots 1 & 2 would retain the significant vegetation that edges School Lane, its retention will be secured by condition. The end of the gardens would be closer, at approximately 11m from the garden of Fern Cottage. Given the vegetative screening and the intervening School Lane this relationship is considered to be acceptable.
- 7.43. In summary, subject to the inclusion of conditions relating to glazing and vegetation the proposed development is in accordance with SD5.

Drainage strategy and flood risk

- 7.44. Under policy SD49 proposals will be permitted that seek to reduce the impact and extent of all types of flooding. With SD50 stating that proposals will be permitted where they ensure that there is no net increase in surface water run-off, taking account of climate change.
- 7.45. The Lead Local Flood Authority have not provided comments on this application as it is not for a major development. Horsham District Council Drainage Team have confirmed that they no longer provide comments on applications in the National Park.
- 7.46. The yard is within Flood Zone 1, which is where SD49 directs development wherever possible. This application is supported by a Flood Risk Assessment as required by SD49.
- 7.47. The submitted Flood Risk Assessment also includes a surface water drainage strategy for the proposed development. Permeable surfaces will be used for water infiltration from the communal areas that will discharge into soakaways with the water from within the residential dwellings being piped to soakaways. The drainage strategy has been developed to manage a 1 in 100 year + 45% storm. From research into the existing arrangements on site the drainage strategy also includes discharge from the existing dwellings of East View and Bowleys.
- 7.48. Overall, the proposed development is considered to be in accordance with SD49 and SD50.

Water Neutrality

- 7.49. Policy SD9 covers internationally protected sites, and this includes the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar Site. Sites that lie within the Sussex North Water Supply Zone, such as The Yard and result in an increased demand for water have the potential to impact the Arun Valley and as a result need to demonstrate water neutrality as per the Natural England Position Statement of September 2021.
- 7.50. This application is proposing to be water neutral by using efficient fixtures and fittings to reduce the potential water usage and then offsetting the remaining usage by retrofitting existing housing stock owned by the Wiston Estate with independent flow controllers. The Estate intend to outfit 14 properties within the Sussex North Water Supply Zone. Officers have undertaken a Habitat Regulations Assessment (HRA), which concluded that the proposed measures would achieve water neutrality. Natural England have assessed this HRA and agree with its conclusion.
- 7.51. The mitigation to achieve water neutrality will be secured as part of the s106 agreement for this development.

Biodiversity, Protected Species and Ecosystem Services

- 7.52. Policy SD9 states that proposals will be permitted where they conserve and enhance biodiversity and geodiversity. Policy SD2 outlines that development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services.
- 7.53. Hampshire County Council Ecology have assessed this application. In relation to protected

species they accepted findings in the Ecological Impact Assessment that the existing buildings and habitats on site had potential for roosting bats but that further surveys had concluded the likely absence of bats. Reptile surveys found no reptiles on site.

- 7.54. The site contains suitable terrestrial habitat for Great Crested Newts (GCN). The Ecologist has deferred assessment of the impact on GCN to NatureSpace, the organisation that manages the District Level Licensing scheme for impacts on GCN. This application has provided a NatureSpace certificate, which shows that the application has entered the scheme and that the impacts have been assessed. The certificate includes a number of conditions and informatives that will be added to any permission.
- 7.55. Biodiversity Net Gain (BNG) is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. A BNG metric and statement has been provided demonstrating that the development would achieve the mandatory habitat units increase of 10%. This has been assessed by the Ecologist. The increase has not been achieved in full on site, with habitat units falling short of the required level. The deficit is being addressed via the purchasing of credits from Wiston Estate. This is considered to be acceptable.
- 7.56. The implementation and management of the BNG will be secured by condition. The Authority already have a legal agreement in place for the monitoring of BNG at Wiston Estate. For this reason, it is considered appropriate for the securing of the offsite credits on this application to be done via condition securing proof of purchase.
- 7.57. In addition to BNG, applications are required to demonstrate enhancements to be in accordance with SD2 and SD9. The ecologist has recommended securing the enhancements listed in the Ecological Impact Assessment via condition. These include swift bricks, various features for bats, the creation of refugia and a bee bank. The enhancements listed are considered to be proportional to the scope of the application.

Trees

- 7.58. Policy SD11 states that proposals will be permitted where they conserve and enhance trees, hedgerows and woodlands. Proposals should be informed by a full site survey, including an Ecological Survey, Arboricultural Method Statement and associated Tree Protection Plan, and include a management plan.
- 7.59. This application has been assessed by the Authority's Tree Consultant. They have raised no objection and consider the information submitted to be in accordance with SD11. Of the 37 trees recorded on site, four complete removals are required to facilitate the development. The trees to be removed are category C and U trees and are of low value. The landscaping scheme for the site incorporates the planting of four trees.
- 7.60. Tree retention and protection measures will be secured by condition.

Dark Night Skies

- 7.61. Policy SD8 requires proposals to take all opportunities to reduce light pollution and ensure that the measured and observed sky quality in the surrounding area is not affected. The application site is within an intrinsic zone of darkness.
- 7.62. This application has been assessed by the Authority's Dark Skies consultant. They have highlighted that within the Design and Access Statement lighting of 500 lumens or less is to be used and this is appropriate. Sensor controlled security lights are to be used within the site. A condition will be used to ensure that the external lighting on site complies with the Dark Night Skies TAN.
- 7.63. The glazing throughout the development will be conditioned to be fitted with glazing with an appropriate visible light transmission value. The single rooflight proposed to plot 5 by reason of its potential for upward light spill will be additionally conditioned to be fitted with a blackout blind.
- 7.64. With the implementation of conditions the proposed development is considered to be in accordance with SD8.

Sustainability

- 7.65. Policy SD48 requires all residential development proposals to meet set criteria, unless it can be demonstrated that doing so is not technically feasible or would make the scheme unviable. In order to ensure compliance with SD48 a pre-commencement condition securing detailed information in a design stage sustainable construction report will be attached to this decision.

8. Conclusion

- 8.1. The proposed development would provide five dwellings within the National Park and a policy compliant level of affordable housing with one unit.
- 8.2. The design is appropriate for its setting and would conserve and enhance the setting of the Washington Conservation Area and adjacent listed buildings. The development would provide for itself in terms of parking provision, a key element given the space constraints of the local road network. The impact on neighbouring amenity is deemed to be acceptable.
- 8.3. In terms of Biodiversity Net Gain and water neutrality the proposed development would achieve the required targets. The scheme also incorporates additional biodiversity enhancements
- 8.4. For these reasons the scheme is recommended for approval.

9. Reason for Recommendation and Conditions

- 9.1. 1) It is recommended that the application be approved subject to the conditions set out below, which may be amended by the Director of Planning in consultation with the Chairman of the Planning Committee to accommodate any necessary minor changes, and the completion of a legal agreement, the final form of which is delegated to the Director of Planning, to secure:
- i) One affordable home of the following size and tenure:
 - 2-bedroom house (affordable rent for rural workers based in the National Park);
 - ii) Securing water neutrality measures including the offsite installation of flow restrictors;
 - iii) Management of the common areas of the site; and
- 2) That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the legal agreement is not completed, or sufficient progress has not been made, within 6 months of the Planning Committee meeting of 8 May 2025.

Planning Conditions and Reasons

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 of the Town and Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".
- Reason: For the avoidance of doubt and in the interests of proper planning.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no buildings, structures or works as defined within Part 1 of Schedule 2, classes A-G or any order revoking or re-enacting that Order shall be erected or undertaken on the site.
- Reason: To enable the Local Planning Authority to regulate and control the development of land in the interests of the character and appearance of the development and area.
4. No development shall be carried out until a schedule of external materials finishes and samples to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in full accordance with the approved schedule and samples.

Reason: To safeguard the appearance of the development and the character of the area in accordance with policies SD4, SD5 and SD6 of the South Downs Local Plan. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

5. Prior to the commencement of the development hereby permitted, a Construction and Environmental 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 Construction and Environmental Management Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
 - i) Programme and timetable for implementation of works;
 - ii) The anticipated number, frequency and types of vehicles used during construction, including routing and parking within the site;
 - iii) The loading, unloading and storage of plant, materials and waste;
 - iv) The erection and maintenance of security hoarding;
 - v) No burning of construction materials on site;
 - vi) The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway;
 - vii) Soft-felling of trees with bat roosting potential to avoid impact on bats;
 - viii) Persons responsible for implementing the works;
 - ix) Measures to manage flood risk and control/minimise the emission of dust, dirt vibration, light and air pollution and odour during demolition/construction;
 - x) A scheme for recycling/disposing of waste resulting from demolition and construction works;
 - xi) 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;

The works shall be carried out in full accordance with the approved plan and shall be retained in that manner thereafter.

Reason: These details are necessary to ensure the development does not have a negative impact on the local highway network and surrounding properties and to ensure the use of the site does not have a harmful environmental effect, in accordance with South Downs Local Plan policies SD2, SD9 and SD11.

6. Prior to development above slab level of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall thereafter be implemented in full accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The landscaping scheme shall include the following:
 - a. details of all hard and soft surfacing to include the type, position, design, dimensions and materials and any sustainable drainage system used;
 - b. a schedule detailing sizes and numbers/densities of all proposed trees/plants and details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period;

Any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To enhance the appearance of the development in the interest of the visual

amenities of the area and to ensure there is no net loss in biodiversity in accordance with policies SD2, SD9 and SD11 of the South Downs Local Plan.

7. Before the first occupation of the development hereby permitted the stairwell window on the south elevation of plot I shall be fitted with obscure glazing. The window shall be non-opening below 1.7 metres from the finished floor level of the space in which the window is installed. The window shall be permanently retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the adjoining property in accordance with South Downs Local Plan policies SD5.

8. Prior to the first occupation of the development hereby permitted, the car parking shall be constructed in full accordance with the approved plans. The car parking (at least 2.5m x 5m) and vehicle turning shall thereafter be retained at all times for their designated purpose and shall not be obstructed.

Reason: To provide adequate car-parking space for the use and ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

9. Before the development hereby permitted is first brought into use, details for the provision of secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall thereafter be implemented in full prior to the occupation of the development and thereafter permanently retained.

Reason: To provide secure storage for sustainable modes of transport in accordance with South Downs Local Plan policies SD1, SD19 and SD23.

10. All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment, by Lizard Landscape Design and Ecology, dated 30.07.2024, as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

Reason: To ensure that the measures considered necessary as part of the ecological impact assessment are carried out as specified, and to provide a net gain for biodiversity as required by paragraphs 170 and 175 of the National Planning Policy Framework, Section 40 of the Natural Environment and Rural Communities Act 2006, and Strategic Policy SD9 of the National Park local plan.

11. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR136, or a 'Further Licence') and with the proposals detailed on plan "Land at The Street, Washington: Impact plan for great crested newt District Licensing (Version 1)" dated 15th April 2025.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR136, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

12. No development hereby permitted shall take place except in accordance with Part I of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR136, or a 'Further Licence'), and in addition in compliance with the following:
 - a. Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WMLOR136, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

13. Prior to the commencement of the development hereby permitted, the measures for the protection of the trees to be retained as set out in the submitted Arboricultural Impact

Assessment and Method Statement, by Lizard Landscape Design and Ecology, dated 16.08.2024 and the Tree Retention and Protection Plan reference LLD3007-ARB-DWG-020 shall be implemented.

Reason: In the interests of the amenity and the landscape character of the area in accordance with policy SD11 of the South Downs Local Plan.

14. No tree shown as retained on the approved drawings shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development process and thereafter within 10 years from the date of occupation of the development, other than in accordance with the approved plans and particulars. Any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with Policy SD11 of the South Downs Local Plan.

15. 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 TAN;
 - ii) Be designed to minimise impacts on wildlife.

Thereafter, the lighting shall be installed, maintained and operated in full accordance with the approved details.

Reason: In the interests of amenity and to protect the South Downs International Dark Skies Reserve and wildlife in accordance with SD8 and SD9.

16. Before the first occupation of the development hereby permitted, the windows and doors will be fitted with glazing with a visible light transmission range of 0.65 +/- 0.05 and shall be permanently retained in that condition thereafter.

Reason: Having regard to South Downs Local Plan Policy SD8.2 Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected.

17. Before the first occupation of the development hereby permitted, the rooflight to plot 5 will be fitted with glazing with a visible light transmission range of 0.50 +/- 0.05 and with automated blackout blinds linked to a timer that closes them between dusk and dawn, they shall be permanently retained in that condition thereafter.

Reason: Having regard to South Downs Local Plan Policy SD8.2, development proposals must demonstrate that all opportunities to reduce light pollution have been taken and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected.

18. Prior to the commencement of the development hereby permitted, detailed information shall be submitted to and approved in writing by the Local Planning Authority, in a Design-Stage Sustainable Construction Report in the form of:
- 1) Design-stage SAP data; and
 - 2) Design-stage BRE water calculator; and
 - 3) Product Specifications (including EV charging point, PV, and construction materials); and
 - 4) Landscape and Layout Plans.
 - 5) Grown in Britain or FSC certificates.

6) Sustainable materials and building design details.

Demonstrating that each dwelling unit will:

- a) Reduce predicted CO₂ emissions using energy efficiency in the building fabric and or on-site renewable energy by a minimum of 12% in total over Part L1A 2021
- b) Have at least 1 no. EV charge points (per dwelling) with a minimum power rating output of 7kW and a universal socket; and
- c) Have predicted water consumption of no more than 110 litres/person/day per dwelling; and
- d) Have separate internal bin collection for recyclables matching local waste collection services; and
- e) A separate compost bin in each garden
- f) Show adaptation to climate change by reviewing the site for the location of green roofs, and the use of SuDs and landscaping.
- g) Be designed to minimise overheating risk.
- h) Provide evidence demonstrating a selection of sustainable materials (including for all timber, the use of certificated “Grown in Britain,” FSC or PEFC certified) shall be submitted to, and approved in writing by, the Local Planning Authority.

Thereafter, the development shall be built in accordance with these agreed details.

Reason: To ensure development demonstrates a high level of sustainable performance to address mitigation of, and adaptation to, predicted climate change, in addition to being in accordance with South Downs Local Plan Policy SD48.

19. Prior to development above slab level, a maintenance and management plan for the entire drainage system and surface water attenuation features shall be submitted to and approved in writing by the Local Planning Authority to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan shall include the following:

- i) The plan shall clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and evidence that the appropriate authority is satisfied with the submitted details;
- ii) Evidence that the responsibility arrangements will remain in place throughout the lifetime of the development.

All works shall be undertaken in full accordance with the agreed details and implemented throughout the lifetime of the development.

Reason: To ensure satisfactory provision of surface water drainage and ensure surface water runoff from the development is managed safely whilst achieving maximum water quality, biodiversity and amenity benefits, in accordance with SD2, SD17 and SD50, and the SDNPA Design Guide SPD.

20. Prior to first occupation of the development hereby permitted, evidence (including photographs) to demonstrate that the drainage system has been constructed in full accordance with the final agreed detailed drainage designs shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure satisfactory provision of surface water drainage and ensure surface water runoff from the development is managed safely.

21. Prior to development above slab level, precise details of the water efficiency measures to be installed in the new development in the form of a Water Neutrality Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the agreed details.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites the NPPF (2021), the Conservation of Habitats and Species Regulations 2017 (as amended), and S.40 of the NERC Act 2006 (Priority Habitats & Species).

22. Prior to the first occupation of the development hereby permitted, evidence shall be submitted to and approved in writing by the Local Planning Authority that the approved Water Neutrality Mitigation Strategy for the development has been implemented in full. The evidence shall include the specification of fittings and appliances used, photographic evidence of their installation, and completion of the as built Part G or BREEAM water calculator or equivalent to demonstrate the savings made. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites the NPPF (2021), the Conservation of Habitats and Species Regulations 2017 (as amended), and S.40 of the NERC Act 2006 (Priority Habitats & Species).

23. Prior to the commencement of the development details showing the proposed location of the fire hydrant(s) required in accordance with West Sussex Fire and Rescue Guidance Notes shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. Thereafter, prior to the first occupation of any dwelling forming part of the proposed development the required fire hydrant(s) shall be installed in the approved location to BS 750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.

Reason: In the interests of amenity and in accordance with The Fire & Rescue Services Act 2004.

24. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain metric dated 17.10.2024 and Biodiversity Net Gain Assessment dated 17.10.2024 and prepared by Lizard Landscape Design and Ecology.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.

25. No development shall commence until evidence that the off-site BNG credits have been purchased from a registered Habitat Bank located within the SDNP has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.

Informatives

1. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 01 March and 31 August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.
2. Based on the information available, this permission will require the approval of a Biodiversity Gain Plan by the Local Planning Authority before development is begun [and before each phase of development where development is phased] because none of the statutory exemptions or transitional arrangements are considered to apply.

The effect of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 is that planning permission granted for the development is deemed to have been granted subject to the condition ("the biodiversity condition") that development may not begin unless:

- (i) A Biodiversity Gain Plan has been submitted to the planning authority, and
- (ii) The planning authority has approved the plan.

The planning authority is the South Downs National Park Authority.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found in the legislation.

3. The Biodiversity Gain Plan must relate to development for which planning permission is granted, and specify the following matters:
 - i) Information about the steps taken or to be taken to minimise the adverse effect of the development on biodiversity,
 - ii) The pre-development biodiversity value of the onsite habitat,
 - iii) The post-development biodiversity value of the onsite habitat,
 - iv) Any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,
 - v) Any biodiversity credits purchased for the development.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

4. It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR136, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newt are thereby committed then criminal investigation and prosecution by the police may follow.
5. It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).

Tim Slaney

Director of Planning

South Downs National Park Authority

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Appendices: Appendix 1 – Information concerning consideration of applications before committee
SDNPA Consultees: Director of Planning, Legal Services
Background Documents: [All planning application plans, supporting documents, consultations and third party responses](#)
[Storrington Sullington and Washington Neighbourhood Plan](#)
[National Planning Policy Framework \(2024\)](#)
[South Downs Local Plan \(2014-33\)](#)
[South Downs National Park Partnership Management Plan \(2020-25\)](#)
[SDNPA Affordable Housing SPD \(Jul 2020\)](#)
[SDNPA Biodiversity TAN \(Jan 2022\)](#)
[SDNPA Corporate Plan \(2020-25\)](#)
[SDNPA Dark Skies TAN \(May 2021\)](#)
[SDNPA Design Guide SPD \(July 2022\)](#)
[SDNPA Ecosystem Services TAN](#)
[SDNPA Parking SPD \(Apr 2021\)](#)
[SDNPA Sustainable Construction SPD \(Aug 2020\)](#)

