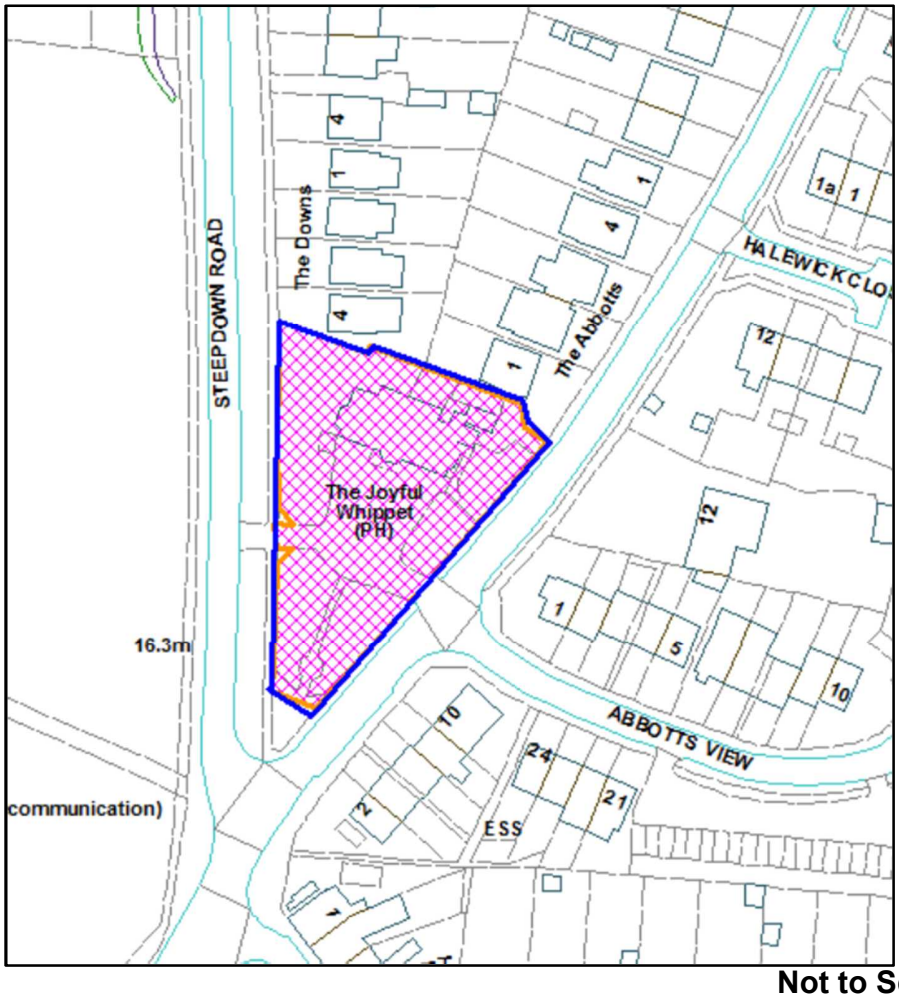
Application Number:	**AWDM/0998/19**	**Recommendation - Approve**
Site:	**The Joyful Whippet, Steepdown Road, Sompting**	
Proposal:	**Demolition of existing Public House and construction of a terrace of 4no. 4 bed dwellings, 2no. detached 3 bed chalet bungalows and associated parking**	
Applicant:	Mr Mehmood	Ward: Cokeham
Agent:	Mr Tyrone Koursaris	
Case Officer:	Peter Barnett	



Not to Scale

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Proposal, Site and Surroundings

The Joyful Whippet pub is a prominent building located on rising land between Steepdown Road and Halewick Lane. It is a very visible building due to its size, elevated position and proximity to the A27. Unfortunately its use as a pub has declined over the years to the extent that it closed in May 2020. The site is triangular, narrowing at its southern end. The pub is located at the north end of the site and there is a car park in the central part of the site with a grassed area at the southern end. The site is accessed from both Steepdown Road and Halewick Lane.

This application seeks to demolish the pub building and to redevelop the site to provide six dwellings. The plans have been amended since the original submission which was for a block of six flats and four detached dwellings.

The amended scheme shows a terrace of four 4 bedroomed dwellings running across the lower part of the site from east to west but set back from the southern end, maintaining an open grassed area in front of the proposed dwellings. A pair of detached chalet bungalows is also proposed at the northern part of the site, facing Steepdown Road. Car parking and vehicular access is provided off Halewick Lane on the east side. 12 parking spaces are to be provided.

The front terrace has been designed with the end units stepped back, with bay and porch features and tile hanging at first floor to provide a contrast with the middle pair. The dwellings have gable ends, parapet walls dividing each unit and chimney features to add interest. Each dwelling has accommodation in the roofspace served by a rear dormer.

The detached dwellings to the north also also have porch and bay features plus gabled roofs, but more closely relate to the design of the chalet bungalows in Steepdown Road to the north, with lower eaves and a pair of pitched roof dormers at the front and rear. A pedestrian access will be formed from Steepdown Road across the middle of the site to Halewick Lane.

The front of the site is to be left open as a communal ‘garden’, separated from the terraced houses by a footpath. The existing hedge around the southern end of the site is to be retained to prevent access by the general public.

The site has residential dwellings to the north, comprising chalet bungalows with rooms in the roof, and east (two storey dwellings) with gabled ends. There are fields to the west forming part of the South Downs National Park.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways Authority** has no objection.

Comments on **amended plans**: 1. The aisle width in the car parking area is over 6m. As

such WSCC are satisfied cars can enter and exit the spaces easily, and they will be able to enter turn and exit in forward gear.

2. Footpaths within the site, whilst not on the highway are now wider which will help with the overall movement within these areas as before they were quite narrow.

3. The re-use of the existing dropped kerbed access will now longer require the S278/Minor Works licence. However, a minor works licence may be required if this requires any upgrading. The applicant should contact the area office.

WSCC has reviewed the revised proposed site plan. Changes are made to the footpath which runs along the back of plots 3-6, and adjacent to plot 1-2. These should tie into the footpath on either side and consideration should be given to inclusive mobility to ensure gradients are provided which are usable for all.

Recommend conditions to secure access closure, Construction Management Plan, vehicle and cycle parking

The County **Archaeologist** has been in discussion with the applicant and advises that as trench excavation (with its clear evidence that archaeological features have previously been removed by old quarrying), and the trench report have been completed, no further on- or off-site archaeological investigation need take place in respect of the site. He also confirms his view that all archaeological requirements have now been addressed.

Local Lead Flood Authority: No objection. No FRA or Drainage Strategy has been included with this application. The Application Form states that the surface water from the site will be disposed of via 'existing watercourse'. Further information is required to clarify the drainage arrangements as there appears to be no existing watercourse to discharge.

Following the SuDS hierarchy and the spirit of SuDS implementation, betterment for surface water systems on the new developments should be sought. This could include retention at source through green roofs, rain gardens, permeable paving and swales prior to disposal to reduce peak flows. SuDS landscaping, could significantly improve the local green infrastructure provision and biodiversity impact of the developments whilst having surface water benefits too.

Development should not commence until finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles, for the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should demonstrate that the surface water runoff generated up to and including the 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event.

Development shall not commence until full details of the maintenance and management of the SuDS system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved designs.

Adur and Worthing Councils: The **Environmental Health** Officer comments that the

glazing specified in the Noise Assessment should be secured by condition along with details of the mechanical ventilation to be agreed once chosen, and a plan showing the positioning of the close boarded fences protecting external amenity space, also to be agreed.

Noise and dust from the construction activities may adversely affect the amenity of nearby residents unless safeguards are put in place. Recommend conditions to control hours of work and to require a Construction Management Plan.

Technical Services: Flood risk- The application is within flood zone 1, adjacent areas are shown to be at risk from surface water flooding. Surface water drainage must be carefully considered.

Surface water drainage - My predecessor previously commented on the lack of consideration of surface water drainage. These comments do not appear to have been addressed. There are no public surface water sewers in the vicinity of the site. Infiltration must be fully investigated and utilised if possible. Given that this is a full planning application and is looking to agree the layout and landscaping details we request that infiltration testing and groundwater monitoring is completed prior to determination of this application. If this information is not provided prior to determination it is likely that the layout and landscaping proposals will unduly bias the design of surface water drainage and could result in flooding being increased elsewhere.

We therefore wish to raise a holding objection. To overcome our holding objection the following information is required:

1. Results from winter groundwater monitoring

2. Results from winter infiltration testing completed in accordance with BRE DG 365 above peak recorded groundwater levels.

3. Provisional calculations based on infiltration test results and groundwater monitoring demonstrating that adequate space for surface water drainage is available.

If this information is provided and is adequate we will remove our holding objection and detailed design can be the subject of pre-commencement conditions.

Subsequent comments following receipt of groundwater monitoring information: The further information does not meet all the requirements for me withdrawing my holding objection. No provisional calculations for the sizing of infiltration systems have been provided to demonstrate that there is sufficient room for surface water drainage.

If you are minded to approve this application please apply the following conditions:

“Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should 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 infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended 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."

"Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual."

and the accompanying informative:

"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 BRE DG365, 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. Further detail regarding our requirements are available on the following webpage https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms. A surface water drainage checklist is available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions"

I note that the applicant has completed winter groundwater monitoring results. These should be supplied with a discharge of conditions application. We will also need to see winter infiltration testing completed in accordance with BRE365, thus our standard condition wording is maintained.

The **Planning Policy** Manager made the following comments on the original plans:

The site lies within the Built Up Area Boundary and therefore development is acceptable in principle.

I understand that the site was placed on the Adur & Worthing Councils' Asset of Community Value register in 2015; a moratorium period was subsequently declared, but no community group requested to purchase the building at that point.

Policy 33 of the Adur Local Plan 2017 relates to the loss of community facilities. It should perhaps first be considered whether the pub has acted as a 'social and community facility'. The definition of social and community facilities in the Adur Local Plan 2017 (Appendix 4) refers to 'pubs with community value'. This appears to be the only pub as such, north of the A27. However it is not clear to what extent the pub has/ had 'community value' in the wider sense of acting as a hub for activities, e.g. sports teams, rooms available for community hire, etc. The main evidence for its value as a social facility appears to relate to its geographic location.

Policy 33 states that development which would result in the loss of existing social or community facilities will only be permitted where:

- It can be demonstrated there is no demand for the facility within the area and the premises have been marketed for a reasonable period of time; or

- There is alternative provision available locally that is accessible, and at least equivalent in terms of quality; or

- The proposed development would provide an alternative social and community facility.

The information relating to marketing of the property appears limited; I understand more information has been requested. However the lack of a bid from the community previously would appear to indicate that there is limited demand for the facility in its present form.

With regards to housing mix, it appears that all 4 of the family homes are 4 beds. Given the housing mix required by Policy 20 I would prefer that the family dwellings consist of at least some 3 bed homes in order to better reflect local needs.(Please see paragraph 4.27 of the Adur Local Plan 2017 for further details of the housing mix required in Adur).

The Design and Access Statement states that the proposed development will conform to the higher Building Regulations Standard M4(2) for accessible and adaptable dwellings, and the nationally described space standards (both required by Policy 20) as well as Lifetime Homes - this is welcomed.

The Design and Access Statement refers to environmental factors. Policy 19 requires that all new major development (10 dwellings or more) should incorporate renewable/ low carbon energy production equipment to provide at least 10% of predicted energy requirements. It is not demonstrated how this development would meet this policy requirement?

In addition the proposed development should be addressing the requirements of Policy 32 Open space, sports and leisure.

Sompting Parish Council: Comment on **amended plans**: Although we feel this latest amendment improves the appearance the Council would still like their comments

submitted in December 2020 to be taken into consideration.

Previous comments: The Councillors considered the amended plans and although **do not object** would like to make the following comments:-

We were pleased to note that the proposed number of dwellings had been reduced from the original ten to six thereby allowing for larger gardens and less environmental impact.

There were also concerns raised that the proposal did not address in any detail the required standards for the Adur Council Climate emergency declaration or Sompting Parish Council's position which also aspires to net zero carbon emissions. There is no mention of any alternative heating source or the heat exchange process other than gas which is being phased out nationally for new builds in 2025. We feel this is an oversight that could be remedied and would like to see a notable percentage reduction in carbon emissions.

There are concerns re: flooding in the area particularly from surface water run off down Halewick Lane rather than via natural water courses and we would welcome an assessment by the relevant council departments concerning any perceived or actual flood risk given the location of the proposal. The implications for waste water management were also considered.

We welcomed the recognition of the nearby South Downs Conservation area and the developers understanding that the South Downs National Park Authority's 'Dark Sky Reserve' status. Should the proposal be accepted we would like to see a covenant forbidding any additional rooflights and/or outdoor lighting being installed by owners in future.

The retention of the surrounding granite wall is obvious but welcome as is the incorporation of a bike storage facility. It was pointed out that a central waste bin storage area has apparently not been allowed for in these plans. We would also like to see the current 'communal garden' proposal opened to public recreational use with seating, planting and the obvious restrictions.

Given the position of the development the majority of Councillors strongly felt that the amended plans lacked visual impact and were not reflective of what is being replaced.

As the ‘Gateway' to North Sompting; the Committee felt the appearance of the four south facing houses was unimaginative and bland and should be enhanced; possibly by introducing a more interesting and dramatic roofline, curvature, steel or wood balconies to the proposed dwellings using local materials such as the flint panels as used at Street Barn to strengthen the facades. This development presents a unique opportunity for imaginative, impactful and prestigious architectural solutions which should not be missed.

The Committee noted that when this proposal goes before the ADC Planning Committee they should be informed and have a representative of Sompting Parish Council in attendance.

Southern Water: No objection. Southern Water requires a formal application for a

connection to the public foul sewer to be made by the applicant or developer.

The Council's technical staff and the relevant authority for land drainage should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

South Downs National Park: Site is adjacent to western boundary of the National Park. The site is the context of an existing urban conurbation and on previously developed land.The redevelopment of this site in the context described is unlikely to have significant adverse impact on the setting of the National Park. However, appropriate and sensitive landscaping along the western boundary of the site would help provide a transition from built to open environment. Consideration should be given to the impact of lighting on the dark skies of the National Park.

Representations

Amended Plans: 3 letters of objection received from the occupiers of 4 The Downs Steepdown Road, 10 Halewick Lane, 1 Highview, Sompting:

- Loss of only public house serving North Sompting community
- No plans in place to replace this community facility
- Overdevelopment
- Loss of green space
- Building line brought forward significantly
- Significant change in character at prominent road junction
- Inelegant design with awkward roofline compared to existing pub building
- Existing building should be replaced with the four proposed three bedroom houses on the current building line, with the outer two having barn end roofline and the parking and green areas in front preserved as is
- The current proposal contains a number of unacceptable errors,leading to confusion as to the exact layout of the site plan, as such we expect these documents to be scrapped and updated to an accurate and realistic representation.
- The updated documents are ambiguous and confusing for a number of reasons. The orientation of the site plan is incorrect in multiple places and therefore it is difficult to know for sure where precisely the final properties will sit in relation to one another, as this is not a true and accurate representation of the site.
- We are unsure how far set back from the road the houses will be, and it appears as though the different sides of the houses are incorrectly labelled.
- Overdevelopment of the site,with the inclusion of properties 1 & 2 an unnecessary addition.
- From what we can glean from the proposed site plans, it seems as though the proposed property no.1 will be located only a metre from our fence boundary, with (possibly) a side window overlooking our downstairs cloakroom. Not only will this infringe upon our privacy, but our biggest concern is the loss of light, not just

in our garden and conservatory, but our cloakroom window is our only source of natural light for that room and our hallway, if a property is built in such close proximity it will completely obstruct our access to natural light.

- The additional elevation of the properties will also infringe upon our privacy and security with direct line of sight from several rooms of the proposed houses into our garden and inside our home. Our conservatory is in frequent use, the proposed design will enable new neighbours to have an unobstructed view through both the side windows and roof.
- We are very concerned about the lack of driveways,as it is highly likely that residents will park on Steepdown Road rather than using the car park provided. This will make it far more dangerous for us and our neighbours to safely pull out from our driveways and will most likely result in the obstruction of the bus stop along that stretch of road.
- Will the communal garden be accessible to the general public, or is it for resident use only? With the loss of the Joyful Whippet as a communal space,ideally part of the new development would maintain some community feel and access.
- The terrace of four houses should be built in the footprint of the original building, and perhaps two on its side elevation.
- Car parking and communal area would have then been better placed to the South, thus eliminating a potential traffic hazard, which they will currently have as shown on their plans.
- They have gone from the ridiculous idea of flats, but now are trying to increase accommodation by incorporating Dormers.
- Loss of view
- Object to the over development, but work needs to be commenced ASAP, due to the Rat Infestation which is due to all the rubbish being dumped on the site.
- Unnecessary overdevelopment of land.
- Future issues with parking and vehicle access.
- Missed opportunity and complete lack of vision:
- Here we have a gateway to a National Park and there is clearly a complete lack of imagination in terms of amenity planning and provision for the area by the Parish Council and South Downs Park Authority who cannot support the social and economic wellbeing of the local communities yet alone provide for those who want to visit.
- Loss of yet another public amenity / public house (with outdoor garden) to this area without meaningful remedy will impact on community identity and will not improve social and economic wellbeing.... Have those responsible for community planning not learnt anything from this pandemic?

1 letter received on behalf of Worthing Archaeological Society re-iterating request for an archaeological assessment to be carried out on this site before any work proceeds. It is an area of much archaeological importance.

Original Plans: 10 letters of objection received from the occupiers of 1 Highview, 38 Firle Road, 147 Brighton Road, 16 Abbots View, 24 Meadowview Road, 4 The Downs, Steepdown Road plus addresses in Worthing, Horsham and Ditchling:

- Loss of landmark building

- Loss of identity, character and personality of the area
- Loss of public house, community facility
- Isolation of community, restricts community interaction and communication
- Parking in Halewick Lane already congested
- Will lead to traffic choke point
- Should be at least 21 spaces on site rather than 14 proposed
- Not a sustainable location to justify reduced parking provision
- Proposal will change roofline to be asymmetric with flat top which does not fit in well with angled roofs of houses behind and backdrop of the Downs
- Prominent and elevated position – ideal location for a public facility
- Cluttered appearance
- Loss of ecology, hedgerow and grassed area which is not compensated for in the new plans
- Business argument for closure of pub is not convincing
- Lack of local amenities and facilities
- Overdevelopment
- Something more fitting and attractive should be sought
- No evidence has been submitted of any archaeological assessment of the site.
- Roman and Saxon pottery has been found in the area previously
- Loss of light to garden
- Loss of privacy
- Impact on air quality

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 2, 15, 18, 19, 20, 22, 28, 30, 33, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
West Sussex 'Guidance on Parking at New Developments' and 'Parking Demand Calculator' (WSCC 2019)

National Planning Policy Framework (February 2019)

Technical Housing Standards – nationally described space standard (DCLG 2015)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or

refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The site lies in the Built Up Area but is not within a Conservation Area. The boundary with the South Downs National Park lies to the west of Steepdown Road. The existing public house had previously been protected as an Asset of Community Value but that protection ended in 2016. Nevertheless, the building is still a community facility and policy 33 of the Adur Local Plan seeks to resist the loss of existing social or community facilities unless:

- It can be demonstrated there is no demand for the facility within the area and the premises have been marketed for a reasonable period of time; or
- There is alternative provision available locally that is accessible, and at least equivalent in terms of quality; or
- The proposed development would provide an alternative social and community facility.

For the purposes of this policy, social and community facilities may be defined as community venues, cultural buildings, places of worship, education and health facilities, and pubs where evidence demonstrates they have a community value.

The application is supported by a statement setting out the viability considerations and addressing the requirements of Policy 33.

It states that the owners sought advice from marketing agent Fleurets on 31 July 2017 to establish a reasonable rental yield to make a public house business viable. Fleurets confirmed that a rental yield of c. £35,000 per annum + VAT would be viable. The previous tenants were retained to run the pub but they could only afford to provide half that amount in rent. While not profitable, the pub remained open for security reasons following repeated incidents of fly tipping and other anti-social behaviour until a new tenant could be found.

In May 2020, the tenants vacated the premises following the Covid outbreak. The supporting statement explains that the Government was unwilling and unable to support a business where turnover and profit levels were insufficient and would not grant funding for a business which had been failing pre-Covid 19 times.

The report goes on to state that the former owners had the site placed on the open market in 2017 but there was a lack of any bid from the community throughout this 2017 marketing period (prior to the current owner's ownership). The opportunity to save the

building as a community facility has therefore passed with the failure to retain it as an Asset of Community Value.

The applicants go on to advise that there are a total of 8 public houses located locally to the application site. It is arguable whether some of those can be classed as local, with the nearest being the Miller &Carter pub in North Lancing, The Crabtree in Lancing and the Marquis of Granby in Sompting, which is also shut at the time of writing. However, it should be noted that Policy 33 only requires one of the three requirements to be met, not all, and it is considered that the case for lack of viability has been adequately met.

It is therefore considered that the loss of the building as a pub and community asset, whilst regrettable, is acceptable in light of the lack of success in maintaining it as a pub and the lack of demand in taking it on for an alternative community use.

Visual amenity

The scheme has changed significantly from its original submission which was felt to be unsympathetic with a large block of flats at the southern end, which would have resulted in the loss of the open space.

The revised scheme is more modest, with a line of four dwellings across the southern part of the site and two smaller detached dwellings further north. The dwellings include attractive design features, including replicating the canopy porch roof design found in the pub building.

The terrace is set back 22m from the southernmost point of the site allowing retention of the open space in front to soften the approach to the development and to retain a sense of the openness which the site currently provides. This open space is shown as being used as a communal garden for residents only and it is important that an appropriate condition is imposed to ensure that no buildings or structures are erected within this space in the interests of maintaining the visual amenities of the locality. Means of enclosure around the whole site will also be an important consideration, to be reserved by condition. It is considered that the existing hedge should be retained where possible as the most appropriate boundary treatment.

The terrace will come to within 1m of the side boundaries but it is considered that because the site widens to the rear, the houses will not appear cramped or imposing in the street scene. There is a wide grass verge in Steepdown Road to the west which ensures that the houses are set about 7m from the road on that side. They are closer to Halewick Lane but are angled away from the pavement and maintain adequate spacing to that side.

The detached dwellings fronting Steepdown Road will be on the same building line as the dwellings to the north. They will sit on higher ground than the pavement, as do those houses to the north, but they will be on lower ground than their neighbours and will have a lower ridge line as a result. Those units will not have vehicular access from Steepdown Road, ensuring that the existing flint wall can be largely retained, with a small opening formed for pedestrian access only. Hedge planting will soften the appearance of the houses further.

Objections have been received to the design and layout, with calls for the dwellings to be in the same position as the existing pub building. This was considered initially during application discussions but the dwellings would need to be brought further forward than the pub in order to provide appropriate rear garden space. There were also concerns about overlooking to the houses to the north.

The plans have been amended on several occasions as Officers have sought to improve the design of the terraced houses as they will form the most prominent features facing south towards the entrance to North Sompting. Measures secured include the stepping forward of the middle terraced units, removal of part hipped roofs, changes to window design and detailing, introduction of taller roofs with gable ends, introduction of chimneys, better window detailing, use of brick quoins and corbel course, tile hanging, bay windows and simple porch canopy.

The terrace will be set back from the front of the site to enable a landscaped open space to be provided in front, softening the approach to the development.

The detached units to the north have been designed to be read as an extension to the line of chalet bungalows in Steepdown Road, but not slavishly following their design. They will face west across farmland and the National Park on raised ground. The existing flint retaining wall is to be maintained with a small opening formed for pedestrian access. Existing conifer trees will be removed and replaced with new landscaping to soften the edge of the development. Details of all boundary treatment and landscaping will be reserved by condition.

It is considered that the current design and layout is considered to strike a balance between making efficient use of an awkwardly-shaped brownfield site, while respecting the character and amenities of the area.

Residential amenity - for proposed dwellings

The 4 bed dwellings have a floor area of 126m2 while the 3 bed dwellings have a floor area of 117m2 which meets the nationally described space standards. Externally, the terraced houses will have rear gardens of between 12.5 and 13.5m depth, except for Unit 3 which has a shorter garden depth of 9.6m, but greater width. The detached dwellings will also have gardens of adequate depth, at front and rear, and overall the development will provide an acceptable standard of amenity for all future occupiers.

The distance between the rear of Unit 3 and the side of Unit 2 is 13m, which falls just short of the 14m specified in the Council's DM Standard No.1. However, Unit 2 is angled away from Unit 3 and set slightly further back so that its full side elevation does not face Unit 3 and the distance increases towards the rear. It is not considered that there will be any adverse impact on future occupiers and such a shortfall is not of such significance in this case. Such a compromise will assist in making best use of this brownfield site.

In terms of traffic noise from the A27, the applicants have submitted a Noise Impact Assessment which recommends appropriate mitigation measures including double-glazing and mechanical ventilation. The Council's Environmental Health Officer has no objection subject to this being secured by condition.

Residential amenity - effect on existing dwellings

The site sits to the south of dwellings in Halewick Lane and Steepdown Road. Those dwellings are chalet bungalows with rooms in the roof which face each other at relatively close distances(16.7m between the closest dwellings), at a slight angle. The proposed terrace will be over 30m from the northern boundary and will not cause a loss of amenity for those occupiers to the north.

The detached pair are closer to the northern boundary and will have a greater impact. Unit 1 will face 1 The Abbotts, Halewick Lane at a distance of just under 19m, but will not face directly towards the rear of the property. Overlooking will be oblique, similar to the situation already experienced between dwellings in Halewick and Steepdown, and on balance, it is not considered that there will be a significant loss of amenity.

The relationship with 4 The Downs, Steepdown Road is also not considered to be so harmful as to warrant refusal. There will be approximately 4.5m between the dwellings with the existing dwelling angled away. Overlooking of the garden may be possible but it will not introduce overlooking where it does not already exist.

There are no dwellings to the west or south while to the east, houses on the opposite side of Halewick Lane are sufficiently distant to not be adversely affected,

Accessibility and parking

12 parking spaces are to be provided in the north east corner of the site, using the existing access from Halewick Lane. This equates to 2 spaces per dwelling with no visitor parking, which will need to be accommodated on street. However, there appears to be sufficient capacity on the surrounding roads to be able to accommodate visitor parking without detriment to highway safety or loss of amenity.

Secure cycle storage is also to be provided for each dwelling. Four of the parking spaces should include charging points for electric vehicles.

West Sussex Highways has not objected to the proposal on highway safety grounds.

Flood risk

Following an initial holding objection from the Council's Engineer on the grounds of lack of information about surface water drainage, the applicants have commissioned winter ground water monitoring on the site. Four mini boreholes were dug and it was found that there was a concrete obstruction beneath one of them, as a result of previous quarrying and subsequently infilling at the site. The monitoring report suggests that groundwater identified within that borehole was likely to have sat within the overlying made ground above the concrete obstruction and was not representative of true groundwater level across the site. All other locations were noted to be dry on all visits. The report recommends that a Desk Study is carried out ahead of any development on site, including for determining the extent of the quarried area. It is likely that soakaways would not be suitable within this area.

The Engineer has been passed a copy of the groundwater report but she does not consider that there is sufficient information to enable her to remove her holding objection at this time. She has therefore recommended that detailed drainage conditions are imposed to ensure that an acceptable surface water drainage scheme is implemented.

Sustainable and resource efficient buildings

The proposal does not constitute major development and Policy 18 of the Local Plan only requires new dwellings to achieve a water efficiency standard of no more than 110 litres/person/day (lpd). The Sustainable Energy SPD also only relates to major developments and development within Shoreham Harbour. Nevertheless, the applicants have provided a brief sustainability statement which covers items such as passive heating and cooling design with high efficiency and energy efficient features such as well insulated walls, floors and roof to minimise the use of mechanical ventilation, heating and cooling systems. The installation of energy efficient boilers and heating systems will contribute to the overall goal of reducing energy demands by 20%. Rainwater Harvesting will be optimised by using the rainwater for each house for the use of the future occupants to water gardens etc. The rainwater can be saved using water butts attached to the rainwater down pipes.

The application does not include any renewable energy technology but, at 6 dwellings only, the proposal does not constitute major development and Policy 18 of the Local Plan only requires new dwellings to achieve a water efficiency standard of no more than 110 litres/person/day (lpd). This can be controlled by condition.

Open Space

As the development is less than 10 dwellings there is no scope to secure any off site contribution towards open space provision. However, the scheme includes an area of communal open space at the front of the site for residents to use. The applicant has confirmed that a management company would deal with future maintenance of this area and a condition is recommended to agree a maintenance regime and require ongoing maintenance and management.

Recommendation

Approve

Subject to conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Boundary treatment
5. Landscaping
6. Parking
7. Cycle storage

8. Access closure
9. Water efficiency
10. CMP
11. Noise
12. Hours of work
13. Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority

14. Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority.

15. No lighting

16. EV charging spaces
17. Waste storage location and design to be agreed
18. No buildings or structures in communal garden
19. Removal of PD
20. Maintenance plan for open space and requirement for ongoing maintenance and management.