ADUR DISTRICT COUNCIL

PMR Architecture
Suite 4
Sheridan House
112-116 Western Road
Hove
BN31DD
United Kingdom

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0967/25

Details of Development
DEMOLITION OF EXISTING SINGLE-STOREY DWELLING AND CONSTRUCTION OF NEW THREE-BEDROOM TWO-STOREY DWELLING.

Location of Development
CRAIGWELL OLD SALTS FARM ROAD LANCING WEST SUSSEX BN15 8JD

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 28th July 2025.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Head of Planning & Development
16/10/2025

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PROPOSED FLOOR PLANS	24.56_PL_101A	07.10.2025
PROPOSED GROUND FLOOR PLAN	24.56_PL_104A	07.10.2025
PLANNING STATEMENT		28.07.2025
FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY	24-409 P01	28.07.2025
APPENDIX 01 SAP WORKSHEETS	21/07/25	28.07.2025
APPENDIX 02 FLOOR PLANS	21/07/25	28.07.2025
ENERGY & SUSTAINABILITY STRATEGY	Version 01	28.07.2025
ECOLOGICAL IMPACT ASSESSMENT	AB005.Craigwell.ExIA.V2	28.07.2025
SITE LOCATION & BLOCK PLAN	24.56_PL_001	28.07.2025
EXISTING FLOOR PLANS	24.56_PL_002	28.07.2025
EXISTING ELEVATIONS	24.56_PL_003	28.07.2025
EXISTING GROUND FLOOR PLAN	24.56_PL_004	28.07.2025
EXISTING FIRST FLOOR PLAN	24.56_PL_005	28.07.2025
EXISTING ROOF PLAN	24.56_PL_006	28.07.2025
PROPOSED SITE PLAN	24.56_PL_100A	28.07.2025
PROPOSED ELEVATIONS	24.56_PL_102	28.07.2025
DAYLIGHT & SUNLIGHT ANALYSIS	24.56_PL_103	28.07.2025
PROPOSED FIRST FLOOR PLAN	24.56_PL_105	28.07.2025
PROPOSED ROOF PLAN	24.56_PL_106	28.07.2025

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

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed in accordance with the approved plans to include dark timber cladding, buff brick, standing seam metal roof and green glazed brick unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

04. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

05. No construction work shall take place on site other than between the hours of 8am -6pm Monday to Friday and 8.30am-1pm on Saturdays. There shall be no working on Sundays or Public Holidays.

Reason: *In the interests of amenity having regard to policy 34 of the Adur Local Plan.*

06. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or altered by means of any development as set out within Classes A, AA, B, C, D and E of Part 1 of the Schedule to that Order.

Reason: *In the interests of amenity and the environment having regard to the nature of the site and policy 15 of the Adur Local Plan.*

07. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no additional windows or other openings shall be formed in the north or south side wall or roofslope of the building.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

08. Prior to occupation boundary fences shall be erected in accordance with the details to be submitted and approved by the Local Planning Authority and they shall thereafter be retained and maintained permanently unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual and residential amenity and to accord with Policy 15 of the Adur Local Plan.*

09. The dwelling shall not be occupied until the parking spaces and access have been provided in accordance with approved plans. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the proposed dwelling.

Reason: *In the interests of amenity and highway safety and having regard to the NPPF and policies 15 and 28 of the Adur Local Plan.*

10. No part of the development shall be first occupied until the covered and secure cycle parking spaces have been provided in accordance with the approved plans such provision shall remain at all times.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies, NPPF and Policies 15 and 28 of the Adur Local Plan.*

11. Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. 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 and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: *To ensure the flood risk is adequately addressed and not increased in accordance with the NPPF and Policy 36 of the Adur Local Plan.*

12. The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

    I. A timetable for its implementation.
    II. Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
    III. A management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

    Reason: *To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for the dwelling and not increased in accordance with the NPPF and Policy 36 of the Adur Local Plan.*

13. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Plan and shall be adhered to throughout the construction period. The Plan shall provide for:-

    (i) the parking of vehicles of site operatives and visitors;
    (ii) loading and unloading of plant and materials;
    (iii) storage of plant and materials used in constructing the development;
    (iv) the erection and maintenance of security hoarding;
    (v) wheel-washing facilities;
    (vi) measures to control the emission of dust and dirt during construction; and
    (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

    Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

14. No development above slab level shall take place until details of the number and siting of the proposed PV panels and ASHP have been submitted to and approved by the Local Planning Authority and the development shall be completed in accordance with the approved details.

Reason: *To maximise the opportunities for sustainable design by improving the energy efficiency of the building and reducing the demands on natural resources and waste generation. In accordance with the NPPF and policies 1, 15, 18, 20 and 31 of the Adur Local Plan.*

15. The rooflights on the north roof slope shall be fitted with obscure glass, minimum level 3 and shall be non-openable. The rooflights on the south roof slope shall be fitted with obscure glass, minimum level 3 and shall be non-openable unless the cill level is above 1.7 metres finished floor level and shall remain as such unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.*

16. The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref: Craigwell, Old Salts Farm Road, Replacement Dwelling, Flood Risk Assessment & Drainage Strategy, prepared by QED Structures, dated May 2025, ref: 24-409) and the following mitigation measures it details:

- Sleeping accommodation is to be located on the first floor and above only.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: *To reduce the risk of flooding to the proposed development and future occupants having regard to policy 36 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page: https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

03. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk

04. The applicant is advised that no development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. No soakaways should be connected to the public surface water sewer.

05. The developer is advised to contact the Environmental Health section of Adur & Worthing Councils for a Demolition Notice prior to any demolition work.

06. If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance www.water.org.uk/sewerage-sector-guidance-approved-documents/

07. The proposed drainage system shall be designed and constructed to prevent the ingress of flood water into the sewerage network.

08. In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

09. The developer must advise Southern Water of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Ref: AWDM/0967/25

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).