

Erection of 1no 3bed dwelling - alternative to Class Q approval E/23/00989/PA3Q

130 Almodington Lane, Almodington

Various Statements

SPA Impact

The owner has already submitted a UU for the permitted Class Q conversion and paid a contribution to the sum of £968 for bird disturbance along with a £100 monitoring fee. In order that those contributions can be transferred to the new build scheme the applicant is happy to complete an additional UU which allows this to happen and will also pay any additional top-up sum if that is required.

Nitrates

The application site is NOT within the Chichester Harbour Solent Catchment area as set out in Figure 1 of the Natural England detailed guidance on achieving nutrient neutrality (updated June 2022) since mains foul goes to Sidlesham WwTW. Accordingly, the issue of Nitrate Neutrality does not arise for the proposed development.

Surface Water Drainage

The new build proposed is an alternative to a permitted Class Q conversion. The footprint of both buildings is the same and therefore the amount of surface water run-off from the roofs will be identical. It is therefore intended that surface water run-off connects to the existing surface water system which drains to the ditch along the road. In addition, the provision of water butts are likely with a connection to soakaway for periods of heavy rainfall.

Any new hardsurfacing will be permeable with a type 3 hardcore base to ensure that adequate permeability is achieved.