

Erection of 1no 1bed dwelling and 1no 2bed dwelling - alternative to Class Q approval SI/20/00046/PA3Q

Land North of 66 Street End Lane, Sidlesham

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 £1808 for bird disturbance along with a £326 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 following index linked increases on 1st April 2023.

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 builds proposed are an alternative to a permitted Class Q conversions. 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.