

Parish: Funtington	Ward: Funtington
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FU/16/04131/FUL

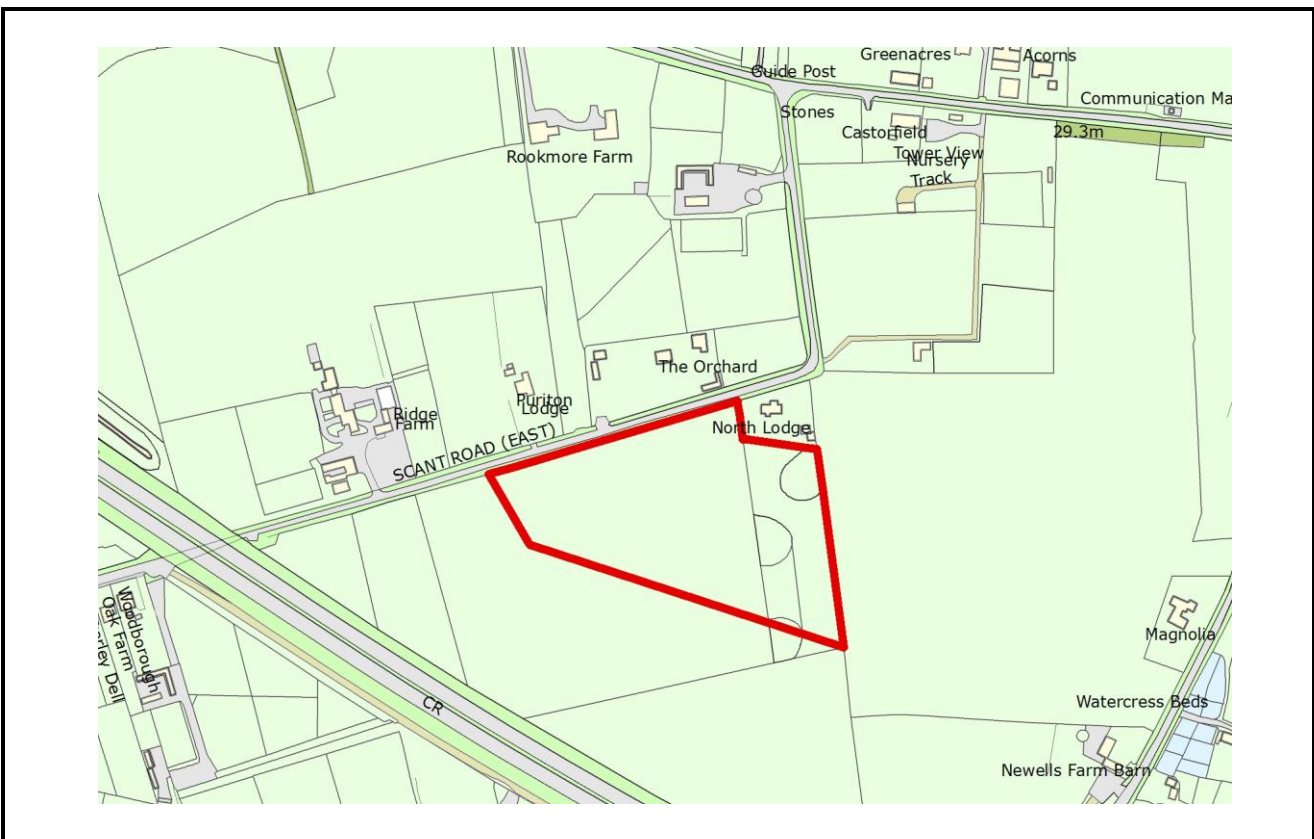
Proposal Erection of 8no. stable block rooms, 1 no. barn and 1 no. toilet and shower block. Hard standing stone finish self draining yard and 1 no. access gate.


Site Land West Of North Lodge Scant Road East Hambrook Funtington West Sussex

Map Ref (E) 479592 (N) 106759

Applicant Mr Albert Brazil

RECOMMENDATION TO PERMIT



	<p>NOT TO SCALE</p>	<p>Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803</p>
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1.0 Reason for Committee Referral

Parish Objection - Officer recommends Permit

2.0 Site and Surroundings

- 2.1 The application site is situated in the rural area on the southern side of Scant Road East, in the Parish of Funtington. It comprises a parcel of agricultural land to the south of Scant Road East with a sparse boundary of trees and hedgerow separating the site from the road whilst the other boundaries comprise more densely planted trees and hedgerow. Access to the site has been provided, however the remainder of the proposed development had not commenced at the time of the site visit in August 2017.
- 2.3 The A27 is located to the south west of the site, and residential properties to the north and east. Within the rural area surrounding the application site there are a number of gypsy and travellers sites and also equestrian uses. The character of the site and its surroundings is therefore mixed, influenced by the range of uses and their associated structures, buildings and the use of land for the keeping of horses.

3.0 The Proposal

- 3.1 The proposal is to erect a stable block comprising 8 boxes to provide stabling and tack rooms, a separate storage barn, and a building containing toilet and shower facilities. In addition the proposal would include an area of hardstanding and a gated entrance. During the course of the application the applicant has confirmed that the proposed stables are required to breed horses.
- 3.2 The stable block proposed on the eastern side of the site would be a timber frame building with timber cladding to the elevations with a felt roof, measure approximately 27.6m (l) x 18.4m (w) (outer limits) x 4m (d). The eaves height of the block would be 2.7m with the ridge 4m high. A muck heap 4m x 4m in size would abut the stables.
- 3.3 The proposed steel framed barn to be situated on the western side of the site would measure approximately 7m (w) by 8m (d) x 3.2m (h) (to eaves) and 4.4m (to pitch). A 4m (d) x 4m (w) x 3.5m (h) shower and toilet block is proposed abutting the site's northern boundary, adjacent to the entrance gate.
- 3.4 The proposed hardstanding (stone chippings) would cover an area of 30m x 51m accessed via a 3m (w) by 6m (d) access/entrance way finished in a tarmac.

4.0 History

16/03256/FUL	REF	Erection of 12 no. stables, tack room, pole barn, toilet and showers, hardstanding, access gate and the addition of 3 no. mobile homes for gypsy/travellers
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The following applications relate to the dwelling to the north of the application site known as The Orchard:

10/05655/ELD	PER	Use of The Orchard as a residential dwelling.
11/05336/FUL	PER	Removal of Condition 1 (personal permission) of a planning permission granted by The Secretary of State on appeal (Ref APP/C/88/L3815/15-28) dated 12 September 1991, to allow unrestricted occupation of "The Orchard".

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
EA Flood Zone	NO
- Flood Zone 2	
- Flood Zone 3	
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 Parish Council

30 January 2017

Funtington Parish Council objects to the above mentioned application on the following grounds:-

In para. 11 of the application it is stated that foul sewage is to be disposed of by cess pit whereas the applicant in his written statement refers to 2 x 4,500 litre septic tanks. The location of the proposed cess pit or septic tanks is not indicated on the application plans.

The volume of the proposed septic tanks is well in excess of that required for the proposed use and would be more appropriate provision for the three traveller pitches for which the applicant has previously applied for planning permission and which

have been refused. The housing/accommodation aspect has been taken out of this application - why is the proposed septic tank provision for 14 people?

The toilet and shower block floor plan shows 4 separate lavatories and 4 showers. In one of his written statements the applicant states that they will be used by the vets. Surely this provision is excessive and indicates an intention either to introduce other residential or business uses to the site.

There is no provision for onsite vehicle parking which would appear necessary if all the stabling were to be occupied. It appears that the intention is to create either a horse rearing business or a livery business, neither of which is appropriate in Scant Road East

It is stated at para.18 of the application that the total gross internal floor space is proposed to be 4.89 sq. metres. This is clearly wrong.

There is no need for this facility in a sparsely populated rural area. Scant Road East and its junction with West Ashling Road are inadequate to cope with the traffic likely to be attracted to a facility of this nature.

11 September 2017

I refer to the substituted planning application received on 16th August and repeat Funtington Parish Council's objections to the original application set out in my e-mail dated 30th January 2017 insofar as they are appropriate to the substitution.

6.2 Natural England

19 January 2017

No objection - our advice would be to carefully consider the onsite septic tank. We advise that the **Adopted Surface Water and Foul Drainage** Supplementary Planning Document is followed, specifically **section 10**.

24 August and 8 September 2017

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 19 January 2017. The advice provided in our previous response applies equally to this **amendment** although we made no objection to the original proposal. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

6.3 WSSC Highways (summarised)

No objection raised, however visibility splays need to be included in the submitted drawings. If the splays are not achievable a speed survey would need to be undertaken to ensure the access is designed to the speed of the road at the very least, in the interests of Highway Safety.

6.4 CDC Drainage Engineer (summarised)

No objection, request made for details of the construction of all hardstanding and drainage to be submitted agreed by condition.

6.5 CDC Environmental Management (summarised)

No objection, comments received noting that in order to reduce air quality impacts at neighbouring properties during the construction phase (eg from dust), measures to reduce emissions should be taken. All waste arisings must be disposed of in accordance with relevant Waste Regulations and there should be no on-site burning of construction materials or stable wastes.

6.6 CDC Environmental Strategy (summarised)

No objection subject to conditions to manage impacts upon Bats, Hedgerows, Reptiles, and Great Crested Newts in accordance with the submitted Ecological Assessment.

6.7 Agents/Applicant's Supporting Information

A Letter dated 10 August 2017 confirms that further to the information submitted with the application;

- the proposal is to breed horses at the site. The stallion would be used to stud mares not kept at the stables or mares in other locations periodically and therefore it will be necessary to transfer horses by horse box on occasion.
- Staff would be employed to attend to the horses.
- Visits by vets and other professionals may be necessary
- On rare occasions it may be necessary for staff to be on site overnight should a horse fall sick or when foaling.
- Highway impact would be minimal and no parking on the highway or surrounding roads would be necessary.

6.8 5 letters of objection have been received concerning:

- a) There appears no reason given by the applicant for a stable yard of the size proposed
- b) The scale and mass of the development unjustified in this location
- c) The level of development appears to exceed the needs of the horses kept on site to date
- d) Although reduced in scale it would still represent excessive development in this location
- e) Fear of residential would be introduced to the site.
- f) The New access which has been installed does not have an appropriate culvert for the ditch to run freely - this will need to be address before the winter
- g) Considered as overdevelopment of the site
- h) if in the event of granting permission the land should be conditioned that the development shall only be used for the keeping of horses.
- i) The amount of development within the immediate area of greenfield sites is becoming detrimental to the local residents.

7.0 Planning Policy

The Development Plan.

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 (CLP) and all made neighbourhood plans. There is no made neighbourhood plan for Funtington at this time.
- 7.2 The principal planning policies relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 3: The Economy and Employment Provision

Policy 39: Transport, Accessibility and Parking

Policy 48: Natural Environment

Policy 49: Biodiversity

Policy 55: Equestrian Development

National Policy and Guidance

- 7.3 Government planning policy comprises the National Planning Policy Framework (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. This means unless material considerations indicate otherwise development proposals that accord with the development plan should be approved without delay.
- 7.4 Consideration should also be given to paragraph 17 (Core Planning Principles), together with sections 3, 7 and 11 generally.

Other Local Policy and Guidance

- 7.5 The following Supplementary Planning Guidance is material to the determination of this planning application:

- Surface Water and Foul Drainage SPD

The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Encourage and support people who live and work in the district and to adopt healthy and active lifestyles
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i) Principle of Development
- ii) Impact on landscape and character of the area
- iii) Impact on amenity of neighbouring properties
- iv) Highway Impact
- v) Drainage
- vi) Ecological Considerations

Assessment

i) Principle of Development

- 8.2 The site is located within the rural area and is designated countryside where new development is generally resisted unless in, accordance with policy 2 of the Chichester Local Plan (CLP), it meets the requirements of other policies within the Local Plan. Policy 55 of the CLP states that planning permission will be granted for equestrian related development where a range of criterion is met. In particular, equestrian development should only be permitted where; there is sufficient land for the number of horses, any new buildings would be appropriate to the number of horses to be kept, there would be minimal landscape impact, the proposal would not result in the loss of the most valuable agricultural land, there is a scheme for the management of the site i.e. lighting and waste management, the proposal would be compatible with its surroundings, it would not generate a need for a dwelling, and the site would be well linked, and not detrimental to, the bridleway network. Furthermore, permission should only be granted where it would not lead to the need for additional housing on the site.
- 8.3 The application site would be associated with an area of paddock of a sufficient size to support the keeping of 7 horses and it lies in an area which is characterised in part by equestrian uses. The area does not provide the most valuable or versatile agricultural land, and there is a good network of bridleways that would be accessible from the application site. It is therefore considered that the proposal meets the associated criterion of policy 55 which addresses these issues.
- 8.4 The applicant lives adjacent to the site at The Orchards, and it is considered that due to the proximity of the habitable accommodation to the application site, combined with the scale of the proposal and the number of horses that would be stabled, the proposal would not lead to the need for a further dwelling on the site. In the interests of ensuring that the operation of the equestrian enterprise remains connected to a resident of The Orchards, and thereby ensuring that there is no need for additional accommodation on the site in the future it is recommended that a condition be imposed requiring that the horses to be stabled on the site are only horses kept by an occupier of The Orchards.

8.5 Overall, it is considered that subject to the landscape impact of the proposal, and other material considerations such as highway safety, residential amenity and drainage, as addressed below, the proposed use creation of an equestrian enterprise in this location and the associated stabling and operational development would comply with policy 55 of the CLP and would therefore be acceptable in principle.

ii) Impact on landscape and the character of the area

8.6 The application site at present is an open parcel of agricultural land, with some sporadic trees and relatively dense hedges aligning the roadside. The hedge row and tree screen along Scant Road East is such that, whilst the proposed stables, barn and toilet block would be visible in places from Scant Road East, the structures would not appear overly dominant within the landscape when viewed from the adjacent highway.

Furthermore, due to the siting, scale and design of the proposed structures, which would be simple in their form and construction, the buildings would not appear to be out of keeping with the mixed rural character of the site and its surroundings.

8.7 The site would not be particularly visible from the wider rural area due to the location of the associated paddock land and its proximity to the A27 to the south west, and the lack of any public footpaths to the east or south. It is therefore considered that the proposed development would not cause harm to the landscape or the rural character of the surrounding area.

8.8 A post and rail fence and 5 bar gate is proposed at the new entrance to the site, and it is considered that this would be an appropriate form of boundary treatment in this location. The area of hardstanding proposed for the purposes of parking and turning, and a further area within the stable complex, would be appropriate to the scale of the proposed enterprise, and its visual impact would be mitigated by ensuring that the stone chippings are of an appropriate subtle colour in keeping with the rural context of the site. The proposed plans also indicate security lighting on the edge of the stable block, toilet block and barn. The lighting would comprise of external bulk head lights to a max of 60 watt bulb or LED equivalent. It is considered that in principle, subject to conditions requiring full details of the light, measures to mitigate light spillage and also restrictions on the hours that lights may be operated, lighting of this nature and in these positions would not be overly intrusive and are appropriate to the location of the site.

8.9 Policy 48 of the LP seeks to ensure that new development conserves and enhances the natural environment, seeking to ensure there are no adverse impacts on the tranquil and rural nature of the area, and that it respects and enhances the landscape character of the surrounding area. The use of the site for the keeping and breeding of horses would introduce a degree of activity to the site, which may not be there at present. However, in the context of the site being in relatively close proximity to residential and equestrian uses and taking into account the nature of the equestrian enterprise proposed, which would not include livery or riding school services for example, it is considered that the proposed development would be compatible with the surrounding uses, in accordance with policy 55 of the CLP, and would not be harmful to the rural character of the locality.

8.10 For the reasons set out above it is considered that the proposed development, in terms of its visual impact upon the landscape, would be of a satisfactory design and adequately screened to ensure that it would not have a detrimental impact upon the landscape or rural character of the surrounding area. Further, the nature of the use would not be harmful to the character of the locality. The proposal therefore complies with local and national planning policies in this respect.

iii) Impact on amenity of neighbouring properties

8.11 The proposed building would be positioned to the northwest corner of the site and would be serviced via the existing access which has been created. There are residential properties on Scant Road East, the nearest being on the northern side and set back from the road, however it is considered that the proposed development would be a sufficient distance from surrounding properties to ensure that the proposal would not have an adverse impact upon their amenity. The proposed development includes a muck heap adjacent to the stable block a condition is recommended to ensure that no waste is burned on the site and that appropriate measures are put in place to manage the disposal of waste in the interests of ensuring no odour nuisance would occur.

iv) Highway Impact

8.12 In respect of highway safety; the existing access would be utilised. The Highways Authority has no objection to the proposed development in principle, however they have requested that a plan be provided to demonstrate that the required visibility splays of 2.4m x 214m can be achieved. The applicant has been asked to provide this plan and an update will be provided to the Planning Committee regarding this issue. Due to the set back of the boundary from the edge of the carriageway, which is within the ownership of the applicant, it is considered that the required visibility splays could be achieved, and on this basis it is considered that the proposed development would benefit from a safe and adequate access in accordance with policy 39 of the CLP. It is also considered that due to the nature of the use and the likely traffic movements that would be associated with the use; including service vehicles for the disposal of the proposed septic tanks and horse boxes would be able to enter, turn and exit the site in a forward gear due to the amount of hardstanding proposed within the site, and would not be of a level that would be harmful to the highway network. The proposal is therefore acceptable in this respect of highway safety and the impact upon the highway network in accordance with policy 39 of the CLP.

v) Drainage

8.13 The additional surface water run off would be required to be managed within the site and not directed to a public sewer, watercourse or field drain. The proposal is to provide septic tanks to store the foul water from the proposed toilet and shower building and also from the proposed yard area of the stables where horses would be washed down. It is considered that given this would prevent the pollution of ground water and there is an absence of mains drainage serving the site this is an appropriate method of managing the foul and stable yard surface water drainage. It may be possible to drain the proposed area of hardstanding using sustainable methods of surface water drainage, full details of which would be required via a condition as requested by the Council's drainage engineer. It is therefore considered

that the proposed development would be acceptable in respect of the proposed means of drainage.

vi) Ecological Considerations

- 8.12 The Council's Environment Officer has confirmed that there is no objection to the proposed development subject to measures being put in place to mitigate the impact of lighting upon bats and also the impact of the development upon reptiles and great crested newts. In accordance with the suggested conditions to manage these issues it is considered that the proposal would not have an adverse impact upon biodiversity or ecology in accordance with policies 48 and 49 of the CLP.

Conclusion:

- 8.13 Based on the above assessment it is considered that the proposal would provide a suitable form of equestrian development in the rural area that would not result in harm to the character or appearance of the locality, the amenities of neighbours, highway safety, the environment or biodiversity. It is therefore considered that the proposal complies with the development plan policies and the National Planning Policy Framework and the application is recommended for approval.

Human Rights

- 8.14 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

1) 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 (as amended).

2) The development hereby permitted shall be carried out in accordance with the approved plans: AB/0916/001/REV 3 :DATED: 20.08.2017; AB/0916/002/REV 3 : DATED : 20.08.2017; Fencing plan : DATED : 20 Sep 2017; AB/0916/003/REV 3: DATED : 05.08.2017; AB/0916/004/REV 3: DATED : 05.08.2017 ; AB/0916/005/REV 3: DATED : 05.08.2017 ; Agr Building detail : DATED : 09.08.17.

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

3) Notwithstanding any details submitted **no development/works shall commence** until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the building(s) and all surfacing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

4) No development shall commence until details of the proposed overall site wide surface water drainage scheme has 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 as set out in Approved Document H of the Building Regulations and the SUDS Manual produced by CIRIA. Winter ground water monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. The surface water drainage scheme shall be implemented as approved unless any variation is agreed in writing by the Local Planning Authority. No building shall be occupied until the complete surface water drainage system serving that property has been implemented in accordance with the approved surface water drainage scheme.

Reason: The details are required pre-commencement to ensure that the proposed development is satisfactorily drained with all necessary infrastructure installed during the groundworks phase.

5) No development shall commence, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period unless any alternative is agreed in writing by the Local Planning Authority. The CEMP shall provide details of the following:

- (a) the anticipated number, frequency and types of vehicles used during construction,
- (b) the provision made for the parking of vehicles by contractors, site operatives and visitors,
- (c) the loading and unloading of plant, materials and waste,
- (d) the storage of plant and materials used in construction of the development,
- (e) the erection and maintenance of security hoarding,
- (f) the provision of road sweepers and/or wheel washing facilities to mitigate the impact of construction upon the public highway
- (g) measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles
- (h) measures to control the emission of noise during construction,
- (i) details of all proposed external lighting to be used during construction and measures used to limit the disturbance of any lighting required. Lighting shall be used

only for security and safety,

(j) appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas, and

(k) waste management including prohibiting burning.

Reason: These details are necessary pre-commencement to ensure the development proceeds in the interests of highway safety and in the interests of protecting nearby residents from nuisance during all stages of development and to ensure the use of the site does not have a harmful environmental effect.

6) Nothing in this permission authorises the removal of hedgerow along the northern boundary of the site, the hedgerow shall be retained in perpetuity and **no development shall commence** on site, including demolition, until the existing hedgerow to be retained has been protected by a fence providing a landscape buffer in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include plans showing the type and position of all protective fencing. The protective fencing shall be retained as approved during the construction period and the fencing shall be maintained until all equipment, machinery, surplus materials and soil have been removed from the site.

Reason: To protect foraging areas for bats and in the interests of preserving the visual amenities of the area. 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.

7) Prior to installation of the external lighting hereby permitted full details of the proposed design, including measures to mitigate the spillage of light, shall be submitted to and approved in writing by the Local Planning Authority. No external lighting shall be installed either on the building or anywhere within the site other than as shown on the approved plans. This exclusion shall not prohibit the installation of sensor controlled security lighting which shall be designed and shielded to minimise light spillage beyond the site boundary.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity.

Note: Any proposed external lighting system should comply with the Institute of Lighting Engineers (ILE) guidance notes for the Reduction of Light Pollution.

8) The implementation of this planning permission shall be carried out strictly in accordance with the method of works and mitigation measures detailed in the recommendations section of the submitted Ecological Assessment; produced by Arbtech, and in accordance with the following measures;

- Site clearance should be conducted during the season reptiles are active and the vegetation should be cut down to 10cm prior to any works taking place and then carefully cleared. And dead wood, or rubble piles should be dismantled by hand and relocated, and

- An ecological watching brief shall be put together for any vegetation removal. If a Great Crested Newt is found all works must stop immediately and Natural England consulted.

- Rubble/spoil should not be left onsite in suitable Great Crested Newt habitat areas.

Reason: To ensure that the protection of ecology and/or biodiversity is fully taken into account during the construction process in order to ensure the development will not be detrimental to the maintenance of the species.

9) No part of the development hereby permitted shall be first occupied until visibility splays of 2.4 metres by 215 metres have been provided at the proposed site vehicular access onto Scant Road East. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety

10) **No part of the development shall be first occupied** until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Scant Road East in accordance with plans and details that shall first have been submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

11) **No part of the development hereby permitted shall be first occupied** until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development

12) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015, as amended the stables hereby permitted shall not be used for any purposes other than for the stabling of horses in connection with the keeping and breeding of horses by an occupier of The Orchards, Scant Road East, and the site shall not be used for any other commercial activities whatsoever including in connection with any form of livery or riding school uses.

Reason: In the interests of sustainability and to prevent the need for residential accommodation on the site to comply with policy 55 of the Chichester Local Plan.

13) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015, as amended the barn hereby permitted shall not be used for any purposes other than for storage in connection with the use of the land for the keeping and breeding of horses and for no other use whatsoever.

Reason: In the interests of amenity and sustainability, highway safety and to enable the Local Planning Authority to regulate and control the development.

14) In the event the stables, barn and toilet/shower block hereby permitted cease to be used for their stated purposes they shall within 3 months of the cessation of the use be demolished and all materials and resulting debris and all areas of hardstanding shall be permanently removed and the land returned to its current use and condition as pasture.

Reason: To ensure permission would not normally be granted for such development in this location but in granting permission exceptionally the Local Planning Authority have had regard to the particular circumstances relating to the proposal.

15) There shall be no on-site burning of construction materials or stable wastes at any time and prior to the first use of the stables hereby permitted a waste management plan shall be submitted and approved in writing by the Local Planning Authority. Thereafter the stables shall not be occupied other than in accordance with the approved waste management plan.

Reason: In the interests of protecting residential amenity.

INFORMATIVES:

- 1) The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
- 2) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 3) All waste arising must be disposed of in accordance with relevant Waste Regulations

For further information on this application please contact Fjola Stevens on 01243 534734