

Report to **Planning Committee**
Date **14 March 2018**
By **Head of Planning Services**
Local Authority **Chichester District Council**
Application No. **SDNP/17/05519/FUL and SDNP/17/05520/LIS**
Applicant **C/O Agent Mr Peter Bradley**
Application **Single storey rear extension.**
Address **Foresters Arms
The Street
Graffham
Petworth
West Sussex
GU28 0QA**

Recommendation: That the applications be Refused for the reasons set out in paragraph 10 of this report.

Executive Summary

Reason for Committee Referral: Red Card: Cllr Elliott – Exceptional level of public interest

The application seeks the erection of a single storey extension to the rear elevation of the Grade II Listed Public House. The pub has a timber framed 16/17th century core with a Georgian rear elevation with chequerboard detailing and Georgian casement windows.

The lean-to extension of the building as proposed is considered to lead to the loss of historic fabric of the building and will have an adverse impact on the important rear elevation of the building leading to harm to the significance of the listed building. This harm is considered to be less than substantial harm and therefore in accordance with paragraph 134 of the NPPF should be weighed against the public benefits of the proposal including securing the optimum viable use of the heritage asset.

Officers have sought to work with the applicant's agent to achieve a solution that balances the conservation needs of the building against the applicant's requirement for replacement kitchen accommodation; however, the applicant is adamant that this is the only location for the kitchen that meets their needs.

It is considered by officers that there are alternative, less harmful locations, where the kitchen accommodation could be provided whilst meeting the applicant's needs for replacement kitchen floor space. Furthermore, if the proposed extension was not to be permitted it would not prevent the Foresters Arms from being reopened and therefore brought back into its 'optimum viable use'

Whilst the re-opening of the Foresters Arms is a clear public benefit, it is not a public benefit that is dependent on these proposals being permitted. On balance it is considered that for the reasons given above there are no public benefits sufficient to outweigh the harm caused by the proposed extension.

1.0 Site Description

- 1.1 The application site consists of a Grade II Listed public house within the settlement of Graffham. The building has a timber framed 16/17th century core with a rear Georgian extension with chequerboard brick detailing. The windows to the rear are believed to be original and are highlighted within the listing.
- 1.2 To the south of the central part of the building, the floor plan stretches into a later (19th Century) two-storey addition which is known to have once been the village shop. The pub floor plan extends into this two-storey section of the building at ground floor level and also at first floor level accommodates part of the manager's accommodation.
- 1.3 Significant unauthorised works to the listed building have recently been undertaken including the blocking up of the openings into the former shop part of the building at both ground and first floor levels, internal and external alterations and the replacement of original windows. These unauthorised works are not the subject of these applications.
- 1.4 The pub garden and car park are located to the rear (facing the Georgian extension). To the north is a timber extension lawfully used as holiday let accommodation.
- 1.5 The listing of the public house reads as follows, the listing specifically includes the two storey shop:
- 1.6 The Foresters Public House II Public House. C17 or earlier timber-framed building, refaced with stucco in the C18. Hipped tiled roof. Casement windows. One window-bay added at the south end in the C19. Two storeys. Three windows.

2.0 Proposal

- 2.1 The applications seek planning permission and listed building consent for the erection of a single storey extension to the rear elevation of the public house. The extension will require the removal of one existing window with the wall below taken down to the floor to form a doorway. The remainder of the wall will remain. The extension will be constructed from brick (although the application documents also say timber boarding (Design And Access Statement) with a slate lean-to style roof which will include the provision of two rooflights,

3.0 Relevant Planning History

SDNP/15/04213/FUL - Change of use of store room to letting room with en-suite shower room, demolish two sheds and replace with new building, demolish outside toilet, build extension to add 2 no. new letting rooms (re-submission and amendment of 04/02810/LBC) - Withdrawn

SDNP/15/04870/LIS - Change of use of store room to letting room with en-suite shower room, demolish two sheds and replace with new building, demolish outside

toilet, build extension to add 2 no. new letting rooms (re-submission and amendment of 04/02810/LBC) - Withdrawn

4.0 Consultations

4.1 Graffham Parish Council

Graffham Parish Council (GPC) submits a SUPPORT response. Whilst GPC submits a support response to this application, this support is not a commitment to any further applications particularly in relation to the new divisions of the property.

4.2 CDC – Historic Buildings Adviser

Description of heritage asset:

The Forester's Arms is a statutorily Listed Building which has a timber-framed core and dates from at least the 17th-century. The DCMS List entry says: "*Public House. C17 or earlier timber-framed building, refaced with stucco in the C18. Hipped tiled roof. Casement windows. One window bay added at the south end in the C19. Two storeys. Three windows.*" It falls outside of any conservation area but, is set within the South Downs National Park, in the small, attractive village of Graffham, lined with many period houses, and having a strong rural character. The timber-framing in the First Floor indicate that Forester's PH more accurately dates from the later 16thC. (see also, applicant's Heritage Statement).

Significance of features:

The most significant features of The Forester's Arms include: original timber-framed 16/17th-C. core with its Inglenook brick fire-place and a Lobby-entrance plan form. Other significant, key features are the rear, late Georgian extension with period timber casement windows, set in red-and-black chequer-board brickwork (rear wall). It is notable that the casement windows are specially mentioned in the List Entry. Several Georgian casement windows still survive on the Ground Floor, and front First Floor. The later 19th-century south ('shop') wing is also of interest, but, has less intrinsic historic merit than the 16th-C, 17th-C. and 18th-C. (late Georgian) parts. A rear cat-slide roof to the south bay is modern and of no special interest.

The Council noticed illegal works taking place including the disposal and replacement of five casement timber windows in the Georgian rear wing, on site 25th January. Some limited minor works seem innocuous; i.e.- updating the small downstairs w.c.'s. However, other unauthorised works do raise serious concerns. No evidence was submitted that these Georgian casements were beyond repair, to support simply throwing away these historic windows without prior consent, or attempts to repair. The new windows have 'ovolo' glazing bars, but these fail to match the profile of the late 18th/early 19thC. Windows because these have thinner, Lambs' tongue glazing bars, so the significance and authenticity of the windows has been lost irretrievably. This makes the remaining late Georgian windows even more significant, being rarer.

Assessment of scheme

The Council raises serious concerns about unauthorised works. The problems with the approach presently are partly practical and partly concern the Listed Building's long-term conservation. Fundamental issues remain:

Unresolved Issues

Feasibility:

1. The kitchen as presently proposed is so small it seems inadequate. It remains unclear how it could deliver a key function for the shift to mainly restaurant use? The proposal is to re-locate a part of the present kitchen by breaking out brickwork under the left-hand rear window to make a doorway to a very small extension. However, basic layout details (showing exact location of units/usage) are missing in order to present a convincing case. [where cooker; wet services, etc. go?]
2. The area suggested for the kitchen is unexplained and seems unfeasible. The addition is so small it fails to offer a single workable space for a kitchen. As shown, sub-divided it by a wall would create a logistical and space problem, being cramped and unfit for purpose. The proposal shows a wall between two kitchen areas; but it poses a real risk of incremental erosion of the rear Georgian wall. Therefore, it creates more pressure to remove this wall (at some point) in order to create a single viable space.

Lack of detailed information:

3. There are no detailed plans for the most important part of the pub/restaurant. The layout needed is missing to show how the kitchen units could fit into the small space suggested for it. By contrast, all other Ground Floor areas appear on plan in great detail. This rear extension suggested is a very tight, narrow space. If proposed for wet services, this presents damp problems (from cooking steam affecting the rear wall). Laying a concrete floor slab as the owner suggested on site for this extension is inadvisable as it would also trap moisture and invite damp issues. Basic information is needed now.

Conclusions

I. The 1990 Act* states that the local planning authority or Secretary of State “*shall have special regard to the desirability of **preserving the building** or its setting or exercise of **any features of special architectural or historic interest** which it possesses.*” Therefore, the architectural and historic integrity of Forester’s Arms should be protected and any features of special interest should be conserved. *[Sect.66(1)]. However, the casual disposal of historic 1st Floor windows raises serious concerns that the scope of proposals have not been carefully considered to balance the uses with the impact on historic features, including the Georgian wing.

II. It remains unexplained why a better location cannot be found for a kitchen extension in a less sensitive location of the Listed Building, such as the south wing (rear). It is a serious concern that the ‘ad hoc’ approach and illegal loss of windows at 1st Floor already started in advance of the primary pub use being re-established. Further, the south wing has been walled off with concrete blocks with no active use.

III. While the Council strongly support reinstating active use to The Forester’s Arms, it must consider the disposition and intensity of uses. Such plans need a holistic, measured approach lacking so far, and must be considered in advance of works starting on site. A balanced, holistic approach over the whole building is needed, in order to gain the consents required legally, and the confidence to succeed.

4.3 CDC – Environmental Strategy

Bats

Due to the location of the site, the proposed works and the records of bats within close proximity of the site there is a moderate likelihood of bats roosting within the building. Unfortunately no bat surveys have been undertaken on the site so we are unable to establish if bats are present. Prior to determination we require that a bat survey is undertaken on the building to determine if there is evidence of bats roosting within the building. If there is evidence of bats, further bat activity surveys would be required and mitigation strategies will need to be produced. These surveys plus mitigation strategies required will need to be submitted as part of the planning application prior to determination. Due to the level of protection bats hold within European legislation, if bats are found to be roosting onsite the application will also require a Natural England Protected Species Licence for the works.

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

Nesting Birds

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March ' 1st October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

5.0 Representations

5.1 No third party representations

6.0 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the Chichester Local Plan First Review (1999) and the following additional plan(s):

- SDNPA Partnership Management Plan 2014
- South Downs National Park Local Plan – Pre submission September 2017

The relevant policies to this application are set out in section 7, below.

6.2 National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

7.0 Planning Policy

Relevant Government Planning Policy and Guidance

- 7.1 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

National Planning Policy Framework (NPPF)

- 7.2 The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF07 - Requiring good design
- NPPF11 - Conserving and enhancing the natural environment
- NPPF12 - Conserving and enhancing the historic environment

- 7.3 The following paragraphs of the NPPF are considered relevant to the determination of this application:

14, 17, 115, 126-141

- 7.4 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is also relevant to the determination of the application.

Chichester District Local Plan First Review 1999

- 7.5 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

- BE4 - Buildings of Architectural or Historic Merit
- BE5 - Alterations to Listed Buildings
- BE11 - New Development
- BE12 - Alterations, Extensions and Conversions
- RE1 - Development in the Rural Area Generally

The South Downs Local Plan – Pre Submission 2017

- 7.6 The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26th September to 21st November 2017. After this period, the next stage in the plan preparation will be the submission of the Local Plan for independent examination and thereafter adoption. Until this time, the Pre-Submission Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation, along with the fact that the policies are compliant with

the NPPF, the policies within the Pre-Submission Local Plan referenced are currently afforded some weight.

7.7 The following policies of the South Downs National Park Local Plan - Pre-Submission September 2017 are relevant to this application:

- SD1 – Sustainable development
- SD5 – Design
- SD7 – Relative Tranquillity
- SD8 – Dark Night Skies
- SD9 – Biodiversity and Geodiversity
- SD12 – Historic Environment
- SD13 – Listed Buildings
- SD34 – Sustaining the Local Economy

Partnership Management Plan

7.8 The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following policies of the SDNPA Partnership Management Plan 2014 are relevant to this application:

- General Policy 1
- General Policy 3
- General Policy 9
- General Policy 10

8.0 Planning Assessment

8.1 The main issues with this proposal are considered to be:

- The impact of the proposed lean-to extension on the historic character and appearance of the listed building
- Whether the public benefits of the proposed development are sufficient to outweigh the harm caused by the proposed extension of the building as proposed

The impact of the proposed lean-to extension on the historic character and appearance of the listed building

8.2 The Forester's Arms is a grade II listed pub dating from the 16/17th century. The main building is timber framed with a later Georgian rear extension and a further 19th century extension to its southern end. The main significance of the building lies in its original timber framed core with lobby entrance plan form but also the attractive Georgian rear elevation. The rear wall of this Georgian extension is particularly significant to the overall character and appearance of the listed building

with its red and black chequer board brickwork and original Georgian casement windows. The red and black chequer board appearance extends along the full length of the rear elevation of the core of the public house interspersed by some historic door header brickwork. This is considered to provide some legibility to the involvement of the building and a reference to the possible use as cottages prior to the pub use. The significance of this fabric and an appreciation of the former uses can only be fully appreciated by viewing the rear elevation as a whole.

- 8.3 The proposed rear extension is to be sited to the south east corner of this historic rear elevation. The internal space provided by the extension is to be used as additional kitchen accommodation to support the running of the public house. Currently the pub kitchen is provided within the footprint of the building immediately adjacent to where the extension is proposed and also within a modern (20th Century) lean-to extension attached to the rear of the 19th Century south (former shop) section of the building. The applicant does not intend to continue the use of the modern lean-to extension as a kitchen but has proposed no alternative use for this section of the building and because of this reduction in size of the existing kitchen area, further kitchen space is required. The floor space of the proposed new kitchen extension is of a size commensurate with that to be lost in the modern section of the building.
- 8.4 Internally the proposed extension adjoins the existing kitchen area where unlawful works have taken place including the removal of a partition and blocking up openings to create a viewing area into the kitchen for customers of the business. The principle or acceptance of the unlawful works is not being assessed under these applications.
- 8.5 The construction of the lean-to rear extension will result in the loss of historic fabric of the building and will also lead to harm to the spatial appreciation of the rear elevation and intricate detailing of the chequer board brickwork. Furthermore the interruption to the rear elevation resulting from the extension is considered to diminish the perception of legibility and involvement of the building.
- 8.6 In order to gain access internally one of the Georgian windows in the rear elevation is to be lost and opened up into a doorway. The rear casement windows are highlighted with the building's list description providing some indication of their importance to the overall significance of the building. Four of the window frames to the rear elevation have been unlawfully removed as a result of the on-going works on site, leaving the window to be removed possibly more significant now that less of the historic fabric of the building remains.
- 8.7 In addition to the concerns highlighted above there is also concern that the space created by the proposal will not result in a particularly useable or functional space leading to pressure for the removal of the remaining rear wall and a further window at a later date. The application lacks information in relation to how the kitchen space is to be used with the location of kitchen fittings along with corridor space missing from the proposed plans. The limited additional space created by the extension and its subdivision by the original rear wall of the building is likely to result in a restricted and unworkable space leading to pressure for further alteration of the building in the future.
- 8.8 In summary on this first issue, the lean-to extension of the building as proposed is considered to lead to the loss of historic fabric of the building and will have an adverse impact on the important rear elevation of the building leading to harm to the significance of the listed building. This harm is considered to be less than

substantial harm and therefore in accordance with paragraph 134 of the NPPF should be weighed against the public benefits of the proposal including securing the optimum viable use of the heritage asset.

Whether the public benefits of the proposed development are sufficient to outweigh the harm caused by the proposed extension of the building as proposed.

- 8.9 The Forester's Arms has been closed as a public house since December 2015 and has subsequently been registered as an 'Asset of Community Value'. It is understood that the local community were unable to purchase the property but it has recently been purchased by the current agent for these applications who has sub-let the building to the applicant. It is the applicant's intention to re-open the public house, albeit on a smaller footprint than on which it previously operated, as a public house/restaurant with a number of letting rooms.
- 8.10 It is the intention of the owner to retain the north and south sections of the building although no alternative use for these areas has been proposed, however, in planning terms these parts of the building will retain their 'public house' use status unless a subsequent planning permission is granted for an alternative use.
- 8.11 There is planning policy support to ensure the retention of facilities that add to the sustainability of local communities and indeed officers have resisted proposals in the past that could have eroded the viability of the Foresters Arms as a pub, including its change of use to residential. The use of the property as a public house is considered to be its optimum viable use (as referred to in paragraph 134 of the NPPF) and as such officers are supportive of the retention of this use and are keen to see the Foresters Arms re-open as soon as possible.
- 8.12 Notwithstanding the above, the desire to see the Foresters Arms re-open as a valued community asset for Graffham and the surrounding area is not the only planning issue to consider and paragraph 132 of the NPPF requires that LPA's should give great weight to the conservation of heritage assets. It has been identified that harm to the significance of the heritage asset is caused by the proposed lean-to extension and therefore in the assessment of the merits of this proposal, the conservation needs of the building should be weighed against the desire to see the building re-open as a public house.
- 8.13 In this case, the lawful use of the building is as a public house and the owner has indicated to officers that it is his intention to see that premises are re-opened. There is nothing in use class terms that is stopping the building being used for its 'optimum viable use' in accordance with paragraph 134 of the NPPF. The optimum viable use of the building is as a public house and that is the buildings current lawful use albeit it has been closed for some time. Whilst the proposed location of the extension may be the applicant's preferred location for the kitchen accommodation, officers have identified less harmful locations where it could be provided. These include where it is currently sited in the modern 20th Century lean-to at the south end of the building (adjacent to the existing kitchen), or as a further extension to this element of the building.
- 8.14 Officers have sought to work with the applicant's agent to achieve a solution that balances the conservation needs of the building against the applicant's requirement for replacement kitchen accommodation; however, the applicant is adamant that

this is the only location for the kitchen that meets their needs. It is noted that three openings between the 16/17th core into the south wing at both ground and first floor levels have been unlawfully closed and this creates what appears to be a separate unit in this part of the building. Such intervention has yet to be justified by the applicant to officers along with an insight into the applicant's intention for this part of the building. It has been advised in previous pre-application advice that the subdivision of the building would be resisted as this would be considered to impact on the viability of the pub.

- 8.15 It is considered by officers that there are alternative, less harmful locations, where the kitchen accommodation could be provided whilst meeting the applicant's needs for replacement kitchen floor space. Furthermore, if the proposed extension was not to be permitted it would not prevent the Foresters Arms from being reopened and therefore brought back into its 'optimum viable use'
- 8.16 Whilst the re-opening of the Foresters Arms is a clear public benefit, it is not a public benefit that is dependent on these proposals being permitted. On balance it is considered that for the reasons given above there are no public benefits sufficient to outweigh the harm caused by the proposed extension.

Other Matters

- 8.17 In consultation with the Council's Ecologist it has been highlighted that the site is located within wider area known for providing and supporting a habitat for protected species. As a result the Council's Ecologist has requested a bat survey to accompany the application.
- 8.18 It is however noted that the proposed single storey extension is to attach to the existing brickwork of the rear elevation and does not require any works to any roof space. The proposal is therefore unlikely to directly lead to harm to protected species or lead to the disturbance of a known roost. Habitat enhancements could be incorporated into the build to encourage future habitats.

9.0 Conclusion

- 9.1 The lean-to extension of the building as proposed is considered to lead to the loss of historic fabric of the building and will have an adverse impact on the important rear elevation of the building leading to harm to the significance of the listed building. This harm is considered to be less than substantial harm and therefore in accordance with paragraph 134 of the NPPF should be weighed against the public benefits of the proposal including securing the optimum viable use of the heritage asset.
- 9.2 It is clear to officers that there are alternative, less harmful locations, where the kitchen accommodation could be provided whilst meeting the applicant's needs for replacement kitchen floor space. Furthermore, if the proposed extension was not to be permitted it would not prevent the Foresters Arms from being reopened and therefore brought back into its 'optimum viable use'
- 9.3 Whilst the re-opening of the Foresters Arms is a clear public benefit, it is not a public benefit that is dependent on these proposals being permitted. On balance it is considered that for the reasons given above there are no public benefits sufficient

to outweigh the harm caused by the proposed extension and therefore the proposals are considered to be contrary to paragraph 134 of the NPPF, policies BE4, BE5, BE11, BE12 and RE1 of the Chichester District Local Plan First Review 1999 and the first purpose of designation of the South Downs National Park. The applications are therefore recommended for refusal.

10.0 Reasons for Recommendation

It is recommended that the applications be Refused for the reasons set out below.

SDNP/17/05519/FUL

1. The proposed lean-to extension, by reason of its siting and design is considered to detract from the character and appearance and, historical significance of the Grade II Listed public house, resulting in the loss of historic fabric and legibility of the rear Georgian elevation. It is evident that there are other less harmful locations where an extension of the building could be sited. The current use of the building as a public house is considered to be its optimum viable use and the proposed extension is not considered essential in order to maintain this use. Whilst the re-opening of the public house is considered to be a public benefit it is not a public benefit that is dependent on the proposed extension and, given the degree of harm identified, the test in paragraph 134 of the NPPF that harm should be weighed against the public benefits of the proposal, including securing its optimum viable use, it is considered that there is no public benefit sufficient to outweigh the harm identified. The proposal is therefore considered to be contrary to the NPPF: Sections 7 (Good Design) and 12 (Conserving and Enhancing the Historic Environment), the Chichester District Local Plan First Review 1999 policies: BE4, BE5, BE11 and BE12, the South Downs Local Plan - pre-submission 2017 policies: SD5, SD12 and SD13 and, the purposes of designation of the South Downs National Park.

SDNP/17/05520/LIS

1. The proposed lean-to extension, by reason of its siting and design is considered to detract from the character and appearance and, historical significance of the Grade II Listed public house, resulting in the loss of historic fabric and legibility of the rear Georgian elevation. It is evident that there are other less harmful locations where an extension of the building could be sited. The current use of the building as a public house is considered to be its optimum viable use and the proposed extension is not considered essential in order to maintain this use. Whilst the re-opening of the public house is considered to be a public benefit it is not a public benefit that is dependent on the proposed extension and, given the degree of harm identified, the test in paragraph 134 of the NPPF that harm should be weighed against the public benefits of the proposal, including securing its optimum viable use, it is considered that there is no public benefit sufficient to outweigh the harm identified. The proposal is therefore considered to be contrary to the NPPF: Sections 7 (Good Design) and 12 (Conserving and Enhancing the Historic Environment), the Chichester District Local Plan First Review 1999 policies: BE4, BE5, BE11 and BE12, the South Downs Local Plan - pre-submission 2017 policies: SD5, SD12 and SD13 and, the purposes of designation of the South Downs National Park.

11.0 Crime and Disorder Implications

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

14.1 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal and suggesting alternative less harmful locations for the development, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme. The Local Planning Authority is willing to provide pre-application advice and advise on the best course of action in respect of any future application for a revised development.

Tim Slaney
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South Downs National Park Authority

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Appendices Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this
Application

SDNPA Consultees

Background
Documents

Appendix 1

Site Location Map



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Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - Block and location plan	PL01	A	09.11.2017	Superseded
Plans - Proposed floor plans and elevations	PL02	A	27.10.2017	Superseded
Plans -	EX02		27.10.2017	Not Approved
Plans - Block and location plan	PL01	B	03.01.2017	Not Approved
Plans - Proposed floor plans and elevations	PL02	B	03.01.2017	Superseded
Plans - Proposed floor plans and elevations	PL02	C	04.01.2018	Not Approved

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