

Parish: East Wittering And Bracklesham	Ward: East Wittering
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**EWB/17/03043/FUL**

**Proposal** Demolition of existing dwelling and erection of 2 no. dwellings.


**Site** Sea Home 20 Meadows Road East Wittering Chichester West Sussex PO20 8I

**Map Ref** (E) 480081 (N) 97195

**Applicant** Broadbridge Property Development Ltd

**RECOMMENDATION TO DEFER FOR SECTION 106 THEN PERMIT**



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## **1.0 Reason for Committee Referral**

**This application was deferred at the meeting on 14 November 2018 for a Site Visit.**

1.1 Parish Objection - Officer recommends Permit.

## **2.0 The Site and Surroundings**

- 2.1 The application site lies on the east side of Meadows Road and within the settlement of East Wittering. There is currently an extended bungalow on the site with a largely open rear garden on its eastern side. To the south and west are existing dwellings, which include bungalows, chalet bungalows and two-storey properties of various styles and sizes. To the north is existing farmland. To the east of the property boundary is Wessex Avenue which has bungalows primarily on its eastern side, although there have been recent developments which have introduced a number of bungalows on the west side, within the former gardens of those properties within Meadows Road.
- 2.2 The site is bounded by a panelled fence to the south and a low wire fence to the east and north, with some planting within the verge to Wessex Avenue. Access to the property is currently via Meadows Road.

## **3.0 The Proposal**

- 3.1 The application seeks planning permission to demolish the existing dwelling and to erect two dwellings within the site. The scheme has been revised to reduce the size and position of the dwellings, with these revised proposals described below.
- 3.2 The larger of the two dwellings is proposed on a similar footprint to the existing bungalow, accessed from Meadows Road. The second dwelling would be located adjacent to the eastern boundary and would be a bungalow accessed from Wessex Avenue.
- 3.3 The dwelling fronting Meadows Road would be two-storey in nature with the second floor of accommodation within the roofspace. The building would be 12.7m wide, 8.5m deep at its widest point, and 6.9m to the ridge. The property would have 3 dormer windows on its west elevation and 2 blind dormers on the rear elevation. Internally there would be provision for three bedrooms at first floor, with dining/ kitchen room, utility and living room at ground floor. Two parking spaces would be provided to the front of the dwelling, however there would be capacity for more.
- 3.4 The dwelling fronting Wessex Avenue would be single storey, with two bedrooms and an open plan kitchen/dining/living room. It would measure approximately 11.6m in length, 8m in depth, at its widest point, and 4 m in height. It would have a gabled roof and a rendered finish, with windows on its east and west elevations. The property would have two parking spaces to the front/side.

## 4.0 History

17/00508/FUL      WDN      Demolition of 1 no. dwelling and erection of 2 no. dwellings.

## 5.0 Constraints

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

## 6.0 Representations and Consultations

### 6.1 Parish Council

None received on amended plans.

OBJECTION: Over development of this site. The mass of the proposed property accessing Wessex Avenue is out of keeping with the street scene of Wessex Avenue, which is all bungalows. Concern was also raised that having two properties on this plot will reduce the available surface water drainage area.

A 2 storey house would be out of keeping with bungalows in Wessex Avenue. The proposal would be an overly prominent and incongruous addition to the street scene, which would have an unacceptable effect on the character and appearance of the street. The proposal is therefore contrary to the National Planning Policy framework (2012), which states at paragraph 64 that permission should be refused for development that fails to take the opportunities available for improving the character and quality of an area.

The Parish Council also believes it is against Policy 33 of the Chichester Local Plan: Key Policies 2014 to 2029, which seeks new housing development and replacement dwellings that respect and, where possible, enhance the character of the surrounding area. The adjacent turning area is used by emergency services, dust carts and visitors and must remain uninhibited.

The following comments are summarised.

## 6.2 WSCC Highways

No objection to amended plans- Awaiting formal response on amended plans

16.11.2017

Additional information required. The applicant should address the parking and turning arrangements and demonstrate visibility correctly, as previously requested. If 43m of visibility is not achievable we request that maximum achievable is demonstrated to the nearside carriageway edge, or at a 1m offset into the carriageway from the kerb edge. Splays should pass through applicant owned or publically maintained land only. Two parking spaces for each property needs to be demonstrated.

## 6.3 CDC Drainage and Coastal Engineer

Flood Risk / Surface Water Drainage - The proposed development is wholly within flood zone 1 (low risk) and we have no records or knowledge of the site flooding.

The proposed means of surface water drainage is "soakaways", and the approach is acceptable in principle and should be constructed in line with current building regulations and designed to cope with the 1 in 100 year plus 40%.

## 6.4 Third Party Representations

### *Comments on amended plans*

In addition to the above, 9 third party letters of objection were received relating to the revised plans concerning:

- i) Out of character
- ii) No cycle storage
- iii) Parking arrangements out of character
- iv) Contrary to policy

### *Comments on the Original Plans*

13 third party letters of objection were received relating to the original proposal concerning:

- i) Overdevelopment
- ii) Highway safety matters, including parking constraints
- iii) Contrary to policy
- iv) Out of character with the visual amenities of the area
- v) No affordable housing
- vi) Impact on amenity

## 7.0 Planning Policy

### The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029. There is no made Neighbourhood Plan for East Wittering 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 4: Housing Provision

Policy 33: New Residential Development

Policy 39: Transport, Accessibility and Parking

Policy 40: Carbon Reduction Policy

Policy 49: Biodiversity

Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours  
Special Protection Areas

### National Policy and Guidance

- 7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 11 of which states:

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:

*For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

- 7.4 Consideration should also be given to sections 5 (Delivering a sufficient supply of homes), 11 (Making effective use of land), 12 (Achieving well-designed places), and 15 (Conserving and enhancing the natural environment), in particular which are also relevant to this case.

## Other Local Policy and Guidance

7.5 The following documents material to the determination of this planning application:

- Planning Obligations and Affordable Housing SPD
- CDC PGN3: Design Guidelines for Alterations to Dwellings and Extensions
- CDC Waste Storage and Collection Guidance

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:

- Support communities to meet their own housing needs
- Support and promote initiatives that encourage alternative forms of transport and encourage the use of online services
- Promote and increase sustainable, environmentally friendly initiatives in the district
- 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 the development
- ii. Design and impact upon the character of the surrounding area
- iii. Impact on the amenities of neighbouring properties
- iv. Highway safety and parking
- v. Ecological considerations
- vi. Other matters

### i) Principle of Development

8.2 The site is located on the edge, but within, the settlement boundary of East Wittering which is identified as a Settlement Hub. Within these locations and in accordance with Policies 1 and 2 of the Local Plan there is a presumption in favour of sustainable development, including providing a range of homes. This is consistent with Paragraph 11 of the NPPF which establishes a presumption in favour of sustainable development in such a location unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

8.3 Given the site lies within a settlement which is identified as being an appropriate and sustainable location for this scale of housing development, the proposal would be acceptable in principle, subject to all other material planning considerations being satisfied.

ii. Design and impact upon the character of the surrounding area

- 8.4 Section 12 of the NPPF requires good design that improves the overall quality of the area; paragraph 124 states that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve'. Paragraph 127 also sets out a set of criteria to ensure developments, 'are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;' Policy 33 of the Local Plan requires new development to meet the highest standards of design and to be appropriate in terms of the proportion, form, massing, siting, scale and detailed design to ensure that proposals respect and where possible enhance the character of the surrounding area and the site.
- 8.5 Wessex Avenue largely comprises bungalows on the east side of the road, set in narrower plots. Within the first 70m of the road, to the south of the application site, there are properties fronting the western side of the road, having been constructed to the rear of the host dwellings which front Meadows Road. These have been the subject of planning approvals, including via the appeal process. No properties currently front the western side of Wessex Avenue north of this point. Whilst there are no properties, it is not considered that the subdivision of the plot would result in a form of development out of character with the area, particularly given the development to the southern end of the road. Reference has been made to previous refusals of planning permission in the 1980s/1990s on the site, however since this time, due to the developments to the south west, the character of the road has changed. National and local policy has also changed, which now seeks to encourage new development within sustainable locations that respond appropriately to their context.
- 8.6 Having regard to the character of the street, which includes properties on both sides of Wessex Avenue, the provision of a bungalow in the manner proposed, is considered to accord with the prevailing character of the area. Similarly the plot sizes proposed are comparable to the other bungalows approved facing onto Wessex Road and although the depth of the garden's would be smaller (House A: 9m and House B: 6m) than those properties immediately to the south, they would be comparable with the developments to the south west of Wessex Road and subsequently it is not considered they would appear out of character. The width of the plots and orientation, would allow for an appropriate amount of amenity space for the future occupiers of the proposed properties.
- 8.7 There is a varied mix of housing sizes, styles and forms, primarily detached dwellings, including 2 storey, single storey and chalet bungalows, in close proximity of the site. The proposed chalet bungalow that would face onto Meadows Road is situated adjacent to a 2-storey dwelling and opposite a 1.5 storey property. As such it is considered that a chalet style property would be of an appropriate scale for its location. The proposed design incorporates barn hips to the roof, small pitched roof dormer windows and a front projection, with a cat slide roof which add visual interest to the property. On this basis the overall design and form would be in keeping with the visual amenities and character of the area.

8.8 The proposed dwelling facing onto Wessex Avenue would be a bungalow, of a simple design, with a low level gable roof (4m to the ridge) and a front projection which would add visual interest to the street elevation. The other properties within Wessex Avenue are all bungalows, including those to the south west, of a similar appearance and form and subsequently it is not considered the proposal would appear incongruous or out of keeping with its immediate context. An area for off road parking is proposed to the front of the site, which is a common feature of the street scene and subsequently would not look out of place or cause harm to the visual amenities of the area.

8.9 Third party concerns have been raised about the proposal being located within an existing residential garden. Paragraphs 70 and 122 of the NPPF seeks to protect areas from inappropriate garden development, however this does not preclude all garden development, only that proposals must be appropriate and sympathetic to their context. It is considered for the reasons set out above that the proposed development, by reason of its scale and form, would not be harmful to the character and appearance of the surrounding area, particularly given the varied mix of development within the area and is therefore appropriate.

iii. Impact on the amenities of neighbouring properties

8.10 The proposed house fronting onto Meadows Road would largely be located on the site of the existing bungalow. It would broadly follow the existing front building line with the 1.5 storey projection being stepped off the boundary to the south 3m at an oblique angle and not projecting forward to the neighbouring property's rear building line (that of Fair Meadow).

8.11 Whilst this property would have windows at first floor level facing west, the separation distances to those properties opposite would be in excess of 19m, across the roadway and towards the front elevation of No. 15, which would mitigate against the loss of residential amenity to this property. The proposed dwelling has been designed with dormer windows, with no windows to prevent overlooking and rooflights serving non-habitable rooms on the east facing elevation. Subject to conditions to prevent additional windows and control of the glazing, the proposed dwelling would not result in overlooking to the neighbouring properties, or the proposed dwelling to the east of the site. On this basis it is considered that this dwelling would not have a detrimental impact on the neighbouring occupiers in terms of loss of light, overbearing impact or overlooking.

8.12 The dwelling proposed fronting Wessex Avenue would be a bungalow. Given it would only have windows at ground floor level there would be little impact on the privacy of the neighbouring properties. Similarly, given its 4m height and orientation north of Fair Meadow, it would not have an unacceptable impact in terms of outlook or loss of light. Whilst concerns have been expressed in representations regarding the possibility of additional rooms in the roof, at this height, such alterations would not be possible, without increasing the ridge height, which would need planning permission. Whilst there would be the possibility of views from the east facing windows of Fair Meadow, to the proposed bungalow, it is not considered that this relationship would cause unacceptable harm to the amenities of the future occupiers at this distance and its orientation. Conditions removing permitted development rights for alterations and extensions would be utilised to ensure that the approved relationships are maintained. The proposal would therefore accord with policy in respect of its impact upon the amenities of neighbouring properties.



iv. Highway safety and parking

- 8.13 Revised plans have been provided to demonstrate that adequate visibility can be achieved for the additional dwelling fronting Wessex Avenue. The level of parking proposed for each dwelling is also acceptable. As set out above there are previous applications relating to additional dwellings fronting onto Wessex Avenue. One of these applications, reference EWB/06/03554/OUT was refused due to concerns about highway safety at the junction with Stocks Lane. In determining the appeal, the Inspector concluded that it is not considered that the movements associated with the dwelling would be sufficient to sustain an objection on that ground and the appeal was allowed. WSCC have been consulted on this application and have raised no objection on this matter.
- 8.14 Concerns have been expressed regarding the impact upon the existing turning head within Wessex Avenue. There are no proposals to alter the turning head, or incorporate it into this development, so it would remain available for use. A Construction Management Plan can be secured by condition to ensure management of construction traffic during the build process would not impact on the turning circle. There would be adequate space within the properties to provide cycle parking and this, along with the provision of the visibility splays and car parking, can be secured by planning condition. The proposal is therefore acceptable in respect of these matters.

v. Ecological considerations

- 8.15 The application site lies within the 5.6km zone of influence for the Chichester and Langstone Harbours Special Protection Area (SPA) and therefore the proposal is likely to have a significant impact upon the SPA as a result of recreational disturbance. The LPA has screened the proposal and undertaken an appropriate assessment as required, and concluded that subject to a contribution towards the Bird Aware Solent being secured, the proposal would not have an adverse impact on the Integrity of the European protected site.
- 8.16 Policy 50 of the Chichester Local Plan acknowledges the collective impact which all new dwellings within 5.6km of the Harbour have on the ecology of areas designated within the Solent area under the European Species and Habitat Directives and the derived UK Regulations. It adopts the approach, recommended by Natural England, that a contribution is made on a per bedroom basis towards a mitigation project 'Solent Disturbance Mitigation Project'. In April 2018 the scale of charging altered to follow a sliding scale contribution based on the number of bedrooms, which is used to fund a package of wardens, education, green infrastructure improvements and monitoring.
- 8.17 The applicants have agreed to a S106 planning obligation to pay the necessary financial contribution to mitigate the impact of the development. The proposal therefore complies with policy 50 within the CLP.

vi. Other matters

- 8.18 Whilst the proposals would result in the loss of some of the planting along the highway verge, this is not considered to be of particularly high quality and would be a matter for the landowner. However, there would be an opportunity to consider further planting within the curtilage of the proposed dwelling as part of a landscape scheme to compensate for this loss, which would also ensure the visibility splays can be retained unobstructed.
- 8.19 The representations indicate that there may be Japanese Knotweed on the site. The control and disposal of this is dealt with under separate environmental legislation overseen by the Environment Agency and is not a planning matter. An informative is proposed to advise the applicant that this issue needs to be fully explored as part of any development works.

Conclusion

- 8.20 Based on the above assessment of the material planning considerations it is considered the proposal complies with development plan policies 1, 2, 4, 33, 39, 40, 49 and 50, and therefore the application is recommended for approval.

Human Rights

- 8.21 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**

**DEFER FOR SECTION 106 THEN PERMIT** subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2) The development hereby permitted shall not be carried out other than in accordance with the approved plans:

428PP00 Rev C; 428PP01 Rev J; 428PP02 Rev E; 428PP03 Rev E; 428PP04 Rev D; 428PP05 Rev E; 428PP06 Rev D; 428PP07 Rev D.

Reason: To ensure the development complies with the planning permission.

3) Notwithstanding any details submitted, **no development shall commence** until details of a system of foul drainage of the site have been submitted to, and approved in writing by the Local Planning Authority. Any variance in the approved details must be agreed in writing with the Local Planning Authority prior to the commencement of any development in relation to the foul drainage of the site. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall take place until the approved works have been completed. The foul drainage system shall be retained as approved thereafter.

Reason: To ensure adequate provision for drainage. 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 a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement 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 including decorative displays and facilities for public viewing, where appropriate;
- (v) wheel washing facilities;
- (vi) measures to control the emission of dust and dirt during construction;
- (vii) turning on site of vehicles;
- (viii) the location of any site huts/cabins/offices.

Reason: To ensure safe and neighbourly construction. 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.

5) **No development shall commence** until a strategy outlining details of the sustainable design and construction for all new buildings, including water use, building for life standards, sustainable building techniques and technology, energy consumption maximising renewable resources, and how a reduction in the impacts associated with traffic or pollution will be achieved including but not limited to charging electric vehicles, has been submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate a water efficiency standard of 110 litres or less per person per day. The approved strategy shall be implemented as approved prior to first occupation unless any variation is agreed in writing by the Local Planning Authority.

Reason: To minimise the impact of the development upon climate change. These details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

6) Notwithstanding any details submitted **no development above slab level shall commence** until a full schedule of all materials and finishes and samples (where requested) of such materials and finishes to be used for external walls and roofs of the building(s) and 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.

7) **No part of the development hereby permitted shall be first occupied** until the vehicle parking (including garages and car ports) 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.

8) **No part of the development shall be first occupied** until visibility splays of 2.4 x 43 metres have been provided at the site vehicular access onto The Avenue in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. 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.

9) **No part of the development shall be occupied** until screen walls and/or fences have been erected in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Once erected they should be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity.

10) **No part of the development hereby permitted shall be first occupied** until biodiversity enhancement measures have been provided in accordance with plans and details that shall first be submitted to and approved by the Local Planning Authority. Thereafter the biodiversity measures shall be retained in perpetuity.

Reason: To ensure that biodiversity enhancements are provided as part of the development.

11) **No part of the development hereby permitted shall be first occupied until** covered and secure cycle parking spaces have been provided in accordance with plans and details that shall first have been submitted to and approved by the Local Planning Authority. Thereafter the cycle parking shall be retained for that purpose in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

12) **The development hereby permitted shall not be first brought into use** until a fully detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities, and for large scale developments shall include a program for the provision of the landscaping. In addition all existing trees and hedgerows on the land shall be indicated including details of any to be retained, together with measures for their protection in the course of development. The scheme shall make particular provision for the conservation and enhancement of biodiversity on the application site. The works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. The approved scheme **shall be carried out in the first** planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality and to enable proper consideration to be given to the impact of the proposed development on existing trees.

13) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no building, structure or other alteration permitted by Class A, B, or C of Part 1 Schedule 2 shall be erected or made on the application site without a grant of planning permission.

Reason: In the interests of protecting the amenity of neighbours and the surrounding area.

14) Notwithstanding any indication shown on the approved plans and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) prior to the first occupation of the development hereby approved the rooflight windows hereby permitted in the eastern roof plane shall be constructed, with a cill height of not less than 1.7 metres above internal floor height, and shall subsequently be retained in that condition.

Reason: To protect the privacy of the occupants of the adjoining residential properties.

## INFORMATIVES

1) 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.

2) The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

3) The developer's attention is drawn to the provisions of the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats etc) Regulations 1994, and to other wildlife legislation (for example Protection of Badgers Act 1992, Wild Mammals Protection Act 1996). These make it an offence to kill or injure any wild bird intentionally, damage or destroy the nest of any wild bird intentionally (when the nest is being built or is in use), disturb, damage or destroy and place which certain wild animals use for shelter (including badgers and all bats and certain moths, otters, water voles and dormice), kill or injure certain reptiles and amphibians (including adders, grass snakes, common lizards, slow-worms, Great Crested newts, Natterjack toads, smooth snakes and sand lizards), and kill, injure or disturb a bat or damage their shelter or breeding site. Leaflets on these and other protected species are available free of charge from Natural England.

The onus is therefore on you to ascertain whether any such species are present on site, before works commence. If such species are found or you suspected, you must contact Natural England (at: Natural England, Sussex and Surrey Team, Phoenix House, 32-33 North Street, Lewes, East Sussex, BN7 2PH, 01273 476595, [sussex.surrey@english-nature.org.uk](mailto:sussex.surrey@english-nature.org.uk)) for advice. For nesting birds, you should delay works until after the nesting season (1 March to 31 August).

4) The site may be contaminated with Japanese Knotweed which is a controlled waste. The applicant is advised to take appropriate precautions to identify and prevent the spread of any plants and seek advice from a reputable company to deal with any found before construction works are undertaken. Further advice can be obtained from the Environment Agency on 03708 506 506.

5) S106

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990.

For further information on this application please contact Caitlin Boddy on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OXX63NER0UX00>