



Parish: Southbourne	Ward: Southbourne
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SB/22/00593/FUL

Proposal	Construction of 7 no. dwellings with access from South Lane together with associated parking and landscaping.		
Site	Land South of West View Cottages South Lane Southbourne West Sussex PO10 8QE		
Map Ref	(E) 477180 (N) 106856		
Applicant	A Southcott	Agent	

RECOMMENDATION TO DEFER FOR SECTION 106 THEN PERMIT



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1.0 Reason for Committee Referral

1.1 Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

2.1 The 0.33-hectare greenfield site is located south of the A27, north of Dunkirk Rise and east of South Lane, within the Parish of Southbourne. The site lies on the outside northern edge of the boundary of Southbourne and Prinstead. Whilst the site sits outside of the settlement boundary and is in the rural area, the development site would sit between existing residential properties to the north and south. The development would sit adjacent to Dunkirk Road but would maintain a separation distance to the group of properties to the north.

2.2 Properties within this area are largely modern in appearance. These properties maintain a semi-rural character through being at the edge of a compact village surrounded by fields and woodland. The dwellings are predominantly detached or semi-detached with relatively small curtilages. Most of the houses are situated within cul-de-sacs which branch off Cheshire Way and South Lane.

2.3 The site is an irregular section of land visible and accessible from South Lane. South Lane can be access via Stein Road which adjoins the A259 to the south and Old Farm Lane to the north. The area surrounding Southbourne is mainly used for agricultural purposes and the landscape is generally flat and open in nature.

3.0 The Proposal

3.1 This application seeks permission for the construction of 7 dwellings with associated parking, access and landscaping. The single point of vehicular access for the proposed development would be from the west site boundary off South Lane and would comprise approximately 8.7 metre bell-mouth access, narrowing to a road 4.8m wide within the development.

3.2 The applicant is proposing a mix of 2 and 3 bedroom two storey dwellinghouses. The requirement for affordable housing has not been triggered due to the number of dwellings proposed, therefore all dwellings will be open market housing. The proposed housing mix is as follows:

- 2 bed x 2
- 3 bed x 5
- Total 7

3.3 The proposed layout of the dwellings consists of a line of four three beds to the eastern edge of the site, the north eastern plots being semi-detached, and the south eastern plots being detached. The plots closest to South Lane at the western edge of the site comprise of two semi-detached 2 beds to the north west of the site and one detached 3 bed to the south west section of the site. The proposed dwellings would be two stories in height, and utilise traditional materials including brick elevations, render, tile hanging, clay roof tiles

and timber fencing. The development would be surrounded by an ecology buffer zone, with a large section of the north east being a dedicated green space for a new Orchard. The central section of the site would accommodate the main access road and parking and turning head for larger vehicles.

- 3.4 The dwellings would be served by 16 car parking spaces consisting of 14 allocated and 2 visitor bays. Each dwelling would be provided with an electric car charging point and served by cycle storage within domestic gardens or garages.

4.0 History

09/00990/OUT	REF	Outline application for erection of 4 no. 1 bed flats; 4 no. 2 bed houses; 5 no. 3 bed houses; and 4 no. 4 bed houses.
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5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	NO
Tree Preservation Order	NO
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO

6.0 Representations and Consultations

6.1 Parish Council

Further comments

Members of the Southbourne Parish Council Planning committee considered this application and unanimously agreed to OBJECT to the application. Members agreed that their original objection to the application still stands, however, given that there have been some changes to SPNP3, and the CDC LP is in progress Members agreed to add the following comments:

- This application remains contrary to SPNP3 which is currently awaiting examination, this is not an allocated site for development within SPNP3.
- This site is outside the made settlement boundary and CDCs settlement plan for the area in the emerging LP
- This site may jeopardise the length and width of SPNP1/2/3 Green Ring
- It should be noted that a neighbouring site at Dunkirk Rise had its Ecological Survey done before this site was cleared and found slowworms, a protected species under the Wildlife and Country act 1981. This site was cleared without survey, potentially

- causing harm to a protected species and making its Ecological survey and Nitrate neutrality and Biodiversity net gain figures inaccurate and invalid
- A full nitrate survey has not been completed on this site
 - There is no sewage capacity at Thornham to accommodate this site

Original Comments

Councillors unanimously agreed to OBJECT to this planning application, the following reasons were given:

- CDC has a five-year housing supply
- The site is outside the made settlement boundary and CDC's settlement plan for the area.
- SPNP2 has been withdrawn and cannot be used as justification for more development.
- Southbourne Parish has met and now exceeded CDC's local plan allocation of 350 homes.
- Further development must not prejudice CDC's future allocation or means for growth.
- The site may jeopardise the length and width of SPNP1 Green Ring
- It should be noted that a neighbouring site at Dunkirk Rise had its Ecological Survey done before this site was cleared and found slowworms, a protected species under the Wildlife and Country act 1981. This site was cleared without survey, potentially causing harm to a protected species and making its Ecological survey and Nitrate neutrality and Biodiversity net gain figures inaccurate and invalid.

6.2 Natural England

Further comments

No objection - subject to appropriate mitigation being secured.

Original comments

Further information required to determine impacts on designated sites. As submitted, the application could have a likely significant effect on:

Chichester and Langstone Harbours Special Protection Area and Ramsar site
Natural England requires further information to determine the significance of these impacts and the scope for mitigation.

6.3 Southern Water

Southern water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

6.4 WSCC Local Highway Authority

Further comments

This proposal is for the construction of seven dwellings with associated access and parking. WSCC in its role as Local Highway Authority (LHA) previously provided comment

on this application, dated 04.05.2023, raising no objections. The applicant has submitted additional application documents and as such, the LHA has been reconsulted. The additional application documents submitted do not impact upon the LHAs previous comments, which remain valid. The LPA are advised to refer to the LHAs previous consultation response, dated 04.05.2023, for relevant comments and recommended conditions.

Further comments

This proposal is for the construction of seven dwellings with associated access and parking. The site is located on South Lane, an unclassified road subject to a speed restriction of 30 mph in this location. This application is supported by a Transport Statement prepared by Nick Culhane. WSCC in its role as Local Highway Authority (LHA) previously provided comment on this application, dated 31/05/2022, raising no objections. The applicant has submitted amended plans, including a revised scheme reducing the number of proposed dwellings from nine to seven. Following an inspection of the amended documents, WSCC raise no objections to the proposed development.

The applicant proposes a new crossover access off South Lane to serve the development. The proposed works will be subject to a licence obtained through the local Highway Area Office and would be constructed to a specification agreed with the local Highway Area Engineer. Vehicular visibility splays of 2.4m x 43m have been demonstrated either side of the proposed access, in accordance with Manual for Streets (MfS) guidelines for a 30mph speed restriction. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the nearby highway network is operating unsafely or that the proposal would exacerbate an existing safety concern.

The Transport Statement provides trip generation data from the TRICS Database. The data suggests that the proposed development would generate 30 daily two-way movements. The LHA is satisfied that this number of trips can be accommodated into the local highway network and is not anticipated to give rise to any adverse impacts on highway safety.

The applicant has demonstrated 16 car parking spaces, comprising of 14 parking bays and 2 visitor parking bays. The WSCC Car Parking Demand Calculator indicates that a development of this size and location would require at least 15 car parking spaces. Therefore, the LHA is satisfied with the proposed levels of parking provision.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments) and Chichester Local Plan policy. Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future. Details of this can be secured via condition and a suitably worded condition is advised below.

Regarding on-site turning, the Transport Statement includes swept path tracking of a refuse vehicle, demonstrating that it can access and egress the site safely, to the satisfaction of the LHA. The applicant has demonstrated secure cycle parking provision in accordance with WSCC Parking Standards, with cycle sheds for each plot.

The site is situated within Southbourne Village, which provides some local services and amenities within walking/cycle distance. Cycling is a viable option in the area. There are options for sustainable travel, with Southbourne Train Station being situated approximately 1.1km south of the site. Regular bus services can be found on the A259, approximately 1.6km south of the site. Conclusion The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal. If the LPA are minded to approve the application, the following conditions and informative should be applied:

Original Comments (N.B provided in relation to the original scheme which sought 9 dwelling with an alternative layout).

This proposal is for the construction of nine dwellings with associated access and parking. The site is located on South Lane, an unclassified road subject to a speed restriction of 30mph in this location.

This application is supported by a Transport Statement prepared by Nick Culhane. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no objection to the proposed development.

The applicant proposes a new crossover access off South Lane to serve the development. The proposed works will be subject to a licence obtained through the local Highway Area Office and would be constructed to a specification agreed with the local highway area engineer.

Vehicular visibility splays of 2.4m x 43m have been demonstrated either side of the proposed access, in accordance with Manual for Streets (MfS) guidelines for a 30mph speed restriction.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the nearby highway network is operating unsafely or that the proposal would exacerbate an existing safety concern.

The transport statement provides trip generation data from the TRICS database. The data suggests that the proposed development would generate 38 daily two-way movements. The LHA is satisfied that this number of trips can be accommodated into the local highway network and is not anticipated to give rise to any adverse impacts on highway safety.

The applicant has demonstrated 22.5 car parking spaces, comprising of 19 parking bays, 3 single-bay garages and 2 visitor parking bays. The WSCC Car Parking Demand Calculator indicates that a development of this size and location would require at least 20 car parking spaces. Therefore, the LHA is satisfied with the proposed levels of parking provision.

In the interests of sustainability and as a result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emissions by 2030, electric vehicle (EV) charging points should be provided for all new homes. Active EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments) and Chichester Local Plan Policy. Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future. Details of this can be secured via condition and a suitably worded condition is advised below. Regarding on-site turning, the Transport statement includes swept path tracking of a refuse vehicle, demonstrating that it can access and egress the site safely, to the satisfaction of the LHA.

The applicant has demonstrated secure cycle parking provision in accordance with WSCC parking Standards. Cycle racks are included within the garages of Plots 1, 2 and 3. For the remaining plots, cycle stores will be provided within their gardens.

The site is situated within Southbourne Village, which provides some local services and amenities within walking/cycle distance. Cycling is a viable option in the area. There are options for sustainable travel, with Southbourne Train Station being situated approximately 1.1km south of the site. Regular bus services can be found on the A259 approximately 1.6km south of the site.

6.5 CDC Planning Policy

Further comments

The Chichester Local Plan 2012-2039: Proposed Submission has now completed 'Regulation 19' consultation (17 March 2023) and it is anticipated that the plan will be submitted for examination later this year, Autumn 2023.. Accordingly the plan could now be considered to be at an 'Advanced Stage of Preparation' for the purposes of para 48(a) of the National Planning Policy Framework (NPPF) and consequently could be afforded moderate weight in the decision making process. Once it is submitted for examination it will be at an 'Advanced Stage' for the purposes of assessment of development proposals against para 49(b) of the NPPF.

As part of the Local Plan process the Council has been carrying out work to understand the implications of increasing build costs/inflation, for delivery of the highways infrastructure necessary to enable planned residential development in the plan area. This analysis has shown that unless materially enhanced financial contributions are provided in respect of that residential development, then the improvements necessary to the A27 (or any other alternative measures linked to generating capacity on the Strategic Road Network) in order to enable the highways network to accommodate it, will not be deliverable (Draft Policy T1 of the Proposed Submission Local Plan refers). This will frustrate/preclude delivery of residential development, and thus prevent the Council from meeting housing targets in either the current pre proposed submission plan, or any variant of it. If development subject of this application is found acceptable in all other respects, it is essential that it makes the requisite contribution toward A27 improvements envisaged within draft proposed Policy T1 of the Proposed Submission version of the Local Plan, in order that it enables the mitigation required to overcome the cumulative impact of further dwellings and the effect they have on the highway network. The Council has now received legal advice on the basis for collecting contributions in accordance with the emerging

policy and is satisfied that would meet the tests set out in regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 and those in paragraphs 203 and 204 of the NPPF.

If contributions were to be secured in line with proposed draft Policy T1 of the Chichester Local Plan 2021-2039: Proposed Submission the previous 'holding objection' on this basis would no longer apply. In that case the decision taker would need to weigh the potential for the development in question to undermine a 'plan-led' approach and the proper delivery of the emerging Local Plan in general against the need to take account of the potential benefits for the provision of additional housing. The weight to be attributed to these benefits will depend upon the need to apply Paragraph 11 (d) of the National Planning Policy Framework - the 'tilted balance'

Southbourne Parish Neighbourhood Plan

Southbourne Parish Council undertook a review of the 'made' neighbourhood plan and an examination of the Southbourne Parish Neighbourhood Plan Review 2019-2037 was undertaken including a hearing held on 14 January 2022. The Examiner's report was published recommending the proposal for the plan was refused and did not proceed to referendum. At its meeting held on 12 April 2022, Southbourne Parish Council agreed to withdraw the plan. Following the Parish Council's withdrawal of the Southbourne Parish Neighbourhood Plan Review, the Parish Council has subsequently prepared the draft Southbourne Parish Neighbourhood Plan Pre-Submission Modified Plan 2014-2029. This plan completed the regulation 14 (Parish Council) consultation on 16 December 2022 and the draft Submission Modified Neighbourhood Plan was published formally under regulation 16 for consultation by Chichester District Council between 2 March and 14 April at which point the plan began to gain weight. An independent examiner has been appointed and the examination is underway and remains on-going. At this time, therefore, the 'made' Southbourne Parish Neighbourhood Plan 2014 to 2029 remains in place.

Further comments

Southbourne Parish Neighbourhood Plan:

Southbourne Parish Council undertook a review of the 'made' neighbourhood plan and an examination of the Southbourne Parish Neighbourhood Plan Review 2019-2037 was undertaken including a hearing held on 14 January 2022. The Examiner's report was published recommending the proposal for the plan was refused and did not proceed to referendum. At its meeting held on 12 April 2022, Southbourne Parish Council agreed to withdraw the plan. Following the Parish Council's withdrawal of the Southbourne Parish Neighbourhood Plan Review, the Parish Council has subsequently prepared the draft Southbourne Parish Neighbourhood Plan Pre-Submission Modified Plan 2014-2029. This plan completed the regulation 14 (Parish Council) consultation on 16 December 2022 and the draft Submission Modified Neighbourhood Plan was published formally under regulation 16 for consultation by Chichester District Council between 2 March and 14 April at which point the plan began to gain weight. An independent examiner is currently being appointed with the examination anticipated to start in July; at this stage it may be considered to have moderate weight, depending upon the policies to be applied. At this time, therefore, the 'made' Southbourne Parish Neighbourhood Plan 2014 to 2029 remains in place.

A27 Considerations:

The Chichester Local Plan 2012-2039: Proposed Submission has now completed 'Regulation 19' consultation (17 March 2023) and it is anticipated that the plan will be submitted for examination later this year (the Council's published Local Development Scheme anticipates Summer 2023). Accordingly, the plan could now be considered to be at an 'Advanced Stage of Preparation' for the purposes of para 48(a) of the National Planning Policy Framework (NPPF) and consequently could be afforded moderate weight in the decision-making process. Once it is submitted for examination it will be at an 'Advanced Stage' for the purposes of assessment of development proposals against para 49(b) of the NPPF.

As part of the Local Plan process the Council has been carrying out work to understand the implications of increasing build costs/inflation, for delivery of the highways infrastructure necessary to enable planned residential development in the plan area. This analysis has shown that unless materially enhanced financial contributions are provided in respect of that residential development, then the improvements necessary to the A27 (or any other alternative measures linked to generating capacity on the Strategic Road Network) in order to enable the highways network to accommodate it, will not be deliverable (Draft Policy T1 of the Proposed Submission Local Plan refers). This will frustrate/preclude delivery of residential development, and thus prevent the Council from meeting housing targets in either the current pre proposed submission plan, or any variant of it.

If development the subject of this application is found acceptable in all other respects, it is essential that it makes the requisite contribution toward A27 improvements envisaged within 2 draft proposed Policy T1 of the Proposed Submission version of the Local Plan, in order that it enables the mitigation required to overcome the cumulative impact of further dwellings and the effect they have on the highway network.

The Council has now received legal advice on the basis for collecting contributions in accordance with the emerging policy and is satisfied that would meet the tests set out in regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 and those in paragraphs 203 and 204 of the NPPF. If contributions were to be secured in line with proposed draft Policy T1 of the Chichester Local Plan 2021- 2039:Proposed Submission then no objection on this basis would be raised. In that case the decision taker would need to weigh the potential for the development in question to undermine a 'planned' approach and the proper delivery of the emerging Local Plan in general against the need to take account of the potential benefits for the provision of additional housing. The weight to be attributed to these benefits will depend upon the need to apply Paragraph 11 (d) of the National Planning Policy Framework - the 'tilted balance'.

Original comments

The adopted Local Plan and the existing 'made' Southbourne Parish Neighbourhood Plan represent the development plan and the starting point for the consideration of any planning application. Consequently, the application falls to be considered against Local Plan Policy 45 as indicated above and an objection, in principle, would currently be raised to any forthcoming application as it is contrary to adopted policy.

The Preferred Approach version of the emerging Local Plan Review (LPR), as part of its overall development strategy identified through Policy AL13 that land will be allocated for development in the revised Southbourne Neighbourhood Plan for a mixed form of development to include a minimum of 1,250 dwellings along with land to be allocated for employment and community uses. Following the withdrawal of the Southbourne Parish Neighbourhood Plan Review, further consideration is being given as to bring forward development how best in this location. However, the LPR is still at an early stage of preparation and final housing figures have yet to be confirmed. Therefore, little weight can be attributed to the LPR at this stage in the determination of this application.

As indicated above, taking account of the current position in relation to housing, consideration is also recommended of appropriate criteria in the Interim Position Statement. On that basis attention is drawn to the following criteria:

Criterion 1 of the IPS which requires a site boundary in whole or in part to be contiguous with an identified settlement boundary and even if separated by road, must show it is sustainable and integrated with the settlement it adjoins. Here, the site is adjacent to the settlement boundary, by way of the new development in Dunkirk Rise.

Criterion 4 of the IPS requires that development proposals make best and most efficient use of the land, whilst respecting the character and appearance of the settlement. Arbitrarily low density or piecemeal development such as the artificial sub-division of land parcels will not be encouraged. It is noted that the proposed site forms the southern part of a larger site identified in the Council's Housing and Economic Land Availability Assessment (HELAA) (2021) - site HSB0027 Land south of West View Cottages. The applicants, however, do not appear to address the issue of sub-division in their application documents, albeit they consider the issue of proposed density on the site. Further consideration should therefore be given to this aspect in determining the application proposal.

Consideration is currently being given to wastewater capacity and water quality issues to inform the Local Plan Review. This work has highlighted potential treatment capacity issues in the catchment within which this site is located within the next few years. A Position Statement in relation to waste water in the catchment of Thornham Waste Water Treatment works was agreed with Southern Water and the Environment Agency in November 2021. This Statement is supported by regular monitoring of permissions in the catchment, until the capacity reaches zero at which point a requirement for no net increase in flow will come into effect. The Position Statement and accompanying headroom table are available on the Council website with the Surface Water and Foul Drainage SPD at : Supplementary planning documents and policy guidance: Chichester District Council It is also recommended that specific advice on wastewater treatment is sought from Southern Water.

With regard to criterion 12 and the proposed development demonstrating nutrient neutrality, Natural England updated their advice and guidance for calculating the nutrient budget on 16th March 2022) and this should be considered and applied to any forthcoming planning application. The updated guidance and a calculator for the Solent are available on the CDC website: Nutrient neutrality: Chichester District Council.

Conclusion

The adopted Local Plan and the 'made' Southbourne Parish Neighbourhood Plan represent the development plan and the starting point for the consideration of any planning application. Consequently, the application is contrary to adopted policy, however proposals for additional housing have the potential benefits set out in the section "current position" above. In that respect it is recommended that consideration is also given to the potential overall merits of the scheme, and where appropriate the proposal is considered against the criteria in the Interim Position Statement for Housing

6.6 CDC Environmental Strategy

Further comments

As detailed within the Nitrogen neutrality report REV A the proposal will cause an increase in nitrogen of 10.38 kg/N/yr. Due to this increase we require that mitigation takes place. Please can the applicant provide full details of their proposed mitigation strategy to deal with this.

Following guidance for the BNG when determining the baseline of a site you need to assess the site based on the condition of the site on the 1st February 2020. Due to this can we have confirmation when the site was initially cleared, before the most recent clearance. If the site clearance took place post 30th January 2020 the sites condition pre-clearance would need to be considered, however if the clearance took place pre-30th January 2020, then the submitted BNG matrix would be suitable.

The hedgerows on site are used by dormice for commuting and foraging and will need to be retained and enhanced for dormice. This will include having a buffer strip around the hedgerows (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. Conditions should be used to ensure this.

If any works need to take place within this area further dormice surveys will be required, and following guidance from Natural England, the NPPF and the Biodiversity and Geological Conservation Circular 06 we will require that these surveys are undertaken prior to determination. These surveys will need to take place during the active period April to October by a suitably qualified ecologist. If dormice are found to be present onsite mitigation will be required and a mitigation strategy should be produced and submitted with the planning application prior to determination.

Following submission of Ecological Assessment (April 2023), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

Original comments

We are very disappointed to rear within the Ecological Assessment (Feb 2022) that the site was cleared prior to any survey work taking place and all vegetation except for a boundary strip of trees and bramble scrub to the north, east and south has been removed, and all that remains in the centre is woodchip. The site was previously grassland with patches of scrub growing in it, as was viewed from aerial and streetview images. The loss

of the habitat in the centre of the site will need to be compensated for and this will need to be done through the Biodiversity Net Gain Metric. We require that prior to determination the metric is followed, and a report submitted to use detailing how biodiversity net gain will be achieved across the site.

The hedgerows on site are used by bats for commuting and foraging and will need to be retained and enhanced for bats. This will include having a buffer strip around the hedgerows (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. Conditions should be used to ensure this.

Any 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.

The hedgerows on site are used by dormice for commuting and foraging and will need to be retained and enhanced for dormice. This will include having a buffer strip around the hedgerows (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. Conditions should be used to ensure this.

If any works need to take place within this area further dormice surveys will be required, and following guidance from Natural England, the NPPF and the Biodiversity and Geological Conservation Circular 06 we will require that these surveys are undertaken prior to determination. These surveys will need to take place during the active period April to October by a suitably qualified ecologist. If dormice are found to be present onsite mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application prior to determination.

Any brush piles, compost and debris piles on site could provide shelter areas and hibernation potential for hedgehogs. If any piles need to be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition.

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 (within 24 hours of any work).

As detailed within the Nitrogen neutrality report the proposal will cause an increase in nitrogen of 7.3 kg/N/yr. Due to this increase we require that mitigation takes place. Please can the applicant provide full details of their proposed mitigation strategy to deal with this.

For this application we are satisfied that the HRA issue of recreational disturbance can be resolved as long as the applicant is willing to provide a contribution to the Bird Aware scheme, the standard HRA Screening Matrix and appropriate assessment statement template can be used.

Following submission of the sustainability statement we are pleased to see the commitment by the applicant to implement measures to achieve a reduction in CO2 emissions of 20%. This will be achieved with a fabric first approach and through installing PV. We are also pleased to see the inclusion of electric charging points on each property onsite. A condition should be used to ensure this takes place.

6.7 CDC Drainage

Further comments

We have reviewed the updated documents/layout and can confirm we have no further comments to make in addition to those which we made on the 17th June 2022.

Original Comments (summarised)

Flood risk: The site is wholly within flood zone 1 (low risk) and we have no additional knowledge of the site being at increased flood risk. So subject to satisfactory surface water drainage we have no objection to the proposed use, scale or location based on flood risk grounds.

Surface Water Drainage: The proposal is to drain all surface water to ground via two ring soakaways, with storage and treatment being accommodated in permeable sub-base beneath the road for the 1 in 100-year event +CC. This approach is acceptable in principle.

The design is based on indicative infiltration rates, with full winter groundwater monitoring and winter percolation tests at the depth and location of all proposed infiltration features required for detailed design.

The current proposal includes a "tanked" permeable sub-base, we would prefer that a permeable membrane is used to maximise infiltration across the site, but this can be considered at detailed design stage.

If you are minded to approve the application, then we recommend a condition is applied to secure full drainage details.

6.8 Third party objection comments

5 third party representations of objection have been received concerning the following matters:

- a) land left in unsatisfactory manner impacting the character and appearance of the area
- b) Parking congestion on South Lane
- c) Landscaping concerns on boundary of site
- d) Radon risk
- e) Building traffic concerns
- f) Increase in traffic on road
- g) Piecemeal development

- h) Dangerous road
- i) Removes wildlife gap
- j) Noise and light pollution
- k) Local infrastructure not considered

7.0 Planning Policy

The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. The Southbourne Neighbourhood Plan was made on the 15th December 2015 and forms part of the Development Plan against which applications must be considered.
- 7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

- Policy 1: Presumption in Favour of Sustainable Development
- Policy 2: Development Strategy and Settlement Hierarchy
- Policy 4: Housing Provision
- Policy 6: Neighbourhood Development Plans
- Policy 8: Transport and Accessibility
- Policy 33: New Residential Development
- Policy 39: Transport, Accessibility and Parking
- Policy 40: Sustainable Design and Construction
- Policy 42: Flood Risk and Water Management
- Policy 45: Development in the Countryside
- Policy 48: Natural Environment
- Policy 49: Biodiversity
- Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas

Southbourne Neighbourhood Plan

- Policy 1 - Spatial Strategy
- Policy 3 - The Green Ring
- Policy 4 - Housing Design
- Policy 5 - Employment
- Policy 7 - Environment
- Policy 8 – Education

CDC Site Allocation Development Plan Document

Southbourne Parish Neighbourhood Plan Review 2019-2037 (Regulation 16)

- 7.4 Southbourne Parish Council undertook a review of the 'made' neighbourhood plan and an examination of the Southbourne Parish neighbourhood Plan Review 2019-2037 was undertaken including a hearing held on 14 January 2022. The examiner's report was

published recommending the proposal for the plan was refused and did not proceed to referendum. At its meeting held on 12 April 2022, Southbourne Parish Council agreed to withdraw the plan as indicated above. However, the Parish Council has subsequently prepared the draft Southbourne Parish Neighbourhood Plan Pre-submission modified plan 2014-2029; this plan completed the regulation 14 (Parish Council) consultation on 16 December 2022.

7.5 The Southbourne Modified Neighbourhood Plan (SPNP3) was accepted by Chichester District Council for publication and regulation 16 consultation which ended Friday 14th April. John Slater has been appointed as the examiner for the SPNP3 and provided initial comments on 28 July 2023. The response to these comments remains under the consideration of the examiner. At this stage, the neighbourhood Plan Review is an important material consideration in the determination of planning applications, the weight that can be attached to the policies contained therein is dependent on the significance of unresolved objection attributed to any relevant policy, commensurate with government policy at paragraph 48 of the NPPF (2021). However, it is considered that moderate weight could be attributed to the SPNP3.

7.6 Relevant Policies from the published Southbourne parish neighbourhood plan pre-submission modified plan 2014-2029 are:

- Policy SB1: Development Within and Outside the Settlement Boundaries
- Policy SB3: Local Housing Needs
- Policy SB4: Design in Southbourne Parish
- Policy SB13: Green and Blue Infrastructure Network
- Policy SB14: Biodiversity
- Policy SB15: Trees, Woodland, and Hedgerows
- Policy SB17: Achieving Dark Skies
- Policy SB18: International Nature Sites
- Policy SB20: Water Infrastructure and Flood Risk
- Policy SB21: Sustainable Travel

National Policy and Guidance

7.7 Government planning policy now comprises the revised National Planning Policy Framework (NPPF 2021), which took effect from 20 July 2021. Paragraph 11 of the revised Framework states that plans and decisions should apply a presumption in favour of sustainable development, and 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 of 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.

7.8 Consideration should also be given to the following paragraph and sections: Section 1 (introduction), 2 (Achieving Sustainable Development), Section 4 (Decision making), 5 (Delivering a sufficient Supply of Homes), Section 9 (Promoting sustainable transport), 12 (Achieving Well-Designed Places), 14 (Meeting the Challenge of Climate Change, Flooding, and Coastal Change) and 15 (Conserving and Enhancing the Natural Environments) of the NPPF. In addition, the relevant paragraphs of the National Planning Practice Guidance have also been considered.

Chichester Local Plan 2021 - 2039: Proposed Submission (Regulation 19)

7.9 Work on the review of the adopted Local Plan to consider the development needs of the Chichester Plan Area through to 2039 is now well advanced. Consultation on a Preferred Approach Local Plan has taken place. Following detailed consideration of all responses to the consultation, the Council has published a Submission Local Plan under Regulation 19, which was approved by Cabinet and Full Council for consultation in January 2023. A period of consultation took place from 3rd February to 17th March 2023, and the Submission Local Plan is expected to be submitted to the Secretary of State for independent examination in Autumn 2023. In accordance with the Local Development Scheme, it is anticipated that the new Plan will be adopted by the Council in 2024. At this stage, the Local Plan Review is an important material consideration in the determination of planning applications, the weight that can be attached to the policies contained therein is dependent on the significance of unresolved objection attributed to any relevant policy, commensurate with government policy at paragraph 48 of the NPPF (2021).

7.10 Relevant policies from the published Chichester Local Plan 2021 - 2039: Proposed Submission (Regulation 19) are:

- Policy S1 Spatial Development Strategy
- Policy S2 Settlement Hierarchy
- Policy NE2 Natural Landscape
- Policy NE3 Landscape Gaps between settlements
- Policy NE5 Biodiversity and Biodiversity Net Gain
- Policy NE6 Chichester's Internationally and Nationally Designated Habitats
- Policy NE7 Development and Disturbance of Birds in Chichester and Langstone Harbours, Pagham Harbour, Solent and Dorset Coast Special Protection Areas and Medmerry Compensatory Habitat
- Policy NE8 Trees, Hedgerows and Woodlands
- Policy NE10 Development in the Countryside
- Policy NE15 Flood Risk and Water Management
- Policy NE16 Water Management and Water Quality
- Policy NE20 Pollution
- Policy NE21 Lighting
- Policy NE22 Air Quality
- Policy NE 23 Noise
- Policy H1 Meeting Housing Needs
- Policy H3 Non-strategic Parish Housing Requirements 2021-2039
- Policy H5 Housing Mix
- Policy H10 Accessible and Adaptable Homes
- Policy P1 Design Principles
- Policy P2 Local Character and Distinctiveness
- Policy P3 Density

- Policy P4 Layout and Access
- Policy P5 Spaces and Landscaping
- Policy P6 Amenity
- Policy P7 Materials and Detailing
- Policy T1: Transport Infrastructure
- Policy T2 Transport and Development
- Policy T3 Active Travel - Walking and Cycling Provision
- Policy T4 Parking Provision
- Policy I1 Infrastructure Provision

Interim Position Statement for Housing Development

- 7.11 In accordance with national planning policy, the Council is required to regularly prepare an assessment of its supply of housing land. The Council's most recent assessment of its Five-Year Housing Land Supply was published on 5th December 2022 and provides the updated position as of 1 April 2022. At the time of preparing this report, the published assessment identifies a potential housing supply of 3,174 net dwellings over the period 2022-2027. This compares with an identified housing requirement of 3,350 net dwellings (equivalent to a requirement of 670 homes per year). This results in a housing shortfall of 176 net dwellings, equivalent to 4.74 years of housing supply. However, through recent appeals it has been accepted that the Council can now only demonstrate a supply of 4.72 years. The Council therefore finds itself in a similar position to that in the Summer of 2020 when it resolved to start using the Interim Position Statement on housing (IPS) to support the delivery of sustainable new housing development outside of settlement boundaries.
- 7.12 To help pro-actively ensure that the Council's housing supply returns to a positive balance prior to the adoption of the Local Plan Review, the Council will continue to use the IPS, which sets out measures to help increase the supply of housing in appropriate locations. A draft IPS was originally approved for use by the Planning Committee at its meeting on 3 June 2020 at a time when the Council could not demonstrate that it had a 5-year housing land supply. Following a period of consultation and subsequent revisions it was reported back to the 4 November 2020 Planning Committee, where it was approved for use with immediate effect. In the absence of a 5YHLS new housing proposals such as this application will be considered under the IPS and assessed against the 13 criteria set out in the IPS document. The IPS is a development management tool to assist the Council in delivering appropriate and sustainable new housing sites outside of existing settlement boundaries. The IPS is not formally adopted 'policy' and neither does it have the status of a supplementary planning document, but it is a material consideration in the determination of relevant planning applications when used alongside up to date policies in the Local Plan. It is a document that decision makers need to have regard to in the context of why it was introduced and in the context of what the alternatives might be if it wasn't available for use. New housing proposals which score well against the IPS criteria where relevant are likely to be supported by officers.

Other Local Policy and Guidance

7.13 Consideration has also been given to:

- Planning Obligations and Affordable Housing SPD (July 2016)
- Surface Water and Foul Drainage SPD (September 2016)
- CDC Waste Storage and Collection Guidance (January 2017)

- Chichester Landscape Capacity Study (March 2019)
- Landscape Gap Assessment for Chichester Local Plan Review 2035 (May 2019).

7.14 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 development
- ii. Design and impact upon character of the surrounding area
- iii. Housing mix
- iv. Impact upon amenity of neighbouring properties
- v. Impact upon highway safety and parking
- vi. Drainage
- vii. Ecology
- viii. Sustainability
- ix. Nitrogen Neutrality
- x. Recreational Disturbance

Assessment

i. Principle of development

8.2 The primacy of the Development Plan and the plan-led approach to decision-taking is a central tenet of planning law and is enshrined in section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) which states that applications 'should be determined in accordance with the development plan unless material considerations indicate otherwise'.

8.3 The site currently lies beyond any designated Settlement Boundary and is, therefore, within the Rest of the Plan Area, wherein Local Plan Policy 45 resists development of the nature and scale proposed. A plan-led approach to decision-making on planning applications relies on a development plan which is up-to-date, particularly regarding its housing policies and the proposed delivery of that housing. The Council has acknowledged that the Local Plan, in terms of its policies for the supply of

new housing, are out-of-date, because the settlement boundaries haven't been reviewed and when the Standard Methodology for calculating local housing need is applied (as required by NPPF Paragraph 61) there is a shortfall of allocated sites to meet that identified housing need. Policies 2, 5 and 45 are therefore out of date, insofar as, they relate to the provision of housing. Policy 45 as a countryside policy is out of date insofar as it is linked to Policy 2 and is therefore reliant on there being up-to-date settlement boundaries within which to accommodate new housing as part of the Development Strategy. Policy 2 is considered up to date only in the relatively narrow sense that it identifies the settlement hierarchy for future development in the Local Plan area, a hierarchy which is proposed to be carried forward into the LPR.

- 8.4 The Southbourne Neighbourhood Plan (SNP) (2014-2029) is the made neighbourhood plan within Policy 1 aligns with the NPPF's presumption in favour of sustainable development, advising new housing development within the settlement boundary will be supported. Policy 2 advises the Parish will deliver 350 new dwellings, on allocated sites; however, does not consider possible windfall development. As the site lies outside of the defined settlement boundary and is not an allocated site, it would be contrary to the SNP. The emerging Modified Southbourne Neighbourhood Plan (known as SNP3) which is currently at examination has only moderate weight at this time. Concerns have been raised in respect of other applications that applications for new residential development in the parish of Southbourne is premature to the SNP3. However, the emerging SNP3 does not make any decisions about the scale, location or phasing of new development such that determining an application would 'predetermine' any aspect of plan. Therefore the planning application cannot be premature to the making of the neighbourhood plan.
- 8.5 Notwithstanding the conflict with the made Neighbourhood Plan there are other factors to consider. The Council is progressing work through the Local Plan Review process to identify parish allocations for the Local Plan Review period up to 2037. As part of that review process, the Council produced its Housing and Economic Land Availability Assessment (HELAA) in March 2021. The purpose of the HELAA is to identify a future supply of land which is suitable, available, and achievable for housing and economic development. The HELAA forms a key component of the evidence base that will inform the Chichester Local Plan Review.
- 8.6 The application site is identified as green (developable) in the HELAA. The HELAA has identified that the site, plus a wider section of land totalling 0.79ha is capable of an indicative capacity of a maximum of 31 dwellings. In terms of suitability, the HELAA states *'There are no known constraints that would make development unachievable in principle. No developer involvement was identified in the submissions therefore mid phase development more likely'* and *'There is a reasonable prospect that the site would be developable during the Plan period'*.
- 8.7 Whilst the HELAA is a technical background document which provides a tool to assist the Council in its consideration of potential housing sites under the LPR, it is not a policy document of the Council. Its significance is that the application site has been identified as suitable, available, and deliverable to provide new housing during the Plan period. It is notable that the HELAA identified a larger rectangle of land, rather than the triangular parcel brought forward by this application; however, this is acceptable as it is the remainder of the land lies outside of the applicant's ownership and the northern boundary of the site follows the 'Green Ring' identified by Policy 3 of the SNP and incorporates a part of the green ring into the development.

8.8 The Council's most recent assessment of its Five-Year Housing Land Supply was published on 5th December 2022 and identifies 4.74 years of housing supply. Although during the course of recent appeals the Council has accepted it can demonstrate a supply of 4.72 years. As such, the Council's housing policies are deemed out of date and the provisions in Paragraph 11(d) of the NPPF (known as the 'tilted balance'; i.e., where there can be a presumption in favour of granting permission for sustainable development where there are out-of-date housing policies) are engaged. It does not necessarily follow that the absence of a five-year housing supply means the application should be allowed on that basis alone; however, for the application to be refused, the Council would need to demonstrate that the adverse impacts would significantly and demonstrably outweigh the benefits.

8.9 In the absence of a five-year housing land supply, the Council produced an Interim Position Statement for Housing (IPS) which sets out criteria defining what the Council considers to be good quality development in the Chichester Local Plan area. The proposal scores well against the 13 criteria of the IPS and is considered to represent a good quality development in the Local Plan area, without any adverse impacts having been identified. It is relevant to consider the application against each of the IPS criteria in turn:

8.10 **1) The site boundary in whole or in part is contiguous with an identified Settlement Boundary (i.e., at least one boundary must adjoin the settlement boundary or be immediately adjacent to it).**

The south boundary of the application site is joined to the existing settlement boundary of Southbourne. This criterion is therefore satisfied. Compliant

8.11 **2) The scale of development proposed is appropriate having regard to the settlement's location in the settlement hierarchy and the range of facilities which would make it a sustainable location for new development.**

Southbourne is identified as a Settlement Hub within Policy 2 of the Local Plan. Settlement Hubs are the focus for new development to meet identified local needs will reinforce the role of the Settlement Hubs as centres providing a range of homes, workplaces, social and community facilities. The proposal for seven dwellings is appropriate for this location.

8.12 **3) The impact of development on the edge of settlements, or in areas identified as the locations for potential landscape gaps, individually or cumulatively does not result in the actual or perceived coalescence of settlements, as demonstrated through the submission of a Landscape and Visual Impact Assessment.**

The application site lies between the northern edge of the settlement boundary, and West View cottages to the north. It would extend the ribbon of development along South Lane, retaining a gap to West View Cottages. There is no actual or perceived coalescence of settlements arise from permitting this development. The criterion is satisfied. Compliant.

8.13 **4) Development proposals make best and most efficient use of the land, whilst respecting the character and appearance of the settlement. The Council will encourage planned higher densities in sustainable locations where appropriate (for example, in Chichester City and the Settlement Hubs). Arbitrarily low density or**

piecemeal development such as the artificial sub-division of larger land parcels will not be encouraged.

The proposal would result in a density of approximately 21 dwellings per hectare, with this number having been reduced following revisions to the proposed layout, which; omitted two dwellings and incorporated a larger landscape buffer; added an orchard area; and allowed space for the Green Ring. In the context of the rural edge of settlement location and the pattern of existing housing, this level of development is considered acceptable. The criterion is satisfied. Compliant

- 8.14 ***5) Proposals should demonstrate that development would not have an adverse impact on the surrounding townscape and landscape character, including the South Downs National Park and the Chichester Harbour AONB and their settings.***

It is considered that the development complies with this criterion, with the size, scale and detailed design of the dwellings considered appropriate in the context of the site and its wide surroundings, which include a modern housing development. The application site is suitably distanced from the South Downs National Park and the Chichester Harbour AONB. The criterion is satisfied. Compliant

- 8.15 ***6) Development proposals in or adjacent to areas identified as potential Strategic Wildlife Corridors as identified in the Strategic Wildlife Corridors Background Paper should demonstrate that they will not adversely affect the potential or value of the wildlife corridor.***

The application site is outside of any proposed Strategic Wildlife Corridor, or any identified within the Southbourne Neighbourhood Plan Review. Therefore, this criterion is not applicable. Not applicable

- 8.16 ***7) Development proposals should set out how necessary infrastructure will be secured, including, for example: wastewater conveyance and treatment, affordable housing, open space, and highways improvements.***

It is considered the proposal would meet the above criterion, with the wastewater disposal to be provided through a connection to the existing main sewer network. The scheme is not of a scale where an affordable housing contribution, provision of open space or any highways works are required, but it would be CIL liable. The criterion is satisfied. Compliant.

- 8.17 ***8) (abridged) Development should demonstrate how it complies with Local Plan policy 40 and does not compromise on environmental quality.***

The development would meet this criterion, with this matter discussed further within the sustainability section of this report. The criterion is satisfied. Compliant.

- 8.18 ***9) Development proposals shall be of high-quality design that respects and enhances the existing character of settlements and contributes to creating places of high architectural and built quality. Proposals should conserve and enhance the special interest and settings of designated and non-designated heritage assets, as demonstrated through the submission of a Design and Access Statement.***

The development is appropriate in terms of its size, scale, siting and detailed design and would not be of detriment to the edge of settlement location and would serve as an extension to the existing ribbon development along South Lane. This criterion is satisfied. Compliant

8.19 10) Development should be sustainably located in accessibility terms and include vehicular, pedestrian and cycle links to the adjoining settlement and networks and, where appropriate, provide opportunities for new and upgraded linkages.

The development is sustainably located on the edge of the existing settlement boundary and within an existing housing development. The site benefits from an existing access road, with pedestrian access onto nearby footpaths possible. This criterion is satisfied. Compliant.

8.20 11) (abridged) Development must be safe from flooding.

The application site is wholly located within Flood Zone 1, an area with the lowest level of flood risk. The drainage system is to be designed through SuDS and soakaways to satisfactorily manage the discharge of surface water from the development. Therefore, this criterion is satisfied. Compliant.

8.21 12) Where appropriate, development proposals shall demonstrate how they achieve nitrate neutrality in accordance with Natural England's latest guidance on achieving nutrient neutrality for new housing development.

The proposal has been accompanied by a nitrogen mitigation scheme, which involves the purchasing of credits for an established mitigation scheme at Droke Farm, East Dean. The credits have been established as part of an overarching legal agreement, between the relevant parties. The purchasing of these credits, together with the provision of the 'Notice of Purchase' confirming which credits are assigned to this development, ensures the proposal achieved nitrogen neutrality. This criterion is satisfied. Compliant

8.22 13) Development proposals are required to demonstrate that they are deliverable from the time of the submission of the planning application through the submission of a deliverability statement justifying how development will ensure quicker delivery.

This application seeks full planning permission, and there are no abnormal occurrences within the development site that would otherwise restrict or delay implementation of the development following the discharge of pre-commencement conditions, in the event that planning permission is granted. As such, it is considered criterion 13 of the IPS would be satisfied. Compliant.

8.23 The proposed development is considered to meet all the relevant criteria in the IPS. Consideration has been given to the Development Plan, including the Neighbourhood Plan, and the Council's 5-year housing land supply position which results in the tilted balance being engaged. The IPS provides an appropriate development management tool for assessing such applications and in this context and for the reasons outlined above the 'principle' of housing development on this site is considered acceptable. Consideration has also been given to the emerging

ii. Design and Impact upon Visual Amenity/Character of Area

- 8.24 The NPPF states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve (paragraph 126). Policy 33 of the Chichester Local Plan sets out that any proposed development must meet the highest standards of design and provide a high-quality living environment in keeping with the character of the surrounding area and its setting in the landscape. This includes considering its proportion, form, massing, siting, layout, density, height, scale, and neighbouring and public amenity. Policy 47 sets out that development should respect the distinctive local character and sensitively contribute to creating places of high architectural and built quality. Policy 48 amongst other considerations requires proposals to respect and enhance the landscape character of the surrounding area and site. Finally, Policy 4 of the SNP mirrors that of Policy 33 and requires development to reflect and enhance the architectural and historic character and scale of the buildings and landscape of Southbourne Parish.
- 8.25 The density of the development is 21 dwellings per hectare, which is below with the 35 dwellings per hectare set out within the supporting text of the local plan; however, the developed area within the site is restricted, due to the requirement to achieve a layout which is respectful of the edge of settlement location, and allows for the incorporation of the Green Ring, orchard planting and ecology buffers into the site. It would also accord with Policy 4 of the SNP which seeks to achieve development which reflects the character and scale of the landscape.
- 8.26 The vehicle access lies to the western boundary, onto South Lane, just north of the access onto Dunkirk Rise. The layout consists of three dwellings fronting onto South Lane, including a semi-detached pair and a single detach property. In addition, a further semi-detached pair and two detached properties will be set further back within the plot, to the east of the internal access road, which run north to south. A five-meter wide 'Ecology Zone' runs along the north, east south boundaries of the site, and incorporates the existing hedgerow boundaries. This would be demarked by a post and rail fence. The northeast corner, includes the provision of an orchard, resulting in a wider buffer which contributes towards the Green Ring.
- 8.27 The layout of the proposal has been revised during the application, as Officers felt it was important for properties to the west of the site to front onto South Lane, contributing towards an active frontage along the road. This is to ensure the development reads as part of the ribbon development. The proposal would be fronted by three dwellings, including a semi-detached pair and a detached property. The detached property would also serve as the focal dwelling, adjacent to the entrance of the site, and like the other dwellings, would incorporate a fitting level of interest and design detail to appropriate to its focal location. Similarly, plot 1 (southeast) also includes a detailed front gable, with this property becoming the focal dwelling, upon entering the site.
- 8.28 The layout is reflective of the post war and more recent housing developments, which lie to the south, with regards to its to the form/shape of the access road and the scale and siting of the dwellings. The proposal would project development northwards from the established settlement boundary, but this would be contained close to the existing dwellings and the existing boundary hedgerows which are to form the Ecology Buffer Zone. As such, whilst the dwellings would be visible in views across the adjacent fields,

any views would be softened by the intervening vegetation and they would be read in conjunction with the existing dwellings, including those on Dunkirk Rise. The dwellings would also establish an active frontage onto South Lane, which would contribute to establishing a sense of place. The proposal also retains a level of separation between west view cottages, limiting the wider visual impact.

- 8.29 The proposed site plan indicates areas of landscaping within the development, which are concentrated in several key areas, to establish a green frontage onto South Lane and the internal road, together, with parking to the rear to the western three dwellings, and driveway parking for the rear four. The indicative landscaping plans include lawned front and rear gardens, the orchard to the northeast corner and planting areas to the east of the boundary wall for plots 5/6 and to the south and east of plot 7. Much of the wider site landscaping comprises of the existing hedgerows which are to be retained and enhanced as part of the landscape buffer.
- 8.30 The detailed design of the dwellings has been amended during the application to address Officers' previous concerns with their height and scale. The development comprises solely of two storey dwellings, comparable in height and scale to the neighbouring properties within Dunkirk Rise. The material palette includes a mixture of red brick and half rendered elevations, contrasting brick detail to window surrounds, tiled porches, and roofs. A condition is recommended to secure full details of the materials, prior to the construction of the dwellings. The revised design and indicative material palette would result in an attractive, high quality rural housing scheme that would be appropriate to its rural context and surrounding. The proposal would therefore meet the design objection of both Policy 33 of the LP and Policy 4 of the SNP.
- 8.31 All new development is likely to result in a change to the character and appearance of that land, but that change by itself is not sufficient on its own to warrant refusal, particularly when that judgment is weighed, as it must be against the significant benefit of delivering new homes to help address the Council's housing supply. As such, it is considered that the proposal is appropriate for the site context and characteristics, the proposal would result in a high-quality rural housing scheme that would be appropriate to its rural context and surroundings. Therefore, the design is acceptable.
- 8.32 In considering the above, the development would be of an appropriate layout and density, and result in a high-quality design that would be sympathetically incorporate into the surrounding area, without resulting in an unacceptable visual impact upon the wider countryside, notably in views across the adjoining fields. On this basis, the development would accord with the contents of Section 12 of the NPPF, Policies 33, 47 and 48 of the Chichester Local Plan and Policies 3 and 4 of the Southbourne Neighbourhood Plan.

iii. Housing mix

- 8.33 The proposed mix of housing (2 x 2 bed, 5 x 3 bed) is appropriate and aligns with the Housing and Economic Development Needs Assessment (HEDNA); however, the site proposal would overprovide on three-bedroom dwellings, in place of providing one four-bedroom dwelling. This is however seen as a positive, with the greater provision of three-bedroom dwellings, aligning with identified need for smaller, affordable housing within Southbourne. As the proposal is for seven dwellings, there is no requirement to provide affordable housing in line with Policy 34 of the local plan. It is therefore considered the proposal is acceptable in this respect.

iv. Impact upon amenity of neighbouring properties

8.34 The NPPF, in Paragraph 130, states that planning decisions should create places that offer a high standard of amenity for existing and future users. Additionally, Policy 33 of the Chichester Local Plan includes a requirement to protect the amenities of neighbouring properties.

8.35 The layout of the site retains an acceptable level of amenity for the neighbouring properties, with adequate levels of separation between neighbouring properties. In addition, the internal layout of the site is considered to reflect an acceptable amenity for future occupiers of the seven new dwellings. The proposal is therefore considered to result in an acceptable level of amenity for both the existing neighbouring properties and the future occupiers of the dwellings subject to this application. The proposal would comply with national and local planning policies in this respect.

v. Impact upon highway safety and parking

8.36 Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Additionally, Policy 39 of the CLP asserts that development should be designed to minimise additional traffic generation. The assessment of access, highway safety and parking has been undertaken in consultation with WSCC Highways, who have raised no objection on highways safety.

8.37 The proposal includes a new crossover access off South Lane to serve the development, which would be constructed to a specification agreed with the Local Highways Engineer at WSCC. It has been demonstrated a suitable level of visibility can be achieved along South Lane.

8.38 The proposal includes 14 allocated and 2 unallocated visitor parking spaces, which is compliant with the relevant guidance. The site is in a sustainable location, on the edge of an existing settlement, within 1.1km of Southbourne Train Station and 1.6km from a regular bus service on the A259. The proposals include covered and secure cycle parking and building regulations require the provision of electric vehicle charging points. Therefore, the proposal is acceptable on highways grounds and would accord with Paragraph 111 of the NPPF and Policy 39 of the Local Plan.

vi. Drainage

8.39 The site is wholly within Flood Zone 1 (low risk) and the Local Planning Authority have no additional knowledge of the site being at increased flood risk. The proposal is to drain all surface water to ground via two ring soakaways, with storage and treatment being accommodated in permeable sub-base beneath the road to mitigate for the possible 1 in 100-year event plus climate change. This approach has been based upon indicative infiltration rates, with full winter groundwater monitoring and winter percolation tests at the depth and location of all proposed infiltration features required for detailed design. Therefore, the Council's Drainage Engineer is satisfied this approach is acceptable, in principle subject to securing the full details via condition.

8.40 It is acknowledged there is concern regarding capacity at Thornham Waste Water Treatment Works; however, the Council's headroom monitoring estimates capacity for 477 dwellings as of the 1 September 2023. The issue of foul drainage has been extensively examined during a recent appeal at Land East of Broad Road/Land West of Drift Lane (22/3295000 and 22/3295004). In this appeal, the Inspector found there to be satisfactory provision for the treatment of sewerage for up to 200 dwellings and concluded that whilst not ideal, if necessary, a temporary solution would be viable until such time Southern Water implemented any necessary infrastructure improvements. Consequently, in the absence of an objection from Southern Water and considering the recent findings of the Inspector, the proposal is considered capable of satisfactory provision of the treatment of sewerage.

vii. Ecology

8.41 Policy 49 of the Chichester Local Plan requires the biodiversity of the site to be safeguarded and enhanced whilst the NPPF makes it clear in Paragraph 174 that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on, and providing for net gains, for biodiversity.

8.42 The site was previously grass and scrubland but was cleared in January 2020, prior to the submission of this planning application in March 2022. The clearance of the site and the resultant loss of habitat needs to be compensated as part of this application. To consider the proposed enhancements, the Biodiversity Net Gain (BNG) Metric has been used as a tool to demonstrate the proposed enhancements, will result in a biodiversity improvement to the site. The base date for the BNG metric is appropriate and confirms the mitigation and importantly the enhancements proposed within Ecology Assessment are suitable. The mitigations include the Ecology Buffer, the planting of groups of fruit trees within the orchard and the planting of 200m of new native hedgerow. In addition, features for roosting bats and nesting birds will be installed within each property. The creation of log piles within the Ecology Buffer will provide new habitats for various species, as will wildflower planting. The fencing within the site will omit barge boards, to leave gaps to at least 100mm by 100mm to allow for small mammals to move across the site.

8.43 A condition is imposed to ensure the development is undertaken in accordance with these biodiversity mitigation and enhancements measures. In addition, conditions are proposed to ensure the 5m ecology buffer is undisturbed during construction, and for details of any external lighting to be agreed by the LPA before installed within the site.

8.44 Finally, the Council's Environmental Strategy Officer, has reviewed the submitted ecology report and BNG metric and has confirmed, subject to the above detailed mitigation and condition, they have no objection to the proposed development. Therefore, the subject to future compliance with condition, the proposal would comply with Policy 49 of the Local Plan and Policy 3 of the SNP.

viii. Sustainability

8.45 The application has been accompanied by a Sustainable Statement which details the proposed sustainability measures to be incorporated into the development. These include interventions to the fabric of the buildings including insulation which will achieve a 10% improvement upon CO2 emissions when compared with current building control standards. The provision of PV panels on south facing roof slopes, and air source heat

pumps, will deliver a further 10% improvement upon CO2 emissions. Therefore, subject to compliance with this report, which is secured via condition the proposal would achieve a sustainable development, greater than what is currently required by building regulations and thus would comply with Policy 40 of the Local Plan.

ix. Nutrient Neutrality

8.46 The site is served by a WwTW that discharges into a Solent European Protected Sites. In such instances, the implications from the proposed development (that is the nutrient content of the discharge), together with the application of measures to avoid or reduce the likely harmful effects from the discharge, are required to be tested by the by the LPA via an 'Appropriate Assessment' to assess the impact on the designated sites in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended). Natural England must then be consulted on any such Appropriate Assessment.

8.47 The scheme proposes to off-set the increase nutrients arising from the development by means of an agricultural reversion scheme in which land is left as nil-input land following the cessation of arable farming. Natural England have confirmed agreement to this approach and an overarching S106 agreement has been produced to secure the proposed mitigation. The overarching agreement has enabled a third-party credit system to be developed, whereby developers can purchase credits, which equate to an identifiable parcel of land within the off-site mitigation scheme at Droke Farm. The purchasing of the relevant number of credits, is secured via planning condition, and developers are required to submit evidence of credits having been purchased, prior to the commencing of works. However, in this instance the applicant has already purchased the necessary credits and provided evidence of this to the LPA. Consequently, the LPA are satisfied the development can achieve nutrient neutrality and they would not have an adverse impact upon European designated sites. The proposal would therefore comply with Policy 182 of the NPPF 2021 and regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended).

x. Recreational Disturbance

8.48 The site falls within the 'Zone of Influence' for the Chichester and Langstone Harbour Special Protection Area whereby Policy 50 of the Local Plan advises development resulting in an increase in residential development is likely to have significant environmental impacts on this internationally important designation, in respects of Recreational Disturbance.

8.49 An Appropriate Assessment relating to the impacts of the development have been carried out and it is agreed that the entering of a legal agreement to secure a financial contribution to offset the impact would provide adequate mitigation. The contribution would be made towards the Bird Aware Scheme, which is a strategic mitigation package derived to mitigate the impacts. The necessary contribution would be secured via a legal agreement and would be payable prior to commencement of development. Consequently, subject to completion and future compliance with the planning obligation, the proposal complies with Policy 50 of the Local Plan.

xi. Infrastructure

8.50 The Chichester Local Plan Review (LPR) will require all new housing in the southern part of the Plan Area to contribute to a scheme of infrastructure improvements to the strategic road network (A27). The LPR sets out a strategy to provide long term mitigation of these impacts, up to 2039, which requires all new housing development (net increase) to contribute towards identified improvements. In the absence of any such contribution the proposals would lead to an unsustainable increase in impacts upon these networks and would undermine the ability of the emerging LPR to deliver an appropriate mitigation strategy to see further growth of up to 3,600 dwellings beyond existing commitments.

8.52 The applicants have confirmed they are agreeable to the requisite A27 financial contribution towards the A27, which would be secured via a legal agreement. Consequently, subject to completion and future compliance with the planning obligation, the proposal complies with Policy 9 of the Chichester Local Plan 2014-2029, Policies I1, T1 and T2 of the emerging Chichester Local Plan Review 2021-2039: Proposed Submission and Paragraphs 8, 104, 105 and 110 of the National Planning Policy Framework.

Conclusion

8.53 The proposal would result in a high-quality residential development, which would be acceptable in terms of its impact upon the character of the area and relationship with neighbouring properties. It is located within a sustainable location, on the edge of an existing settlement boundary, and incorporates satisfactory parking facilities, plus safe vehicular and pedestrian access and egress. It also makes provision for landscaping and opportunities for improved biodiversity, in terms of the Biodiversity Zone. The development also includes a contribution towards the Green Ring, corridor set out within the Southbourne Neighbourhood Plan. The proposal also achieves nitrogen neutrality, though the purchasing of nitrogen credits, through an established scheme which has passed an Appropriate Assessment and found to be acceptable by Natural England.

8.54 The NPPF requires local planning authorities to demonstrate that they have a rolling five-year supply and when there is less than a five-year supply the NPPF engages the 'tilted balance', that is a presumption in favour of permitting new sustainable housing development. The Council is unable to demonstrate that it has a five-year supply of housing land and therefore the housing policies in the Local Plan are now considered to be out of date. In the absence of an up-to date Local Plan, the Council cannot rely on a plan-led approach to decision making on housing applications as it ordinarily would. In accordance with Paragraph 11 of the NPPF, permission should be granted, only except where the 'adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'. As set out above, this is not considered to be the case, and consequently, the application is recommended to be granted, subject to a S106 to secure the proposed nitrogen neutrality measures and transport contributions, and the conditions set out below.

Human Rights

8.55 In reaching this conclusion the Human Rights of the applicants and those within the settled community have been taken into account under Article 8 and Article 1 of the First Protocol of Human Rights. The application has been assessed, upon its own merits in line with National and Local Planning Policy, with a decision issued accordingly.

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 be carried out in accordance with the plans listed below under the heading "Decided Plans"

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

3) **No development shall commence** unless the council has received the Notice of Purchase in accordance with the requirements of the legal agreement between CDC, SDNPA and John Holt dated 21.12.2022 in respect of the Credits Linked Land identified in the Nutrient Neutrality Management Plan (04.04.2022) submitted with the application.

Reason: To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on protected sites

4) **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 management and recycling of litter and construction waste, 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.

5) The development hereby permitted shall be carried out with strict accordance with the methodology and protection measures, as outlined within Arboricultural Impact Assessment and Method Statement, prepared by Ecurban Arboricultural (April 2023) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the health and protection of the trees within the site.

6) **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.

7) Notwithstanding any details submitted no development/works shall commence above slab level until a full schedule of all materials and finishes to be used for external walls and roofs of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Upon submission of the details to the Local Planning Authority samples of the proposed materials and finishes shall be made available for inspection on site, unless otherwise agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved schedule of materials and finishes, unless any alternatives are agreed in writing via a discharge of condition application.

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.

8) The development hereby permitted shall be carried out in full accordance with the Requirements and Recommendations of the Ecological Assessment prepared by Peach ecology (5 April 2023). No part of the development hereby permitted shall be first occupied until the following biodiversity enhancements have been implemented:

- a) The erection of the post and rail fencing along the boundary of the Ecology Zone
- b) The provision of 200 metres of native hedgerow within the gardens and ecology buffer at a density of 10-20 per metre squared.
- c) The management, maintenance, and enhancement of the Ecology Buffer as scrub with shrubs and rough grassland.

- d) The planting of new native fruit trees within the Orchard.
- e) The provision of gaps within the proposed boundary fencing (minimum of 100mm by 100mm) to allow for small reptiles and mammals to move within the site.
- f) The provision of a stag beetle habitat within the Ecology Buffer.
- g) The provision of log piles within the Ecology Buffer.
- h) The provision of a Bird and Bat Box on each new dwelling.

Thereafter, the ecological enhancements shall be retained and maintained in perpetuity.

Reason: In the interests of securing a biodiversity enhancement.

9) The solar panels and air source heat pumps hereby permitted shall not be first installed until full details, to include manufactures details and the proposed location(s) of the solar panels and ground source heat pumps within the property and site has been submitted to and approved in writing by the Local Planning Authority. Once approved, these sustainability measures shall be fully implemented prior to the first occupation of the dwellinghouse and thereafter retrained in perpetuity for their designated use.

Reason: To minimise the impact of the development upon climate change.

10) The development hereby permitted shall be carried out in strict accordance with the Sustainable Statement submitted with this application. The sustainability measures it details shall be fully implemented prior to occupation of the dwellings hereby approved and shall be retained and maintained thereafter throughout the lifetime of the development, unless otherwise agreed in writing by the authority.

Reason: To minimise the impact of the development upon climate change.

11) No part of the development hereby permitted shall be first occupied until the brickwork walls, timber close board fences and timber post and rail fences have been erected in accordance with the details shown on Drawing 09 Rev B. Thereafter, the boundary treatments shall be hall be maintained and retained as approved in perpetuity.

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

12) **No part of the development hereby permitted shall be first occupied** until such time as the vehicular access has been constructed in accordance with plans and details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of ensuring safe and adequate access to the development.

13) **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.

14) No part of the development hereby permitted shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan. 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

15) No part of the development hereby permitted shall be occupied until refuse and recycling storage facilities have been provided in accordance with the approved site plan. Thereafter the refuse and recycling storage facilities shall be maintained as approved and kept available for their approved purposes in perpetuity.

Reason: To ensure the adequate provision of onsite facilities in the interests of general amenity and encouraging sustainable management of waste

16) No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

17) 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, details of the infrastructure and regime for watering. 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 and shall include native species. 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, 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.

18) The following ecological mitigation measures shall be adhered to at all time during construction;

- a) The Ecology Buffer shall be clearly marked with a temporary fence and at no time shall any works take place within the buffer and no vehicles, equipment or materials be stored within the buffer at any time.
- b) Reptile fencing shall be erected at the site boundary as per Paragraph 5.15 of the
- c) Any brush piles, compost and debris piles on site could provide shelter areas and hibernation potential for hedgehogs and therefore shall be removed outside of the hibernation period (mid-October to mid-March inclusive).
- d) If any works need to take place to the trees or for vegetation clearance within the site, works 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 (within 24 hours of any work)
- e) Due to the potential for hedgehogs and or reptiles hibernating or sheltering within any brush pile, compost and debris piles on site. . If any piles need to be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition.

Reason: In the interests of protecting biodiversity and wildlife.

19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no external illumination shall be provided on the site other than 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 details of the proposed location, level of luminance and design of the light including measures proposed to reduce light spill. Thereafter the lighting shall be maintained in accordance with the approved lighting scheme in perpetuity.

Reason: In the interests of protecting wildlife and the character of the area.

20) 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, C, E or F 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.

Decided Plans

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

Details	Reference	Version	Date Received	Status
PLANS - Plans PLAN -	04	REV B	25.04.2023	Approved
PLANS - Plans PLAN -	05	REV B	25.04.2023	Approved
PLANS - Plans PLAN -	06	REV B	25.04.2023	Approved
PLANS - Plans PLAN -	07	REV B	25.04.2023	Approved
PLANS - Plans PLAN -	08	REV C	11.08.2023	Approved
PLANS - Plans PLAN -	01		08.03.2022	Approved
PLANS - Plans PLAN -	02	REV A	25.04.2023	Approved
PLANS - Plans PLAN -	03	REV A	25.04.2023	Approved
PLANS - Plans PLAN -	09	REV B	25.04.2023	Approved
PLANS - Plans PLAN -	10	REV B	11.09.2023	Approved
PLANS - Plans PLAN -	11	REV A	25.04.2023	Approved

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

3) Works within the Highway - Area Office Team The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (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.

For further information on this application please contact Calum Thomas on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8FNEZERLZP00>