

Parish: Southbourne	Ward: Southbourne
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SB/17/00589/FUL

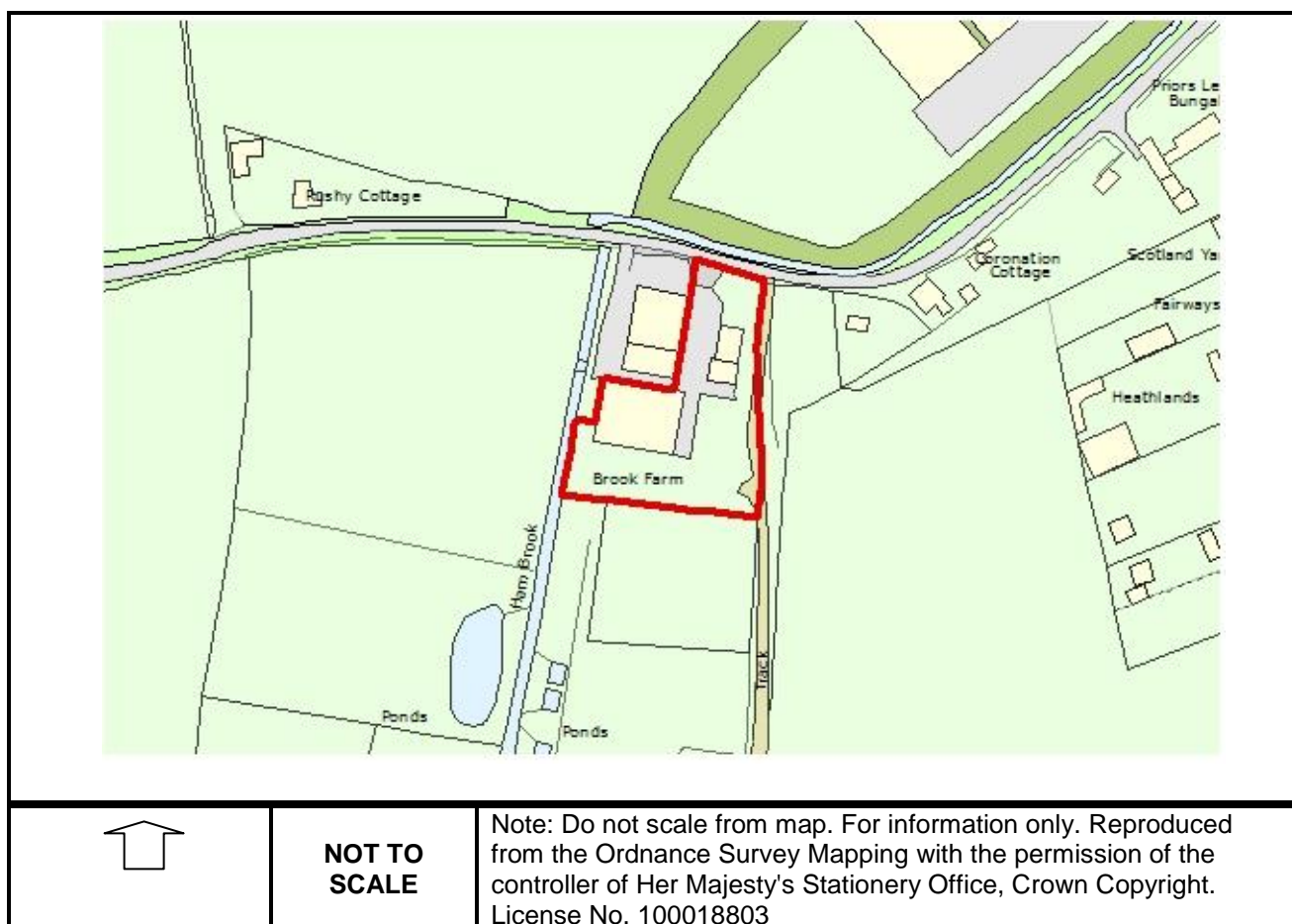
Proposal Proposed partial re-development of the site comprising of the demolition of existing workshop and the construction of live-work workshops and artists' accommodation.

Site South Barn Brook Farm Priors Leaze Lane Hambrook Chidham Chichester West Sussex PO18 8RQ

Map Ref (E) 478148 (N) 106141

Applicant Mr Andrew Sabin And Mrs Laura Ford

RECOMMENDATION TO REFUSE



1.0 Reason for Committee Referral

Red Card: Cllr Brown Important information/opinion to raise in debate.

There is both an exceptional level of public interest and I wish to raise matters in debate. This application had the support of the Parish Council, the local community, and as evidenced by the letters of support from important cultural organisations in the area, this application has a greater significance for the area than might be expected.

Although this is a rural location, there are many other large buildings in the area and the proposal is not merely in keeping with them, but will be sufficiently screened so as not to become an eye sore.

I believe the most recent plans show that this application could go ahead without damaging the rural character of the area and there is clearly a wider economic and cultural interest in this application being granted.

2.0 The Site and Surroundings

- 2.1 The application site is located within the parish of Southbourne, falling outside any settlement boundary as defined within the Southbourne Neighbourhood Plan. It is situated to the southern side of Priors Leaze Lane, to the east of Southbourne Parish boundary. The site comprises a redundant single storey building to the east and a large former agricultural unit to the west and south west of the site. Access is from Priors Leaze Lane, leading into a large area of hardstanding, used for parking.
- 2.2 To the south of the site is a fishery with access leading along the eastern boundary to the application site. To the west are former agricultural buildings, outside the application site and open agricultural land beyond. To the north is Priors Leaze Lane, mature trees forming the boundary to the road and agricultural land beyond. To the east of the site is a Travelling showman's site and a Public Right Of Way PROW which runs to the south east.

3.0 The Proposal

- 3.1 The application seeks permission for the demolition of the existing single storey building to the east of the site and the construction of a large replacement building comprising workshops, studios and gallery space at ground floor level and accommodation at first floor level comprising a four bed unit and a self-contained 2 bed unit for visiting artists. The existing building to the west of the site is proposed to be retained and used as storage, workshop and studio. The existing access would be retained, leading into the site and a new formalised parking area to the south of the existing and proposed buildings.
- 3.2 The live/work unit would be two-storey in nature and follow a modernistic commercial building style with a floor area of just under 465sqm. Internally there would be provision for two artists' studios of approximately 130sqm two workshops, an office space and a staff canteen space with toilets and kitchen facilities. Finally there would be an art gallery for the display of sculptures measuring approx. 1112sqm. At first floor, there would be provision for a four bedroomed residential unit to the southern part of the building and a two bedroomed unit to the northern part, with the intention for the latter unit to be used by visiting artists. The smaller unit would have its own separate access through an external staircase to the northern elevation. The building would be finished with black corrugated cladding with a glazed surface. The roof of the building would be asymmetric, measuring 5.6m-8.5m in height. The opening reveals would be made in galvanised steel to contrast

with the black cladding. To the south of the building there would be a terrace/balcony space linked to the main residential unit and additionally to be used as a showcasing space.

4.0 History

05/04607/COU	PER	Change of use of redundant agricultural barn to B1 use.
09/01051/AGR	PER	Erection of a agricultural barn and hardstanding. Resubmission of SB/08/03858/AGR.

5.0 Constraints

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

6.0 Representations and Consultations

6.1 Parish Council

No objection

6.2 Environment Agency

We have no objections to the proposed development, as submitted.

Flood risk advice to LPA and applicant

The proposed live-work unit is partially located in Flood Zones 2 and 3, according to our Flood Map. These indicate a medium (1 in 1000 year) and high (1 in 100 year) probability of flooding, in accordance with the national Planning Practice Guidance (ref.7-065-20140306). The FRA states that ground floor is intended to be designed to be floodable in order to mitigate the impacts of the increased footprint on flood storage. We strongly recommend that consideration be given to use of flood resilience measures to reduce the impact of flooding when it occurs. This can include measures such as the use of resilient materials and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. We recommend reading the following guidance - 'Improving the flood resilience of new buildings ' and 'Prepare your property for flooding: A guide for householders and small businesses'. Consultation with the relevant building

control department is recommended when determining if flood proofing measures are effective.

Wastewater advice to applicant

The application states that the existing arrangements of disposing of wastewater to cesspit are intended to continue, with a new plant in line with building regulations. The owner must ensure that the cess pit is maintained, emptied regularly by a registered waste carrier, and doesn't leak or overflow.

Additional information

We have no objections to the proposed development, as amended.

The amended information does not include material changes to the development that affect the flood risks at the site within our remit, and therefore we have maintained our position. The responsibility for determining whether the Sequential Test has been met lies with the local planning authority.

Advice to developer - Flood resilience

We strongly recommend that consideration be given to use of flood resilience measures to reduce the impact of flooding when it occurs. This can include measures such as the use of resilient materials and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

6.3 WSSC Highways

Summary

This application seeks to re-develop the site by demolishing the existing workshop and constructing live work workshops and artists accommodation. The site is to be accessed via an existing access from Priors Leaze Lane, Hambrook which is a C class road subject to 60mph. It is observed that due to the narrow nature of this portion of road and the road layout, vehicles may not be travelling at this speed at the point of access. Upon observation of the most up to date Sussex Police collision data, there would appear to have been no recorded highways accidents or personal injury claims in the near vicinity of this access- indicating that currently this access would be functioning with no highways safety concern.

Access and visibility

In principle this proposal is acceptable in highways terms, the applicant is proposing an improvement on the existing access by gaining permission to remove a portion of hedging currently obscuring visibility. The Local Highway Authority (LHA) note that the visibility splays provided have been drawn incorrectly from a 4.8m set back distance the live work proposal would only require an 'X' distance of 2.4m set back from the carriageway edge. It is noted that an existing use of this access does serve larger vehicles however the live work units will not generate Large Goods Vehicle traffic. Revised plans should be submitted to reflect this 2.4m set back distance. Based on the consideration that this access is an existing arrangement and the traffic generated by this proposal would not be a material increase, the LHA advise that maximum achievable visibility splays are provided.

The LHA also advises that the access appears to be in a poor state of repair and therefore may require re-surfacing in line with WSCC Standards. The applicant would be advised to contact the Area Office in order to carry out these works on the highway to WSCC standards.

Parking

Parking provisions have been set out in line with CDC parking zone 3 85% standards. Upon inputting this information through the WSCC Parking Demand Calculator, the LHA can advise that the residential aspect of a development of this size would generate the requirement for 3 parking spaces. Bearing in mind the commercial aspect, there would be the requirement for additional spaces at times however considering the 24 parking spaces provided within this proposal, the LHA consider there to be sufficient space for the proposed.

Sustainability

Sustainable methods of transport are not easily accessible within the vicinity of the site. Priors Leaze Lane is not served via linked pedestrian footways or street lighting which discourages pedestrians from walking within this location. It is accepted however that more confident cyclists may choose to commute to Nutbourne Railway station by bicycle as it is a 5 minute journey from the proposed. Hambrook Stores is the closest shop in this location at an 11 minute walk from the proposal site. It is therefore anticipated that for the majority of shopping and for amenities, future residents will be reliant on the use of a car for transportation. It is not considered however that for two live work units this would be a detriment to the Local Highway

The LHA advises also that secure and covered cycle storage is conditioned alongside any permission of this application, this is in order to promote alternative and sustainable methods of transport.

Conclusion

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist the proposal subject to the following conditions.

Amended Plans – amended visibility splays

The Local Highway Authority (LHA) has assessed the revised visibility splays provided. These now demonstrate the achievable visibility from a 2.4m set back distance from the edge of the highway. This along with the neighbouring hedging to be cut back on the western splay allows visibility splays of 2.4m x 65m to the west and 2.4m x 90m to the east. Based on the consideration that the road layout in this location seeks to slow vehicles and is anticipated to encourage vehicles to proceed cautiously, the LHA accepts that these splays would be sufficient for this use. The hedge trimming is advised to be sealed via condition to be implemented prior to first occupation of the live work units and be maintained to be kept clear of any obstructions of over 1m above carriageway height.

From the information provided, the LHA raise no highways safety concerns with the amended visibility splays provided.

6.4 CDC Drainage Engineer

Surface Water Drainage

The proposed means of drainage is via infiltration utilising shallow SuDS features such as permeable paving and swales. This approach would be acceptable in principle, particularly as there is the potential for high ground water levels in the locality. Should the application be approved, we recommend conditions to ensure the site is adequately drained and efficiently maintained.

We also suggest that, at the earliest stage, the developer gives consideration to the appropriate location and design of surface water drainage features to achieve necessary attenuation, capacity, water quality (via the SuDS management/treatment train) and ease of on-going maintenance. Surface water drainage features should also be designed in a manner that positively affects the amenity of the site. We would like to remind the developer that, open features such as swales, basins and ponds, when designed correctly, can satisfy all the above aspirations. Well-designed SuDS components include features that are no more hazardous than those found in the existing urban landscape, for example ponds in parks or footpaths alongside canals, therefore if the SuDS features are designed in an appropriate and safe manner, there should be no need for unsightly fencing and/or areas of restricted access. Additionally, consideration should be given to the nature of SuDS features that are chosen to be incorporated into the design, for example will features be useable open spaces (such as detention basins etc.) in all but the most extreme weather events, or will they be year-round water features such as ponds. The drainage designs should demonstrate that the infiltration/SuDS structures can accommodate the water from a 100 year critical storm event, plus 40% climate change allowance.

Flood Risk

Significant parts of the site lie within Flood Zones 2 and 3, therefore the Environment Agency should be consulted regarding the acceptability of development at this location.

6.5 Third Party Representations

- i) Social and Economic Benefit for the locality
- ii) Support proposed education facilities
- iii) Introduce cultural diversification
- iv) Encourage tourism

7.0 Planning Policy

The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. The Southbourne Neighbourhood Plan was made on the 15 December 2015 and forms part of the Development Plan against which applications must be considered.
- 7.2 The principle 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 3: The Economy and Employment Provision
Policy 26: Existing Employment Sites
Policy 29: Settlement Hubs and Village Centres
Policy 33: New Residential Development
Policy 39: Transport, Accessibility and Parking
Policy 40: Sustainable Design and Construction
Policy 42: Flood Risk
Policy 45: Development in the Countryside
Policy 46: Alterations, Change of Use and/or Re-use of Existing Buildings in the Countryside
Policy 47: Heritage
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: Development within the Settlement Boundaries
Policy 3: The Green Ring
Policy 4: Housing Design
Policy 5: Employment
Policy 7: Environmental

National Policy and Guidance

- 7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

For decision-taking this means unless material considerations indicate otherwise:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

- 7.4 Consideration should also be given to paragraph 17 (Core Planning Principles), section 3, 4, 6, 7, 10 generally.

- 7.5 The government's New Homes Bonus (NHB) which was set up in response to historically low levels of house building, aims to reward local authorities who grant planning permissions for new housing. Through the NHB the government will match the additional council tax raised by each council for each new house built for each of the six years after that house is built. As a result, councils will receive an automatic, six-year, 100 per cent increase in the amount of revenue derived from each new house built in their area. It follows that by allowing more homes to be built in their area local councils will receive more money to pay for the increased services that will be required, to hold down council tax. The NHB is intended to be an incentive for local government and local people, to encourage rather than resist, new housing of types and in places that are sensitive to local concerns and with which local communities are, therefore, content. Section 143 of the Localism Act which amends S.70 of the Town and Country Planning Act makes certain financial considerations such as the NHB, material considerations in the determination of planning applications for new housing. The amount of weight to be attached to the NHB will be at the discretion of the decision taker when carrying out the final balancing exercise along with the other material considerations relevant to that application.

Other Local Policy and Guidance

- 7.6 The following Supplementary Planning Documents are material to the determination of this planning application:

Surface Water and Foul Drainage Supplementary Planning Document (SPD)
Planning Obligations and Affordable Housing SPD

- 7.7 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:

- Maintain low levels of unemployment in the district
- Prepare people of all ages and abilities for the work place and support the development of life skills
- Develop a local workforce that meets the needs of local employers
- Support local businesses to grow and become engaged with local communities
- Encourage and support people who live and work in the district and to adopt healthy and active lifestyles

8.0 Planning Comments

- 8.1 The main issues arising from this proposal are:

- i) The principle of the development
- ii) Impact on visual amenity and character of the area
- iii) Flooding
- iv) Impact on neighbouring amenity
- v) Highways
- vi) Recreational Disturbance

Assessment

i) Principle of development

Proposed use

- 8.2 The site is located within the rural area, outside any settlement boundary as defined within policy 1 of the Southbourne Neighbourhood Plan. Policy 2 of the CLP sets the development strategy for the plan area. Policy 45 of the CLP seeks to ensure that new development within the rural area meets an essential rural need that cannot otherwise be met elsewhere. Policy 3 refers to The Economy and Employment Provision and supporting the sustainable growth of the local economy, which would include the provision of “small-scale employment development or live/work units, including extensions to existing sites in rural areas, may be identified in neighbourhood plans or permitted in appropriate circumstances where commercial demand exists”.
- 8.3 From the supporting information provided it is understood that the proposal would facilitate the move of the applicant’s entire production facility to the application site and the intention would be to create a studio, gallery and workshop complex. It is the applicant's intention to provide a space to house the collection of their works, enable education establishments and public access to the site.
- 8.4 The proposal would construct a new building to provide the live/work element and retain the existing larger unit on site for use as a workshop/studio space . The applicant presently occupies the existing building and this has been used for open exhibitions and currently employs two assistants. The new studio would offer employment to 'at least 10' local artists and run an intern programme for graduates. Additionally it would offer work placements and general workshops. The gallery would be open to the public on a part time basis, exhibiting new work.
- 8.5 It is understood the applicants presently occupy a live work unit in London and the existing building on the application site is used as a workshop and to showcase their work. They have outgrown their London address and seek to relocate to the application site.
- 8.6 The applicant has provided limited information as to the justification to reside on this site and minimal information has been submitted detailing other options explored/discounted. Policy 3 of the CLP does recognise that the provision of live/work units in the rural area may be encouraged in appropriate locations, particularly in rural areas. This would however be read two-fold with the other material considerations as set out below and the applicants supporting information.

Sustainability

- 8.7 The site would provide on-site accommodation for the two applicants and this would provide a benefit in that it would reduce the need for those occupiers to travel to other work places. It would not however provide accommodation for other employees and it would actively encourage visitors to the site. Officers have concern about this, due to the site’s unsustainable rural location, which is set away from any public transport routes, on a road with no pedestrian footpaths or street lighting. Whilst it might be desirable for the applicants to reside on-site, inadequate details have been submitted to demonstrate sufficiently to the LPA that there are no other sites which could facilitate such a use and that the proposal is appropriate in this unsustainable rural location.

- 8.8 Furthermore, whilst the proposal would seek to provide employment and cultural opportunities; these would have to be accessed by those not residing on the site and travelling to and from this rural location. There is also concern about the associated showcase element of the work and the intensification of the use, which has the potential to cause adverse impacts on the rural tranquillity of the area. It is considered this would fail to comply with the thrust of the NPPF and policies contained within the Local Plan which seek to ensure that new development is located in sustainable locations.
- 8.9 Policies contained within the CLP and NPPF seeks to support the creation of live/work units and generally encourage the re-use and conversion of existing buildings over the construction of new buildings. Whilst there is general support for the creation of such units, due to the benefits they can bring, there is however concern that the proposed unit and its associated uses, would not be located within a suitable and sustainable location.
- 8.10 Overall, whilst the CLP seeks to support live/work units in the rural area, it cannot be concluded from the information submitted that a proposed building of this scale or use, which includes the provision of showroom space and the subsequent potential for a high trip generation by visitors, would require a countryside location or that it meets an essential rural need. Furthermore, the site is an unsustainable location within the rural area and the application fails to demonstrate sufficiently a need for the proposed development in this location. Whilst the proposal would provide some economic benefit through employment, it is not considered that this would outweigh the harm the development would have on the countryside location. It is therefore considered the proposal fails to accord with local plan policy 3 and 45 of the CLP.

ii) Impact on visual amenity and character of the area

- 8.11 Policy 48 of the CLP seeks to ensure that development in the rural area has no impacts on the tranquil and rural character of the area and that development respects and enhances the landscape character of the surrounding area and site. The proposal seeks to follow the design of an industrial building, although combines the use of staggered ridge lines and large expanses of glazing, at two-storeys in height. Whilst the building would to a degree be shielded by the agricultural building to the west of the site, it would be highly visible to the Public Right of Way to the south and from the approaches to the east and west from Priors Leaze Lane. It is considered that its design, form, scale and massing would result in an incongruous form of development, to the detriment of the visual amenities of the rural locality. The plans show a degree of proposed planting and whilst additional landscaping could be secure by condition, it is not considered that it would mitigate against the visual harm the building would have on the rural landscape.
- 8.12 There are a few examples of larger buildings on Priors Leaze Lane, however these are clearly associated with an agricultural use and unlike the proposed application building, are generally simple in form and design and as a result more in keeping with the rural locality. Whilst the proposed building attempts to be agricultural in style, it would still be readily visible and noticeable as a large residential unit, in this rural location.
- 8.13 Furthermore the proposals close relationship with the neighbouring agricultural buildings, would when viewed from a number of vantage points appear as a single larger and bulkier development and as a result would cause further harm to the visual amenities of this rural area.

8.14 Overall it is considered that the height of the building at 2 storeys, its scale, form and design to include external staircases and large expanse of glazing and its proximity in the site to the adjoining development, would result in a proposal which would cause significant adverse impacts on the visual amenities and rural character of the area, failing to comply with local and national development plan policies, which seek to protect the visual amenities of the rural area.

iii) Flooding

8.15 The application site is located in Flood Zones 2 and 3, with the residential development falling within those zones. This would require the provision of a Site Specific Flood Risk Assessment (FRA). An FRA was submitted as part of the application and was subsequently amended and the Environment Agency now have no objection, subject to the implementation of the mitigation measures. It is important to note however that the NPPF Planning Practice Guidance makes it clear that flood resistance and resilience measures should not be used to justify development in inappropriate locations.

8.16 Additionally, due to the location of the sites in Flood Zones 2 and 3, officers are of the view that the proposal must meet the Sequential Test and demonstrate that there are no other reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is the responsibility of the applicant to provide the details to enable the LPA to undertake the sequential test. In the NPPF paragraph 101 this confirms that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding and the Planning Practice Guidance (PPG) states that the aim should be to keep development out of medium and high risk flood areas (zones 2 and 3). The PPG also makes it clear that new development should be steered to flood zone 1 and only if there are no reasonably available sites in flood zone 1 should consideration be given to sites in other flood zones. The LPA has been provided with some information to facilitate the requirement to undertake a sequential test.

8.17 The information provided states that alternative locations have been explored, however it does not clearly set out where these sites were in the District, comprising brief correspondence between the agent and estate agents, carried out during the course of the application. Officers would expect the information provided to the LPA to include a clear assessment of each site, naming these and why they were discounted. This should also include sites which would be capable of accommodating new build development, similar to which this application is seeking. No justification has been provided as to why the site has to be restricted within this area. As such officers consider that the information provided is not sufficient to enable the LPA to carry out a full sequential test.

8.18 The application therefore fails to pass the sequential test and in accordance with National Planning Practice Guidance and the NPPF the application should be refused on the grounds that there are no other reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. As such the proposal would fail to comply with the provisions of Section 10 of the National Planning Policy Framework 2012, the Planning Practice Guidance and is contrary to Policy 42 of the Chichester Local Plan, Key Policies 2014-2029.

iv) Impact on neighbouring amenity

8.19 Due to the distance, orientation and boundary screening it is not considered the proposal would result in any adverse impacts on neighbour amenity through overlooking, overbearing or amenity concerns in terms of the intensification of the use.

v) Highways

8.20 Access would be retained through the existing access point onto Priors Leaze Lane, with some modifications to increase the safety and visibility to the highway. There would be a large gravel parking area to the south, with sufficient turning and parking space for residents, staff and visitors.

vi) Recreational Disturbance

8.21 Policy 50 of the Local Plan acknowledges the collective impact which all new dwellings within 5.6km of the Harbour have on the ecology of areas designated within the Solent area under European Species and Habitat Directives and the derived UK Regulations. It adopts the approach, recommended by Natural England, that a contribution is made on a per-dwelling basis towards a mitigation project 'Solent Disturbance Mitigation Project'. For all new dwellings a sum of £181 (API) is collected. The applicants have advised they are willing to enter into such an agreement and pay the contribution.

Conclusion

8.22 Based on the above assessment it is considered the proposal by reason of its failure to meet the sequential test; its scale, mass form and design; the adverse impacts on the visual amenities of the rural locality; it being an unjustified development within the unsustainable rural location, constituting a new dwelling in the countryside with no justified need, would result in a form of development which would be contrary to development plan policies and therefore the application is recommended for refusal.

Human Rights

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

RECOMMENDATION

REFUSE for the following reasons:-

- 1) The proposed live/work building and its associated use, would result in a form of development which fails to demonstrate that it requires a countryside location and meets the essential, small scale and local need which cannot be met within or immediately adjacent to existing settlements, as set out in Policy 45 of the Chichester Local Plan 2014-2029. Furthermore the proposed building and use would be located within a highly unsustainable location, some distance from Local public Transport networks, safe pedestrian access through designated lit footpaths and any services and amenities. As such the proposal would fail to accord with Chichester Local Plan Policies 1, 2, 3, 45 and 39 and Policies 1 and 5 of the Southbourne Neighbourhood Plan and paragraph 17 and sections 3, 4 generally of the National Planning Policy Framework.
- 2) The site and proposed residential use is located within the Environment Agency's designated Flood Zones 2 and 3 for which a detailed sequential test for flooding is required. Within such areas development should not be permitted if there are reasonably available alternative sites appropriate for the proposed development in areas with a lower probability of flooding. Information for the Council to undertake a sequential test has been provided by the applicant, however this significantly lacks in information clearly identifying other sites in the District, why these were discounted and why other sites which could be capable of a new build have not been considered. The submitted information is insufficient and inadequate information to enable the Local Planning Authority to fully carry out the sequential test. Therefore, the application fails to comply with the provisions of Section 10 of the National Planning Policy Framework 2012, the Planning Practice Guidance and is contrary to Policy 42 of the Chichester Local Plan: Key Policies 2014-2029.
- 3) The proposed live/work unit, by reason of its scale, design, height, mass, form and fenestration detailing, alongside its proximity to the neighbouring building, would result in a large, bulky form of development, appearing incongruous and cramped in the plot and street, and resulting in adverse impacts on the visual amenities and rural character of the area. As such it would fail to comply with policies 1, 33, 40 and 48 of the Chichester Local Plan: Key Policies 2014-2029 and policies 4, 5 and 7 of the Southbourne Neighbourhood Plan and Paragraph 17 and Section 6 generally of the National Planning Policy Framework.
- 4) The site is located within the 5.6km 'zone of influence' of the Chichester and Langstone Harbours Special Protection Area where it has been identified that the net increase in residential development results in significant harm to those areas of nature conservation due to increased recreational disturbance. The applicant has failed to make sufficient mitigation against such an impact and therefore the proposal is contrary to Policy 50 of the Chichester Local Plan: Key Policies 2014-2029. The development would therefore also contravene the Conservation of Habitats and Species Regulations 2010 and the advice in the National Planning Policy Framework.

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, it has not been possible to resolve them. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

2) This decision relates to plans;

386 PL01.00 386 PL03.00, LLD1066/01.02, 386 PL04 REV 01, 386 PL04.1 REV 01, 386 PL05 REV 01 , 386 PL05.1 REV 01, 386 PL07 REV 01

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