

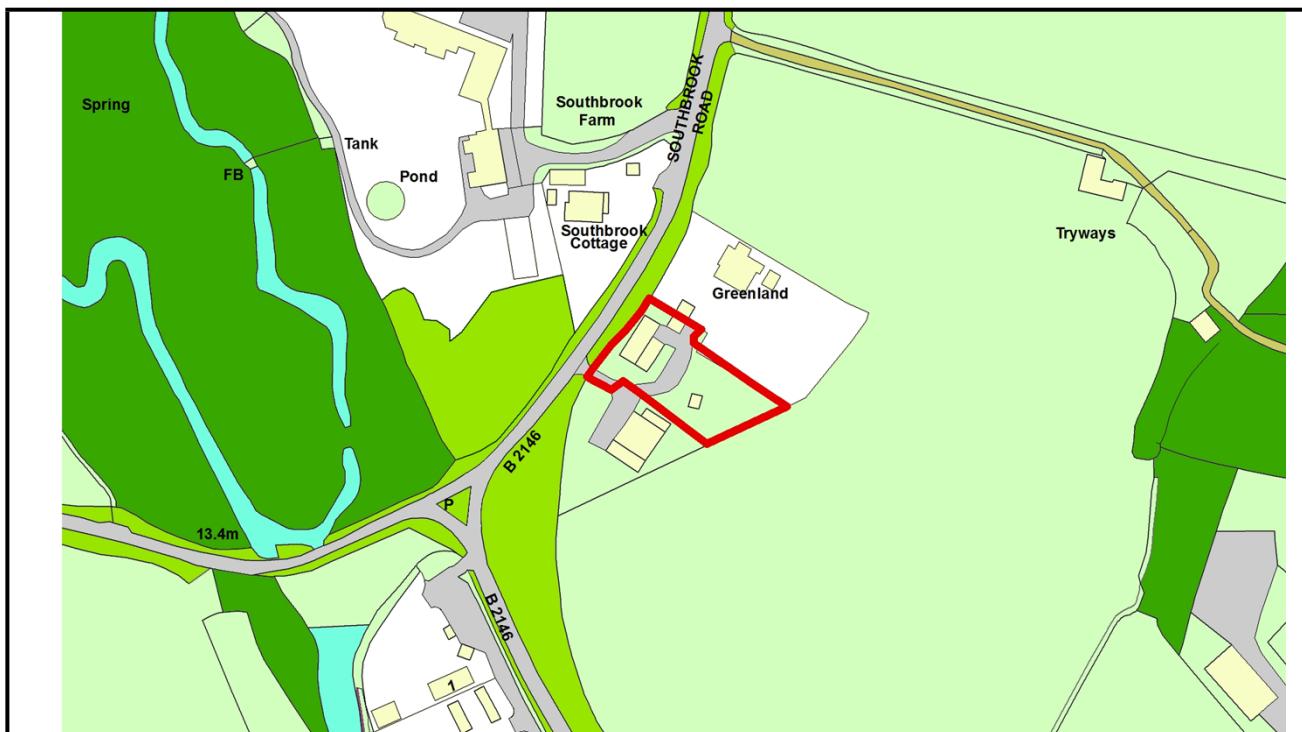
Parish:
Funtington

Ward:
Lavant

FU/19/02514/FUL

Proposal	Demolition of existing store and ancillary office building and replacement with 3 bedroom bungalow with associated drive way, foul water treatment plant, PV Roof panels and Air Source Heating Unit.		
Site	Greenlands Farm Buildings On Land Adjacent To Greenlands House Southbrook Road West Ashling Chichester West Sussex PO18 8DN		
Map Ref	(E) 481087 (N) 106794		
Applicant	Mr & Mrs Nigel Ostler-Harris	Agent	Mr Philip Hamblin

RECOMMENDATION TO PERMIT



**NOT TO
SCALE**

Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803

1.0 Reason for Committee Referral

- 1.1 Parish Objection – Officer recommends Permit.

2.0 The Site and Surroundings

- 2.1 The application site is situated within the rural area to the eastern side of Southbrook Road and is surrounded by countryside and agricultural land. The land to the immediate west and north of the application site falls within the bounds of the South Downs National Park.
- 2.2 The current building on the application site is a single storey pitched roof structure of corrugated metal construction, which was used for the storage and distribution of concrete cutters and coring equipment for off-site operations. Adjoining this building is a single storey flat roof structure of brick construction, which was used as offices for purposes related to the storage and distribution facility. Prior approval to convert the building to a dwelling was permitted in 2017 and some of these works have been undertaken.

3.0 The Proposal

- 3.1 The application seeks planning permission for the demolition of the existing building and the construction of a single storey detached dwelling. The dwelling would be located further to the south east than the existing building, albeit partly on the existing footprint.
- 3.2 The proposal has been amended since its submission removing a window to the north east elevation and replacement of a single storey element with a pitched roof. The proposed dwelling would consist of two elements, the main being a single storey with a ridge height of 4.5 metres, an eaves height of 2.5 metre, a depth of 5.6 metres and a width of 15.5 metres. To the rear of this would be a rear projection of 5.2 metres, with an 'M' shaped roof with a ridge height of 4.3 metres and a width of 11.4 metres. To the south of this application site prior approval was permitted in 2017 for the conversion of a light industrial building (B1) to dwelling. In 2019 planning permission was granted for the replacement of the existing light industrial building and replacement with 1 no. 4 bedroom bungalow.

4.0 History

00/03007/DOM	PER	Two storey rear extension and demolish existing single storey rear extension.
01/02917/DOM	PER	New porch to replace the existing.
04/01868/DOM	PER	Single storey side extension and new pitched roof on existing flat roof garage.
06/03451/DOM	PER	Single storey kitchen extension
15/03096/DOM	PER	Second storey side extension, on top of existing single storey extension.

17/00795/PA3P	YESPAP	Part 3 Class P application for prior approval - Proposed change of use of B8 storage building to 1 no. dwelling.
17/03248/PA3O	YESPAP	Notification of Prior Approval for Change of Use from a single storey light industrial building (B1) to dwelling house (C3).
19/00961/FUL	PER106	Demolition of existing light industrial building and replacement with 1 no. 4 bedroom bungalow and detached open carport with associated driveway.

5.0 Constraints

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

5.0 Representations and Consultations

6.1 Parish Council

The Parish Council feel that the bungalow as proposed should not be moved away from the footprint of the existing building, the proposed moving of the bungalow back into the site, will have an impact on the amenities currently enjoyed by the neighbouring property (Greenlands House) and the moving of the proposed dwelling will result in unnecessary overlooking into this neighbouring property.

The design of the building is out of keeping with the local area, the building should be designed to be more 'barn like'. A more traditional approach would better suit the character of the area.

There should not be any large glazed openings in the proposed flat roof, as we understand that this development site is within an intrinsic zone of darkness, the external glazed areas should also be reduced so as not to cause excessive light pollution. There is a lot of bat activity in this area and the surrounding woodlands are a natural habitat for owls and bats, so light pollution should be avoided where possible.

6.2 WSCC Highways

Access and Visibility

The existing shared access will be utilised for this development and no alterations are proposed. Whilst visibility is somewhat restricted in this location, the LHA appreciates that this is an existing access that serves 2 sites. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. Additionally, the proposed dwelling is not anticipated to generate an intensification of material movements to or from the site when compared with the potential of the existing use.

The LHA was consulted on highway matters for Prior Approval at this site for change of use from light industrial building to C3 dwellinghouse under ref: 17/03248/PA3O. The LHA raised no highway safety concerns to the proposal but did make the following comments which are still considered a valid consideration: 'Under previous prior approval at the site evidence was provided that this access has been made up and improved since 2011. Nevertheless it is not known whether this was done to specification and formal licence obtained from the WSCC Area Engineer. The LHA therefore advise that the applicant contact the Area Office regards obtaining a retrospective licence for these work.'

Parking and Turning

2 vehicular parking spaces with electric charging points are proposed for the new dwelling. The WSCC Car Parking Demand Calculator has indicated that a property of this size in this location would require 3 car parking spaces. There appears to be sufficient space on the proposed driveway to accommodate 3 car parking spaces that meet the minimum specifications of 2.4m x 4.8m. 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 new homes. Based upon current EV sales rates within West Sussex, active charging points should be provided for a minimum of 20% of all proposed parking spaces. Ducting should be provided to the remaining 80% of parking spaces to provide 'passive' provision for these spaces to be upgraded in future. Due to the small scale nature of this proposal, the anticipated provision of active EV spaces for this development would be 1 space and should be provided in accordance with the above WSCC guidance and Chichester Local Plan policy.

There appears to be sufficient room for on-site turning to be achievable, allowing vehicles to exit the site onto Southbrook Road in a forward gear.

An existing structure is to be utilised for secure and covered cycle parking. The inclusion of cycle parking helps promote the use of sustainable alternative modes of transport to the private car.

Sustainability

The site is situated in a rural location that lacks access to some immediate amenities and services. Therefore, future residents may have a reliance on the private car. However, as mentioned above the applicant has demonstrated cycle parking which will help encourage the use of sustainable transport methods.

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 109), and that there are no transport grounds to resist the proposal. If the LPA are minded to approve the application, the LHA suggest a number of conditions.

6.3 Coast Protection & Land Drainage Officer

Flood Risk: The proposal is wholly within flood zone 1 (low risk), therefore we have no objection to the proposed use/scale subject to satisfactory surface water drainage.

Foul Drainage: The proposal is to install a package treatment plant, we have no comments on the acceptability of this approach. However we note that it will ultimately discharge into a local watercourse, which will require Ordinary Watercourse Consent.

We recommend an advisory be attached to any approval of the need to for this consent. The following website provides further guidance and details on how to apply.

<https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extremeweather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/>

Surface Water Drainage: The proposal is to drain the development to a soakaway in the rear garden. This approach is acceptable in principle and should be designed and constructed to meet current building regulations.

6.4 CDC Environment Officer

Bats

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

We require that a bat brick is integrated into the building onsite facing south/south westerly positioned 3-5m above ground. 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. Any gaps should also be filled in using native hedge species to improve connectivity. Conditions should be used to ensure this.

Reptiles

We are happy that a precautionary approach can be undertaken on the site for reptiles. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut

Nesting Birds

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

We would like a bird box to be installed on the new building and or tree within the garden of the property.

Enhancements

We would like to see a number of enhancements incorporated within the scheme including;

- Any trees removed should be replaced at a ratio of 2:1
- Filling any gaps in tree lines or hedgerows with native species
- Bat and bird boxes installed on the site (as detailed above)
- Grassland areas managed to benefit reptiles.
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site.

Recreational Disturbance

For this application we are satisfied that the only HRA issue is recreational disturbance and 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.

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. There is no neighbourhood plan for Funtington at this time.

- 7.2 The principal planning policies relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development
Policy 2: Development Strategy and Settlement Hierarchy
Policy 3: The Economy and Employment Provision
Policy 4: Housing Provision
Policy 33: New Residential Development
Policy 39: Transport, Accessibility and Parking
Policy 40: Sustainable Design and Construction
Policy 45: Development in the Countryside
Policy 48: Natural Environment
Policy 49: Biodiversity

Chichester Local Plan Review Preferred Approach 2016 - 2035

- 7.3 Work on the review of the adopted Local Plan to consider the development needs of the Chichester Plan Area through to 2036 is now well underway. Consultation on a Preferred Approach Local Plan has taken place and following detailed consideration of all responses to the consultation, it is intended that the Council will publish a Submission Local Plan under Regulation 19 in March 2020. Following consultation, the Submission Local Plan will be submitted to the Secretary of State for independent examination. In accordance with the Local Development Scheme, it is anticipated that the new Plan will be adopted by the Council in 2021. However, at this stage, it is considered that very limited weight can be attached to the policies contained within the Local Plan Review.

National Policy and Guidance

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

At the heart of the NPPF is a presumption in favour of sustainable development,
For decision-taking this means:

- a) approving development proposals that accord with an up-to-date development plan without delay; or
- b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 7.5 Consideration should also be given to Sections 2 (Achieving Sustainable Development), Section 4 (Decision-Making), Section 5 (Delivering a Sufficient Supply of Homes, Section 9 (Promoting Sustainable Transport), Section 11 (Making Effective Use of Land), Section 12 (Achieving Well-Designed Places), Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change, Section 15 (Conserving and Enhancing the Natural Environment),
- 7.6 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
- 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 considerations are as follows:

- i) Principle of new residential development
- ii) Design, scale and impact upon the character of the surrounding countryside
- iii) Impact upon amenity of neighbouring properties and future occupiers
- iv) Highways and parking
- v) Biodiversity and Sustainability
- vi) Impact on the Chichester & Langstone Harbours Special Protecting Area (SPA)
- vii) Other matters and material considerations

Assessment

i. Principle of new residential development

8.2 The application site is located outside of any settlement boundary and is therefore within the countryside where unrestricted new dwellings are not normally permitted. However, the permitted prior approval application (17/00795/PA3P/PA3O) provides a fall-back position for residential use of the site, and this is a material consideration. A building Regulations Application has been submitted for the works and although some works have been undertaken the development has not been completed. The submitted Planning Statement recognises the current climate and the need to have ever more energy efficient homes and provide a system for renewable energy. The applicant states that a number of improvements can be made to the scheme, both visually and environmentally, over and above what the prior approval permitted and this forms part of the justification for the proposed new dwelling.

- 8.3 It is considered that the prior approval application can be considered as a fall-back position that carries significant weight because it appears the prior approval scheme is capable of being implemented. Given this, the principle of residential development has been established and, providing the replacement dwelling is within the parameters of the scale of the existing building, can be considered acceptable in principle; subject to assessment of other criteria and material considerations such as design, amenity and countryside impact.
- ii. Design, scale and impact upon the character of the surrounding countryside
- 8.4 Policy 33 of the LP refers to new residential development and sets out that proposals must meet the highest standards of design and a high quality living environment in keeping with the character to the surrounding area and its setting in the landscape; in addition that its scale, form, massing and siting, height and design respects and enhances the character of the surrounding area and site.
- 8.5 The proposal has been amended since its submission; a window to the north east elevation has been removed and the single storey element has a pitched roof. The proposed dwelling would have a similar footprint to the permitted prior approval and would be of a similar massing and scale. While the proposed building is sited further to the east than the existing, it is broadly in a similar position.
- 8.6 The garden area for the proposed dwelling is larger than what was permitted under the prior approval. This would normally be unacceptable; however neighbouring dwellings have gardens that project to the length that is proposed under this application. There is an existing clear boundary created because of the neighbouring dwellings, and it is therefore considered that the enlarged garden area would not be harmful to the openness of the countryside.
- 8.7 The proposal can therefore be considered as being within the existing scale parameters and would not be materially larger or, as a result, have a materially different impact on the surrounding countryside than the approved prior approval scheme. The design utilises elements of typical residential, industrial and rural buildings, which is considered to be appropriate given its physical and historical context and would provide a building of improved appearance in comparison to the existing. The proposal is therefore deemed to be acceptable in terms of scale, form and design, and would be in-keeping with the surrounding area and countryside; therefore complying with Local Plan Policies 33, 45, 47 and 48.

iii. Impact upon amenity of neighbouring properties and future occupiers

- 8.8 The NPPF states in paragraph 127 that planning should ensure a good quality of amenity for all existing and future occupiers of land and buildings, and policy 33 of the CLP include requirements to protect the amenities of neighbouring properties.

8.9 The application has been amended since its submission, removing a window to the north east elevation. The proposed dwelling would be located 10 metres from the boundary with the property to the north east, which would be 28 metres from the proposed dwelling. Given the distance to neighbouring properties and the scale of the proposed dwelling it is not considered the proposal would have a harmful impact to neighbouring amenity in the form of overlooking or overbearing.

8.10 In terms of providing an adequate level of amenity for future occupiers of the site, the proposal is considered to be an improvement in this regard, given the proposal would provide a more regular and purpose built residential home rather than conversion of a non-residential building. A condition can be attached in relation to unexpected contamination; to ensure that appropriate remediation measures are put into place should it be found the land is contaminated during the construction process.

iv. Highways and parking

8.11 The application proposes to utilise the existing access to the site and would provide internal parking provision for at least two cars in addition to adequate turning arrangements; allowing cars to both enter and leave the site in a forward gear. The County Highways Authority has been consulted and raised no objections subject to condition. The proposal therefore accords with Local Plan Policy 39 and is acceptable in terms of highway safety and parking provision.

v. Biodiversity and Sustainability

8.12 The applicant has commissioned and submitted a Phase 1 Ecological Survey which concluded that the site was of limited ecological value and there was no evidence of protected bats within the building or other protected species within the site. The building is of a modern design and industrial nature, and therefore the habitat potential for roosting bats is limited. Nevertheless, the Ecological Report suggests mitigation and enhancement measures such as grassland management and provision of a bat/bird boxes to provide biodiversity enhancements on site; in-line with Local Plan Policy 49. The Council's Ecology Officer raises no objections subject to an appropriate condition. It can therefore be reasonably concluded that the proposal would not harm protected species and would enhance biodiversity across the site subject to the recommended condition requiring the proposed mitigation and enhancements to be implemented.

8.13 The construction of a new dwelling rather than the conversation of the existing would allow for an improvement of the sustainability of the building. The application proposes to incorporate solar panels to the roof, includes an air source heat pump and electric car charging for the parking spaces. Policy 40 of the Chichester Local Plan states that proposal should minimise the impact of the development upon climate change. It is recommended to attach a condition requiring a strategy outlining details of the sustainable design and construction to be submitted to ensure that the requirements of policy 40 are met.

vi. Impact on the Chichester & Langstone Harbours SPA

- 8.14 The site lies within the 5.6km 'Zone of Influence' of the Chichester and Langstone Harbours Special Protection Area (SPA), where new residential development is likely to have significant environmental impacts on this internationally important designation. Local Plan Policy 50 relates to development and disturbance of birds within this internationally designated Special Protection Area. Effective mitigation, against potential recreational impact arising from new residential properties, needs to be provided. In accordance with Policy 50, the Recreational Disturbance of Birds in SPAs Guidance 2019, and as recommended by Natural England, a financial contribution to the established joint mitigation scheme is appropriate in this instance.
- 8.15 The most up-to-date fees are set-out within the Council's Recreational Disturbance of Birds in SPAs Guidance 2019. For residential development within the Chichester and Langstone Harbours SPA buffer zone, fees are based on the number of bedrooms. In this case the fee is based on a three-bedroom house, minus the fee paid for the previous scheme, in addition to the flat rate £100 monitoring fee; totalling £687. The applicant has paid the fee and signed a Unilateral Undertaking. The proposal is therefore considered to provide appropriate mitigation against impacts on the SPA, and therefore would not be detrimental to the SPA in accordance with Local Plan Policy 50 and local and national guidance. An appropriate assessment has been carried out and the mitigation proposed is acceptable.

Conclusion

- 8.16 Based on the above it is considered the proposal would be of an appropriate design that not detract from the rural character of the surrounding area, would not have a significant adverse impact upon the amenities of neighbours and would be acceptable in all other respect. The proposal therefore complies with the relevant local and national development plan policies and guidance and, accordingly, the application is recommended for approval, subject to conditions.

Human rights

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

RECOMMENDATION

Permit subject to the following conditions and informatives:-

- 1) The development hereby permitted shall be begun before the expiration of 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) Notwithstanding any details submitted no works shall be carried out above slab level until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality.

- 4) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. The development shall not be first occupied until:

- i) an investigation and risk assessment has been undertaken in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority, and
- ii) where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Any remediation shall be fully implemented in accordance with the approved scheme before the development is brought into use, and
- iii) a verification report for the remediation shall be submitted in writing to the Local Planning Authority before the development is first bought into use.

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of contaminated land in accordance with local and national planning policy.

- 5) No part of the development 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.

- 6) No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

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

- 7) 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 Classes A and E; 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 the surrounding area and countryside, and to prevent overdevelopment of the site.

- 8) All planting, seeding or turfing hereby approved shall be carried out in accordance with the submitted Landscape Proposals and the Soft Landscape Specification. A phasing plan, including a timetable for implementation and a programme of maintenance of the open space area, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development and any trees or plants, including any existing trees or hedgerows indicated as being retained in the approved scheme, which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development.

- 9) Prior to first occupation of the dwellings hereby permitted boundary treatments shall be provided in accordance with a scheme that shall first be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - (a) a scaled site plan showing the location and lengths of the boundary treatments and scaled elevations,
 - (b) details of the materials and finishes, and
 - (c) gaps at the bottom of the fences to allow movement of small mammals across the site.

Thereafter the boundary treatments shall be maintained as approved in perpetuity.

Reason: In the interests of protecting the amenity of neighbouring properties and protecting biodiversity.

- 10) Prior to the occupation of the dwellings hereby permitted the proposed hardstanding and driveway shall be constructed of porous materials and shall be retained in that condition in perpetuity.

Reason: To protect the environment, restrict the amount of additional run off water and to reduce the risk of surface water flooding.

11) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015, as amended, there shall be no external illumination on the development hereby permitted other than in accordance with a lighting scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details of the proposed location, design, level of luminance and any measures to avoid light spillage. The lighting scheme shall thereafter be maintained in accordance with the approved details in perpetuity.

Reason: In the interests of protecting the environment and local residents from light pollution and in the interests of preserving the nature conservation interests of the area.

12) No development or demolition shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The measures approved within the CMS shall thereafter be fully adhered to during the demolition and construction process. The CMS should provide for the following:

- a) hours of construction (including demolition) and delivery
- b) details and method of demolition
- c) provision for parking of vehicles
- d) provision for storing of equipment, materials and waste
- e) details for the erection and maintenance of any security hoarding
- f) measures to control emission of dust and noise
- g) provision of road sweepers and/or wheel washing facilities
- h) details of proposed external lighting to be used during construction, which should be restricted
- i) waste management and litter control, including prohibiting burning of materials/waste
- k) details of the disposal of waste including measures to prevent litter, encourage recycling and prevent bonfires on the site.

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.

13) **No part of the development hereby permitted shall be occupied** until refuse and recycling storage facilities have been provided in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. 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.

14) No development shall commence until a strategy outlining details of the sustainable design and construction for all new buildings, including water use, building for life standards, sustainable building techniques and technology, energy consumption maximising renewable resources, and how a reduction in the impacts associated with traffic or pollution will be achieved including but not limited to charging electric vehicles, has been submitted to and approved in writing by the Local Planning Authority. This strategy shall reflect the objectives in Policy 40 of the Chichester Local Plan: Key Policies 2014-2029. The approved strategy shall be implemented as approved prior to first occupation unless any variation is agreed in writing by the Local Planning Authority.

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

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
PLAN - Existing and prior approval plans with location	PL OS501		02.10.2019	Approved
PLAN - SUBSTITUTE PLAN 06/12/19 - PROPOSED FLOOR PLANS AND ELEVATIONS (A1)	PL OS503	REV B	06.12.2019	Approved
PLAN - SUBSTITUTE PLAN 06/12/19 - PROPOSED SITE PLAN (A1)	PL OS502	REV A	06.12.2019	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) The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

For further information on this application please contact Daniel Power on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PYQT9HERIJ200>