

Parish: Chidham & Hambrook	Ward: Harbour Villages
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CH/19/03029/FUL

Proposal	To use land as a Travellers caravan site consisting of 1 no. mobile home and 1 no. touring caravan with associated development.		
Site	Plot C Pond Farm Newells Lane West Ashling Chichester West Sussex PO18 8DF		
Map Ref	(E) 479672 (N) 106374		
Applicant	Mr Hughes	Agent	Mr Angus Murdoch

RECOMMENDATION DEFER S106 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 application site is located on the western side of Newells Lane, and immediately south of the A27. The site, known as Plot C Pond Farm, is located to the south-east corner of Pond Farm, which is a cluster of lawful temporary and permanent gypsy and traveller sites.

2.2 Plot C comprises an existing gypsy and traveller pitch which is unauthorised. The site is accessed via a part tarmacked/ part gravelled track forming part of the Bridleway network (Bridleway 3594). The parcel of land which is the subject of this application comprises a mobile home, timber storage building and timber kennel. The majority of the site is laid to gravel surface. The site contained by neighbouring pitches to the west.

3.0 The Proposal

3.1 The application seeks retrospective planning permission for the use of the land as a gypsy and traveller pitch site consisting of 1 no. mobile home and 1 no. touring caravan with associated development.

4.0 History

98/01388/FUL	REF	Retention of 2 no site cabins and their use for residential purposes.
98/01644/FUL	REF	Erection of block of sixteen stables and establishment of stud farm.
98/01645/FUL	REF	Retention of access tracks and hardstanding.
99/01845/FUL	REF	Erection of block of fourteen stables: Tack room: Staff: Food and Hay Store and private ways.
06/05017/FUL	REF	Siting of 1 no. mobile home for settled gypsy accommodation. Siting of 1 no. touring caravan and installation of septic tank.
08/02836/FUL	REF	Stationing on the land 2 no. caravans for settled gypsy accommodation. Retention of ancillary residential accommodation.
11/02367/FUL	REF	Siting of 1 no. mobile home for settled gypsy accommodation.

19/00765/FUL	REF	To use land as a Travellers caravan site consisting of 1 no. mobile home and 1 no. touring caravan with associated development.
12/00016/REF	APPWDN	Siting of 1 no. mobile home for settled gypsy accommodation.
19/00067/COND	LODGED	To use land as a Travellers caravan site consisting of 1 no. mobile home and 1 no. touring caravan with associated development.

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
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 Parish Council

Further comments received 19.01.2020

The Council's Planning Committee objects to this application on the basis that there is an over-development of the plots of Pond Farm, that the development is intrusive in a wildlife corridor and the additional traffic which will use a single track country lane.

Original comments received 23.12.2019

The Planning Committee met on 19 December 2019 and requests an extension of time in order to consider this application alongside other Pond Farm applications once all site/location plans are lodged online. The next Planning Committee meeting will take place on 23 January 2020 therefore extension is requested until Friday 24 January 2020.

6.2 WSSC Highways Authority

Summary

This proposal is for the use of land as travellers caravan site, consisting of one pitch for one mobile home and one touring caravan. The site is located on a privately maintained road. Access to the maintained highway network is at the junction with Newells Lane, an unclassified road subject to national speed limit in this location. The privately maintained

road, which forms part of the site access, is maintained as Public Right of Way (PROW) Bridleway 3594.

Content

The existing access will be utilised for this proposal and no alterations are proposed. There are no apparent visibility issues at the junction onto Newells Lane. 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 junction is operating unsafely or that the proposal would exacerbate an existing safety concern. The LHA appreciates that the site has operated since 2011 with no known highway safety concerns.

Part of the privately maintained lane between Newells Lane and the site is maintained as Bridleway 3594. It is conceivable that the PROW (Public Right of Way) will be affected by an increase in vehicular traffic either before or after the development is completed. Developers/landowners should ensure that public use of the PROW takes precedence over private vehicular traffic. It is a criminal offence to damage the surface of a PROW and the consent of the County Council must be sought for the route to be resurfaced even if the surface is to be improved. The applicant would be liable for any damage to the surface arising from this exercise of private access rights.

Whilst technically a withdrawn document, the Good Practice Guide on Designing Gypsy and Traveller Sites (2008) recommended a provision of two car parking spaces per pitch. There appears to be sufficient space within the proposed site to accommodate adequate parking provision. There also appears to be sufficient space for on-site turning to be achievable, allowing vehicles to exit the site onto the publicly maintained highway in a forward gear.

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.

6.3 Natural England (summarised)

Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar Site(s) may result from increased recreational disturbance.

Your authority has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound. Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site(s).

6.4 CDC Drainage Engineer

The site is wholly within flood zone 1 (low risk), and the proposal is to drain the development via soakaways which is acceptable in principle. We therefore have no objection to the proposal on flood risk grounds.

6.5 CDC Environmental Strategy 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 box is installed on a tree onsite facing south/south westerly positioned 3-5m above ground.

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 a tree within the grounds of the site.

Enhancements

We require a number of enhancements are incorporated within the scheme and shown with the landscaping strategy. These include;

Any trees removed should be replace 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
- 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.

6.6 Third party representations

No representations have been received during the course of the application.

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 Chidham and Hambrook Neighbourhood Plan was made on June 2016 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:
- Policy 1: Presumption in Favour of Sustainable Development
 - Policy 2: Development Strategy and Settlement Hierarchy
 - Policy 36: Planning for Gypsies, Travellers and Travelling Showpeople
 - Policy 39: Transport, Accessibility and Parking
 - 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
- 7.3 Chidham and Hambrook Neighbourhood Plan:
- Policy LP1: Land Use
 - Policy EM2: Chichester Harbour Zone of Influence
 - Policy EM3: Visual Amenity
 - Policy DS1: New Development
 - Policy DS2: Parking Provision
 - Policy DS3: Landscaping
 - Policy R2: Public Rights of Way

National Policy and Guidance

- 7.4 Government planning policy now comprises the 2019 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:

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

7.5 Consideration should also be given to sections 2 (achieving sustainable development), 4 (decision making) and 12 (achieving well-designed places). The Planning Policy for Travellers Sites (2015) is also relevant to the consideration of the application.

Other Local Policy and Guidance

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

- Surface Water and Foul Drainage SPD
- Planning Obligations and Affordable Housing SPD
- CDC Waste Storage and Collection Guidance

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 the low levels of crime in the district in the light of reducing resources
- Support communities to meet their own housing needs
- 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 and current gypsy and traveller site provision
- ii. Impact upon the character and appearance of the locality
- iii. Highways Matters
- iv. Ecological Considerations
- v. Impact upon Chichester Harbour Special Protection Area (SPA)
- vi. Planning Balance

i. Principle of development and current gypsy site provision

8.2 The Housing Act 2004 places a duty on local authorities to produce assessments of accommodation need for Gypsies, Travellers and Travelling Showpeople (GTTS), to and outline how their needs will be met. The Council published a Gypsy Traveller and Travelling Showpeople Accommodation Assessment (GTAA) in 2013, and this document formed the evidence base for the adopted local plan.

8.3 Policy H of the Planning Policy for Traveller Sites (PPTS) 2015 relates to determining planning applications for traveller sites and requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. It also advises that applications should be assessed and determined in accordance with the presumption in favour of sustainable development and the application of specific policies in the NPPF and planning policy H for traveller sites. Policy 36 of the Local Plan is the most relevant Development Plan Policy for assessing applications for Gypsy and Travellers pitches. The policy sets out the need for pitches and plots for the

period up to 2027. It is a criterion based policy which sets out criterion to identify sites and to determine planning applications within the Plan area.

- 8.4 Since September 2012, which is the base date of the provision figure in the adopted Local Plan, 61 Gypsy and traveller pitches have been granted planning permission and occupied. Against the 2013 GTAA, the Council considers that it is able to demonstrate an identified 5 year supply of pitches as identified within the adopted Local Plan. The assessment of new sites and the need of occupiers would be considered on a case by case basis with the already met need taken into consideration.
- 8.5 The Council has published the Chichester Local Plan Review 2035: Preferred Approach (Local Plan Review). Consultation on the document took place between the 13 December 2018 and 7 February 2019. At this stage the preferred approach plan and its supporting documents has no or little weight (NPPF paragraph 48).
- 8.6 Notwithstanding this, recent appeal decisions, notably appeals 3209147 and 3209145, Land South of Keynor Lane, concluded that the Council does not have a 5 year supply of sites within the District. This is in the context of the publication of the Gypsy, Traveller and Travelling Showpeople Assessment (GTAA) 2019 (revised) which has identified the requirement for a further 66 pitches in five years from 2018. The Inspectors' decisions in relation to Keynor Lane also noted that a number of other Inspectors in recent years had concluded that CDC has an unmet need.
- 8.7 Whilst the GTAA 2019 (revised) forms part of the evidence base for the emerging local plan and has not yet been through examination, due to the requirement of the Council to update their figures on supply annually (PPTS policy B), reliance on the 2013 GTAA is no longer appropriate, due to it being outdated. The supply evidence within the GTAA 2019 is therefore a significant material consideration which must carry weight in this decision.
- 8.8 The council is in the process of a full assessment of the best locations for pitches in the District to be assessed through the Local Plan process. The urgent need for permanent pitches and accommodation must be given significant weight and officers consider the principle of the intensification of the site is entirely appropriate on this basis.
- 8.9 It is considered for the above reasons, the proposal can be considered to be acceptable, in principle, subject to the below considerations.

ii. Impact upon the character and appearance of the locality

- 8.10 Paragraph 25 of the PPTS advises that local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. Policy 45 of the CLP seeks to ensure that proposals respect and enhance the landscape character of the surrounding area.
- 8.11 The application site is an area characterised by meadow land, with a pond to the east of the application site. A public bridleway runs immediately north of the site (3954), whilst Bridleway 260 runs approx. 50 metres adjacent to the south of the site. When viewing the site from Bridleway 3954 to the north of the site, the predominant views of Pond Farm are those of authorised permanent pitches. Bridleway 260 to the south of the site is lined with mature vegetation and trees to the north behind which is sited pasture land, with additional pasture land situated to the south. Along the southern side of the bridleway, in close

proximity to Newells Lane are the residential properties Newells Green and Orchard Cottage. The character of the right of way is one of enclosure by such mature vegetation in this location, giving the user a feeling of being immersed in the countryside. Whilst some views of the application site are possible from Bridleway 260, these could not be considered to be unduly intrusive as a result of the distance and the presence of a paddock to the south of the application site, whilst mature planting along the bridleway also assists in providing a sense of detachment from the development when viewed from the south. Limited views of the site are possible from Newells Lane due to a combination of mature vegetation and set back from the public highway.

8.12 The area as a whole maintains an attractive rural character and remains predominantly undeveloped. Therefore, whilst only limited views are available of the site, it is considered that on balance the mobile home together with the associated development would result in an urbanising form of development out of character with the rural area. The proposed development would therefore result in a degree of harm to the character of the surrounding rural area.

8.13 The impact on the landscape character of the area must be weighed up against the lack of a 5 year supply of sites.

iii. Highways Matters

8.14 Paragraph 109 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 Chichester Local Plan asserts that development should not create problems of safety.

8.12 The application proposes to utilise the existing means of highways access from the gypsy and traveller site which is along Bridleway 3954 in an easterly direction. WSCC Highways have been consulted on the application commenting that the junction onto Newells Lane is operating in a safe manner, whilst sufficient parking can be provided on site.

8.13 Paragraph 98 of the NPPF 2019 requires the Local Planning Authority consider the impact of a proposal upon the public right of way networks. WSCC Highways have commented that it is conceivable that the PROW (Public Right of Way) will be affected by an increase in vehicular traffic either before or after the development is completed. The proposal is for an additional pitch comprising 1 no. mobile home and 1 no. touring caravan and it is notable that the use of the land for the stationing of a caravan has taken place on Plot C since 2013, albeit an unauthorised use. Officers therefore consider that the proposal would not give rise to an increase in vehicular movements when compared to the existing circumstances to the extent that the proposal would have a detrimental impact upon Bridleway 3954.

8.14 Overall, the scheme is not considered likely to result in highways safety issues and the proposal is acceptable in accordance with the NPPF 2019 and Policy 39 of the Chichester Local Plan.

iv. Ecological considerations

- 8.15 Policy 49 of the Chichester Local Plan requires the biodiversity of the site to be safeguarded.
- 8.16 It is notable that, whilst unauthorised, the positioning of a mobile home on the site has occurred and the majority of the site been laid to gravel. A precautionary approach with regard to nesting birds and bats is therefore considered proportionate and appropriate in this instance. The CDC Environmental Strategy Officer has recommended a number of enhancements that can be secured via condition in order to provide net gains for biodiversity for which provision is made under paragraph 175 of the NPPF 2019.
- 8.17 Subject to compliance with conditions, officers are satisfied that the proposal would not have a detrimental impact upon the biodiversity value of the site.

v. Impact upon Chichester Harbour Special Protection Area (SPA)

- 8.18 Policy 50 of the Chichester Local Plan acknowledges the collective impact which all new dwellings (including caravans) 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 bedroom basis towards a mitigation project 'Solent Disturbance Mitigation Project'.
- 8.19 In April 2018 the scale of charging altered to following a sliding scale contribution based on the number of bedrooms, which is used to fund a package of wardens, education, green infrastructure improvements and monitoring. The contribution amount as of April 2019 averages £579.00 per net additional dwelling. The scale charges differ according to the number of people expected to live in the property which is calculated per bedroom. As mobile homes vary in the number of bedrooms, the charge is taken to be the average amount per mobile home, which for this application equates to £579.
- 8.20 The LPA have undertaken an appropriate assessment and subject to the mitigation being paid and a planning obligation being provided to tie the mitigation to the permission the requirements of policy 50 would be met. As such the recommendation is to defer for S106 and then permit.

vi. Planning Balance

- 8.21 The Council cannot demonstrate a 5 year land supply to meet an up-to-date locally set target (rather than the target in the Local Plan Policy 36). As such, this is a material consideration of significant weight. There is also a significant level of unmet need in the District and again that it is a significant material consideration in favour of the proposal.
- 8.22 The application relates to an existing site, albeit unauthorised, that does not result in ecological or highways concerns.
- 8.23 The site is not located within any statutory protected landscape, although it is recognised that there would be an impact on the rural character of the area. The identified harm to the character of the area however would not outweigh the level of unmet need within the district; the lack of a 5 year supply. Additionally, officers recommend a landscaping

condition requiring planting to the rear of the site which would further screen views of the site from bridleway 260 which would minimise the level of harm identified.

8.24 For the reasons above, it is concluded that there is a sound justification for the proposal to be supported.

Conclusion

8.25 For the reasons set out above it is considered that the significant deficit in supply of gypsy and traveller pitches identified in the GTAA 2019 (revised) would outweigh the low level of harm to the character of the area, and therefore on balance the proposed development would be acceptable subject to conditions and S106 planning obligation.

Human Rights

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

8.27 In reaching the above conclusion Officers have taken into account rights under Article 8 and Article 1 of the First Protocol of Human Rights and concluded there would be no breach if planning permission were to be granted.

RECOMMENDATION

DEFER FOR S106 THEN PERMIT subject to the following conditions and informatives:-

1) 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.

2) The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites dated August 2015 (or its equivalent in replacement national policy).

Reason: To accord with the terms of the application and in the interests of proper planning.

3) No more than 2 caravans shall be stationed on the site at any one time, and no more than 1 of those 2 permitted caravans shall be a static caravan. All caravans stationed on the site shall comply with the definition of caravans as set out in Section 29 of the Caravan Sites and Control of Development Act 1960 and Section 13 of the Caravan Sites Act, as amended.

Reason: To accord with the terms of the application and to ensure satisfactory planning of the area.

4) Within 6 months of the approval hereby issued, a minimum of 1 car charging point has been provided and operational in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the car charging points shall be maintained and remain operational in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of encouraging the use of sustainable modes of transport.

5) Within 6 months of the date of this permission a scheme for ecological enhancements has been submitted to and approved in writing by the Local Planning Authority. The ecological enhancements shall include as a minimum the following measures:

- a) any trees removed should be replaced at a ratio of 2:1
- b) filling any gaps in tree lines or hedgerows with native species
- c) bat and bird boxes installed on the site, and
- d) provision of gaps at the bottom of the fences to allow movement of small mammals across the site.

Thereafter the approved scheme shall be fully implemented in accordance with the approved details within 12 months of the date of this permission

6) No part of the development hereby permitted shall be first occupied until the car parking and caravan touring spaces has been constructed and laid out in accordance with the approved site plan and the details specified within the application form. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: In the interests of ensuring sufficient car parking on-site to meet the needs of the development.

7) Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging into the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To enable the Local Planning Authority to retain control over the development which may be injurious to the amenities of the area and of neighbouring properties and to prevent pollution.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting or amending that Order) no commercial activities whatsoever shall take place on the land including the storage of materials.

Reason: In the interests of protecting the rural character of the surrounding area.

9) No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site.

Reason: To enable the Local Planning Authority to maintain control in the interests of amenity.

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting or amending that Order) no walls, fences, gates, or other means of enclosure (including bunding) shall be erected, or placed within/to the boundary of the plot anywhere on the application site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

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.

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 - Location Plan	1		09.12.2019	Approved
PLAN - Site Plan	2		09.12.2019	Approved

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

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

3) For further information and technical guidance regarding land contamination the applicant should contact the District Council's Environmental Protection Team (01243 785166).

For further information on this application please contact William Price on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q28Q8KER0PD00>